



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority & Joint
Township Board Study Session Meeting
August 2, 2021 7:30 -11:00am
Municipal Building - Town Hall Room
5151 Marsh Road, Okemos



1. CALL MEETING TO ORDER
2. ROLL CALL
3. MISSION: The Meridian Township DDA mission is to beautify and revitalize downtown Okemos as a very desirable place to shop, live, and do business. It is a commitment to promoting and improved quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks.
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – July 12, 2021
6. FINANCIAL REPORT
 - A. Monthly Financials
7. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy Bill June 2021
8. OLD BUSINESS
 - A. Village of Okemos Development 7.6.21 MUPUD Amendment Update
9. DDA BOARD STUDY SESSION DISCUSSION ITEMS
 - A. Understanding Tax Increment Financing
 - B. Review of Adopted TIF Plan
 - C. Michigan “Mainstreet” Model for Downtown Revitalization
 - D. DDA Incentives for Attraction and Retention
10. PUBLIC REMARKS
11. NEXT MEETING DATE
 - A. September 13, 2021, 7:30am – Town Hall Room, 5151 Marsh Road, Okemos
12. 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
Downtown Development Authority (DDA)
Municipal Building, 5151 Marsh Rd., Okemos, MI 48864
Monday, July 12, 2021 – Minutes

Members

Present: Susan Fulk, Renee Korrey, Bill Cawood, Will Randle, Jim Raynak, Scott Weaver, Jim Spanos and Peter Campbell

Members

Absent: Supervisor Ron Styka and Tom Stanko,

Staff

Present: Neighborhoods & Economic Development Director Amber Clark, Township Manager Frank L. Walsh and Executive Assistant Michelle Prinz

Others

Present: Carmine Avantini, President CIB Planning, Township Trustee Patricia Herring Jackson

1. CALL MEETING TO ORDER

Chair Korrey called the meeting to order at 7:30am and read the mission statement.

2. APPROVAL OF THE AGENDA

Chair Korrey recommended to modify item 9A to read Downtown Development Authority Celebrate Okemos Discussion.

MOTION BY MEMBER FULK TO APPROVE THE AMENDED AGENDA. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 8-0.

3. APPROVAL OF MEETING MINUTES OF JUNE 7, 2021

MOTION BY MEMBER FULK TO APPROVE THE AMENDED MINUTES. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 8-0.

4. PUBLIC REMARKS

Member Spanos mentioned that the former C & C Greenery building has had no success in securing a renter or selling the building. Also, he reported he has two vacancies in his building. These have been difficult times and hoping for improvement.

5. FINANCIAL REPORT

A. Monthly Financials

Director Clark reported that the current bank statement is not available yet. Discussion on if any DDA income will be adjusted based on the building demolition. Director Clark will follow up with Assessor Lee on the question.

6. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill June 2021

MOTION BY MEMBER FULK TO APPROVE THE PAYMENTS OF THE JUNE 2021 CONSUMERS ENERGY BILL IN THE AMOUNT OF \$109.59. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 8-0.

7. OLD BUSINESS

A. Downtown Development Authority Celebrate Okemos Discussion

Chair Korrey discussed postponing the originally scheduled October 9th Celebrate Okemos event until next year.

MOTION BY MEMBER FULK TO DEFER CELEBRATE OKEMOS AND REVISIT THE EVENT IN 2022. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 8-0.

8. NEW BUSINESS

A. Village of Okemos-Downtown Revitalization Letter of Support

Director Clark reported she has drafted a letter of support for the overall project for the DDA to send to the Board and Director Schmitt. There was discussion that the letter was well written and the benefit of the infrastructure redevelopment of the project.

MOTION BY MEMBER KORREY TO APPROVE THE VILLAGE OF OKEMOS-DOWNTOWN REVITALIZATION LETTER OF SUPPORT. SUPPORTED BY MEMBER WEAVER. MOTION APPROVED 8-0.

B. Downtown Development Authority Tenant Incentives

Carmine Avantini discussed the fact that more restaurants and specialty retail are in need of public funding. Local government tax authorities can use their TIF funds for development. Possible examples may include façade improvements, business improvements, and lease incentives. Director Clark suggested having a study session to discuss what direction the DDA would like to pursue.

C. Selection of Date/Time Downtown Development Authority Study Session

Director Clark will send out a poll to schedule the study session with weekday and Saturday options. The goal will be to have the session within the next 30 days.

9. REPORTS

A. Township Board

No report

B. Township Manager

Manager Walsh reported the following:

- Solar project is almost complete at the Service Center
- Local road work is underway. Haslett and Shaw is next.
- Working on sending out the citizen survey
- Working on some type of community Labor Day celebration
- Entry signage will be replaced
- Discussion on broadband
- Upgrading the Township website
- Ashley Winstead, Assessor and Tim Schmitt, Community Planning & Development Director have joined our team from the City of Howell
- Township is fully re-opened
- Retiree health care is 100% funded and the Meridian Township pension is 100% funded
- MERS is 62% funded up from 50% funded

C. Planning Commission

No report

D. Chair Report

Chair Korrey showed appreciation to the Township Board for forgiving the DDA debt to the Township.

E. Staff Report

Director Clark shared they are working on the MUPUD ordinance update and an update to the sign ordinance. Rezoning currently include Midwest Power and the Meridian Company. Wednesday at 7:00pm will be the Okemos development talk.

10. OPEN DISCUSSION/BOARD COMMENTS

Carmine Avantini mentioned that he just received an article stating the trends are increasing for experience based businesses.

11. PUBLIC REMARKS

4619 Okemos Road stated to please incorporate greenspace into the Village of Okemos project. Trustee Jackson asked what the DDA is willing to support in a project in Downtown Okemos.

12. NEXT MEETING DATE

a. August 2, 2021, 7:30am

13. ADJOURNMENT

The meeting was adjourned at 8:55am without objection.

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 6/30/2021 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS		
Cash		\$58,442.10
Due from General Fund		\$0.00
Taxes Receivable		\$0.00
Accounts Receivable		\$0.00
Prepaid Expense		\$0.00
TOTAL ASSETS		\$58,442.10
LIABILITIES		
Accrued Interest Payable		\$0.00
Due to General Fund		\$0.00
Unearned Revenue		\$0.00
Deferred Inflows of Revenue		\$0.00
LT Note Payable		\$124,500.00
TOTAL LIABILITIES		\$124,500.00
FUND BALANCE		
Fund Balance 12/31/20		(\$83,407.36)
2021 YTD Net Income		\$17,349.46
TOTAL FUND BALANCE		(\$66,057.90)
TOTAL LIABILITIES & FUND BALANCE		\$58,442.10

INCOME STATEMENT

REVENUES	<u>May</u>	<u>June</u>	<u>Year to Date</u>
Tax Capture	\$0.00	\$1,220.12	\$16,972.41
PPT Reimbursement	\$0.00	\$0.00	\$0.00
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
TOTAL REVENUE	\$0.00	\$1,220.12	\$16,972.41
EXPENDITURES			
Operating Costs	\$98.03	\$0.00	\$556.95
Professional Consultant/Contractual Services	\$0.00	\$0.00	\$0.00
Community Projects	\$0.00	\$0.00	\$0.00
Communications	\$0.00	\$0.00	\$0.00
Conferences	\$0.00	\$0.00	\$0.00
Special Events - Celebrate Expenses	\$0.00	\$0.00	\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Interest on Loan	\$0.00	\$0.00	(\$934.00)
TOTAL EXPENDITURES	\$98.03	\$0.00	(\$377.05)
2021 Net Income	(\$98.03)	\$1,220.12	\$17,349.46



230 W Main St
Ionia, MI 48846

Statement Ending 06/30/2021

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXX5474

>002772 3171466 0001 093443 10Z

00921545
MSP 873
MERIDIAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
ACCOUNTS PAYABLE
5151 MARSH RD
OKEMOS MI 48864-1104

Managing Your Accounts



Okemos



800.355.0641



IndependentBank.com



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

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXX5474	\$58,442.10

Business Freedom Checking-XXXXXXX5474

Account Summary

Date	Description	Amount	Description	Amount
06/01/2021	Beginning Balance	\$57,221.98	Average Ledger Balance	\$0.00
	1 Credit(s) This Period	\$1,220.12		
	0 Debit(s) This Period	\$0.00		
06/30/2021	Ending Balance	\$58,442.10		

Other Credits

Date	Description	Amount
06/30/2021	Deposit	\$1,220.12

Daily Balances

Date	Amount	Date	Amount
06/01/2021	\$57,221.98	06/30/2021	\$58,442.10



Fund 900 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
	RECEIVABLES-CUSTOMERS	0.00
	RECEIVABLES-TAXES	0.00
	Cash and Cash Equivalents	58,442.10
	Due From Other Funds	0.00
	Investments	0.00
	OTHER ASSETS	0.00
	Total Assets	<u>58,442.10</u>
*** Liabilities ***		
	Accounts Payable	0.00
	ACCRUED AND OTHER LIABILITIES	0.00
	Deferred Revenue	0.00
	Due to Other Funds	0.00
	Long Term Liabilities	124,500.00
	Unclassified	0.00
	UNEARNED REVENUE	0.00
	Total Liabilities	<u>124,500.00</u>
*** Fund Balance ***		
	UNASSIGNED FUND BALANCE	(83,407.36)
	Total Fund Balance	<u>(83,407.36)</u>
	Beginning Fund Balance	(83,407.36)
	Net of Revenues VS Expenditures	17,349.46
	Ending Fund Balance	(66,057.90)
	Total Liabilities And Fund Balance	58,442.10

REVENUE AND EXPENDITURE REPORT FOR MERIDIAN TWP
 PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	YTD BALANCE 06/30/2021	ACTIVITY FOR MONTH 06/30/2021	AVAILABLE BALANCE	% BDGT USED
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
900-000.000-402.000	CURRENT PROPERTY TAXES	6,500.00	16,972.41	1,220.12	(10,472.41)	261.11
Total Dept 000.000		6,500.00	16,972.41	1,220.12	(10,472.41)	261.11
TOTAL REVENUES		6,500.00	16,972.41	1,220.12	(10,472.41)	261.11
Expenditures						
Dept 000.000						
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	556.95	0.00	2,443.05	18.57
900-000.000-995.000	DEBT SERVICE-INTEREST	3,735.00	(934.00)	0.00	4,669.00	(25.01)
Total Dept 000.000		6,735.00	(377.05)	0.00	7,112.05	(5.60)
TOTAL EXPENDITURES		6,735.00	(377.05)	0.00	7,112.05	(5.60)
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		6,500.00	16,972.41	1,220.12	(10,472.41)	261.11
TOTAL EXPENDITURES		6,735.00	(377.05)	0.00	7,112.05	5.60
NET OF REVENUES & EXPENDITURES		(235.00)	17,349.46	1,220.12	(17,584.46)	7,382.75



Questions:
Visit: ConsumersEnergy.com
Call us: **800-805-0490**

Amount Due: \$97.10
Please pay by: July 07, 2021

C/O DOWNTOWN DEV AUTH
MERIDIAN CHARTER TOWNSHIP
5151 MARSH RD
OKEMOS MI 48864-1104



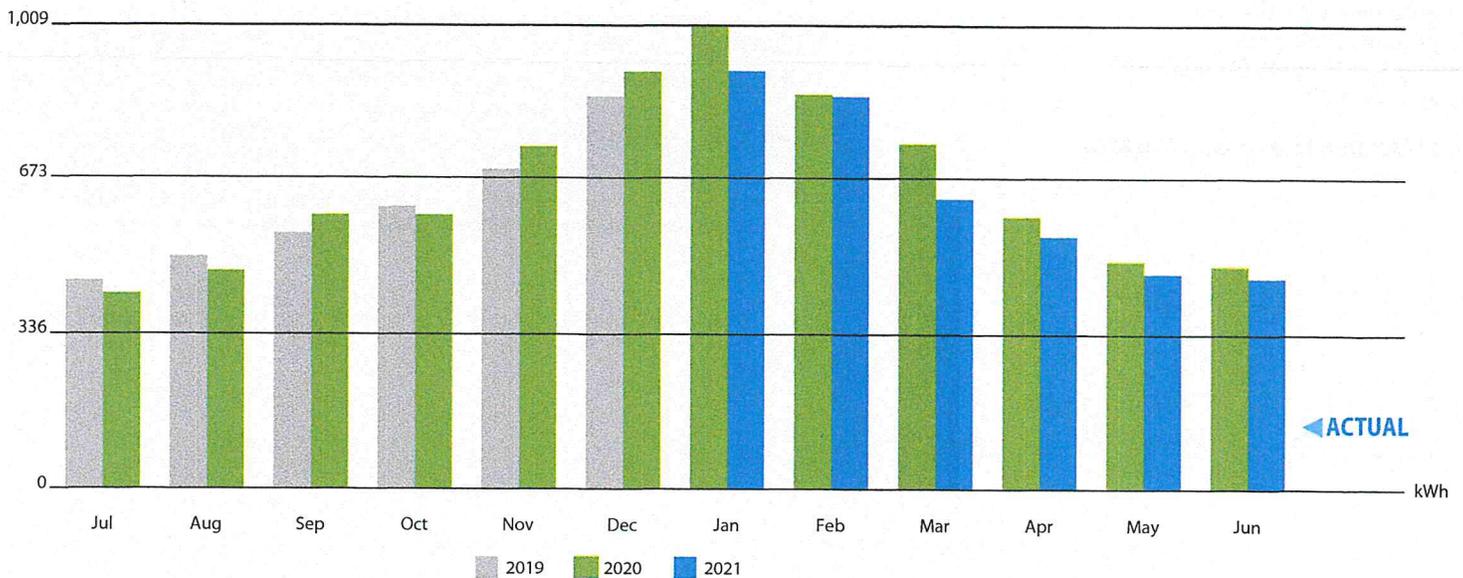
▶ **Thank You** - We received your last payment of **\$98.03** on **May 19, 2021**

▶ **Service Address:**
2167 Hamilton Rd
Okemos MI 48864-1643

June Energy Bill

Service dates: May 14, 2021 - June 14, 2021 (32 days)

Total Electric Use (kWh - kilowatt-hour)



June Electric Use

456 kWh
June 2020 use: 482 kWh

Cost per day:

\$3.03

kWh per day:

14

Prior 12 months electric use:

7,586 kWh

STAY SAFE: Call 9-1-1 and 800-477-5050.
We'll respond day or night.



Downed power lines.
Stay 25 feet away. Call from a safe location.



If you smell natural gas.
If the "rotten egg" odor of gas is apparent, call from a safe location.



Consumers Energy Employee Identification

Your safety is our top priority. All our employees and contractors carry photo identification. Ask to see it before allowing anyone who claims to be a utility representative into your business. Immediately contact 911 if you observe suspicious activity.



\$97.10
Payment Total

Confirmation Number: #1881654410

Payment Breakdown

Account Number: #100056032681

Total Payment: \$97.10

Balance After Payment: \$93.99

Charged To:  ***2615

Process Date: Jul 30, 2021



To: Downtown Development Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: August 2, 2021
RE: Village of Okemos Development MUPUD Amendment #2

Community Development Director Tim Schmitt submitted the letter of partial approval for to Village of Okemos LLC regarding their request to amend the Mixed Used Planned Unit Development that was approved for the project. This request was the second amendment request for this development this year with a proposal to remove buildings on Okemos road and begin development with residential on Ardmore Ave.

Attached is the partial approval letter from the Community Development Director. The highlights of the letter include:

- Partial approval was provided to the developer except the loss of buildings on Okemos road and loss of Nonresidential on Hamilton rd.
- Approval to have phased development for the residential units on Ardmore Ave.
- Partial approval does include removal of the surface parking deck

CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Deborah Guthrie
Phil Deschaine
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Courtney Wisinski
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee

July 21, 2021

Will Randle
Village of Okemos, LLC
2410 Woodlake Drive, Ste. 440
Okemos, MI 48864

**Re: Village of Okemos – Minor Amendments
Mixed Use Planned Unit Development #21-19024-2 & Special Use Permit #21-19051-2**

Dear Mr. Randle,

I have completed my review of the minor amendments to the Mixed Use Planned Unit Development (MUPUD) #21-19024-2 and the Special Use Permit (SUP) #21-19051-2 for the Village of Okemos development. The proposed amendments include the following changes to the development:

- A decrease in the total square footage of buildings from 295,855 square feet to 201,080 square feet, a reduction of 32.1 percent.
- A decrease in commercial square footage from 32,860 square feet to 17,160 square feet, of which 6,360 square feet is proposed to be rear, lower level space along Ardmore. This represents a reduction of 47.8%, leaving commercial space to comprise 8.5% of the project. The entire reduction of commercial space would be on the first floor of the Hamilton Road buildings, converting 18,000 square feet of space to lobby and 'flex space' that could be used for residential units.
- A decrease in dwelling units from 286 units to 200 units. Overall residential density decreased from 71.7 dwelling units per acre to 50 dwelling units per acre.
- Removal of the parking structures from the project. The total number of parking spaces required for the project decreased from 659 spaces to 397 spaces. 453 parking spaces are proposed, down from 555 spaces, which includes 119 surface parking spaces located on the block to the west, identified as Block 3 on the submitted site plans.
- The buildings along Okemos Road would be removed from the initial phase and moved to a future construction phase. Their future reintroduction would include commercial on the first floor of the buildings, per your letter of June 8, 2021.
- The building at Ardmore and Methodist would be added to the initial phase, when previously is was in a future phase.

Pursuant to ordinance requirements, the Director of Planning and Community Development held a public hearing on the minor amendment on July 7, 2021. At that meeting, Staff received mixed feedback from the

general public. Notable concerns were with respect to the reduced commercial space, the lack of buildings on Okemos Road, the overall process for the amendment, and the desire of the community for a true commercial area downtown. Notable comments of support included the desire to get the project moving, a desire to have the Township incentivize the commercial space to make it work, and a desire to avoid a long term vacant space in the heart of the community.

At this time, in my role as the Director of Community Planning and Development, I am **approving in part the proposed minor amendments to MUPUD #21-19024-2 and SUP #21-19051-2**. The following changes are not approved:

- The removal of the buildings on Okemos Road is not permitted without a major amendment being approved by the Township Board.
- The conversion of the commercial space to flex/residential space along Hamilton Road is not permitted without a major amendment being approved by the Township Board.

The following changes are approved:

- The removal of the fifth story on all of the buildings is approved.
- The removal of the parking structures for the project is approved.
- The inclusion of the building at Ardmore and Methodist is conditionally approved, pending parking calculations being provided showing the parking can still meet parking requirements within the parameters of previously approved parking waivers. If parking cannot be accommodated at this time, both Ardmore buildings are permitted to be shifted to phase 2 of the project.
- Adding commercial space to the first floor of the buildings on Okemos Road is permitted, but not required. The current approved plans for the two buildings on Okemos Road include first floor residential uses.
- The increase in impervious surface on the property by 1.47% is conditionally approved, pending redesign of the site incorporating the other items in this review letter. The impervious surface shall not be increased beyond the amount shown on the plans from KEBS, Inc dated 6/9/21.

The following factors were considered during the review of the amendments:

- The amendment as initially proposed would alter the character of the development, so only partial approval is appropriate, to keep the project consistent with the MUPUD and SUP approved by the Township Board on July 9, 2019.
- The daily vehicle trips will not be increased by the proposed reduction in project size.
- The change to the total size of the buildings will have no significant impact on the design or use of the buildings and there will be no adverse impact to existing neighboring uses.

- The reduction in commercial space for the project would have a substantial impact on the project. Eliminating commercial space on Hamilton Road will fundamentally change the nature of the development and cannot be approved administratively.
- The Zoning Ordinance allows for parking to be within 500 feet of an entrance to a building. Parking on Block 3 is within the limit of the ordinance. The MUPUD ordinance encourages shared parking with adjoining properties where possible.
- The MUPUD overlay for the Okemos Downtown area allows for a higher density per acre of residential dwelling units.

The approval is contingent on the following:

1. The applicant shall submit revised plans, detailing the partial approval outlined in this letter. The plan set shall include the following:
 - a. Revised plans from KEBS, Inc, to include an Overall plan, Dimension plan, Utility plan, Storm plan, Pervious/Impervious plan, Amenities plan, and Existing Features plan.
 - b. Revised elevations and floor plans to replace the plans from by Hobbs & Black Architects, Presley Architecture an M Architects dated November 25, 2020.
 - c. A landscape plan, outlining the details of the amenities being proposed and referenced on the Amenities plan from KEBS, Inc dated 6/9/21.
2. A total of 32,860 square feet of nonresidential space remaining in the project on the first floor of the Hamilton Road and Okemos Road buildings. The 6,360 square feet of lower level space at Hamilton and Ardmore will be counted towards this requirement.
3. All of the waivers originally approved by the Township Board from their meeting on July 9, 2019 remain in effect.
4. All other applicable conditions of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051 shall remain in effect.

In summary, the following is the current approved development scheme for the project, after the minor amendment partial approval:

- Buildings along Okemos Road are required, four stories in height, with nonresidential or residential permitted on the first floor, consistent with the November 25, 2020 plans from KEBS, Inc that were previously approved by the Township.
- Buildings along Hamilton Road are required, four stories in height, with nonresidential space on the first floor largely consistent with the November 25, 2020 plans from KEBS, Inc that were previously approved by the Township.
- Buildings along Ardmore Avenue, four stories in height, conditionally permitted, pending parking calculations showing that the parking required and parking provided still would fit within the previously approved parking waiver for the project.
- Streetscape enhancements along Hamilton Road still required.
- Transit stop on Okemos Road still required.
- Parking structures (above or below ground) not required.
- A total of 32,860 square feet of nonresidential space is required in the project.

Please note: No building permits will be issued until all comments from the site plan review letters have been addressed and the plans have been approved by the Director of Community Planning and Development.

A person aggrieved by the decision of the Director of Community Planning and Development on a minor amendment may be appealed to the Township Board. An appeal must be filed within ten (10) days of the Director of Community Planning and Development's decision in accordance with Section 86-188 of the Code of Ordinances. The minor amendments to the MUPUD and SUP will not become valid until July 31, 2021.

The next step in the process is to submit for site plan review. No construction shall commence prior to site plan approval and issuance of all necessary permits. The effective date of MUPUD #21-19024-2 and SUP #21-19051-2 is the date of the Director of Community Planning and Developments approval, July 21, 2021. If construction has not commenced within two years after the effective date the approval shall be void, except an extension may be considered if a written request is submitted to the Department of Community Planning and Development prior to the expiration date.

If you have any questions regarding this matter please contact me at 517-853-4506 or by email at schmitt@meridian.mi.us.

Sincerely,



Timothy R. Schmitt, AICP
Director of Community Planning & Development

Cc: Frank Walsh, Township Manager
Derek Perry, Deputy Township Manager
Younes Ishraidi, Chief Engineer
Tavis Millerov, Fire Marshal
John Heckaman, Chief Building Inspector
Allen J. Patrick, KEBS, Inc.



AGENDA

**CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority & Joint
Township Board Study Session Meeting**

**August 2, 2021 7:30 -11:00am
Municipal Building - Town Hall Room
5151 Marsh Road, Okemos**

Downtown Development Authority

August 2, 2021

STUDY SESSION DISCUSSION





AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority & Joint
Township Board Study Session Meeting

August 2, 2021 7:30 -11:00am
Municipal Building - Town Hall Room
5151 Marsh Road, Okemos

Provided below are examples of current Michigan Mainstreet communities that utilize the Mainstreet program to revitalize their downtowns. It is not the decision today for the Meridian DDA to join Mainstreet Michigan however the tools that are used to build up the Downtown districts have been tried and proven successful. Here are different approaches Michigan communities have taken using their established DDA's to connect and shape the new Downtown district.

CASE STUDY: MAINSTREET MICHIGAN PROGRAM BOYNE CITY, MI

Boyne City 2020 GAMS A Winner: https://www.youtube.com/watch?v=qUXtqO2L_N4&t=7s (5 Min.) The creation of the Boyne City Mainstreet Board to give oversight and commitment to redevelopment. The board was able to establish a committee for each foundational point (Design, Economic Vitality, Organization and Promotion). Annually they provide annual economic impact reports of status of Boyne City DDA district and how well it is working. This district's vitality was built over 15 years, fostering the Boyne Thunder, Stroll the Streets, Walkabout Sculpture show, and Farmer's Market. A recent project closed on the creation of Veterans Park Pavilion project in 2017.

CASE STUDY: MAINSTREET MICHIGAN PROGRAM CITY OF GROSSE POINT, MI

Grosse Pointe established their Downtown in 2008 and have recently been accepted into the Mainstreet program for revitalization. This community is a good example of a young DDA and having hurdles of establishing programming to start.

https://www.grossepointecity.org/business/economic_development/index.php

CASE STUDY: MAINSTREET MICHIGAN PROGRAM OAKLAND COUNTY, MI

Mainstreet Oakland County: The following data summarizes the economic impact, activity and investment in Main Street Oakland County (MSOC) Select Level communities in 2020. MSOC compiles the data annually and reports it to the National Main Street Center.

\$35,910,448 in new public and private investment in the MSOC downtowns based upon the following categories:

\$27,303,630 in public improvement dollars invested (streets, sidewalks, trees, sewer, water, parking, and lighting) in addition to DDA and Non-Profit Main Street funded projects



AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority & Joint
Township Board Study Session Meeting

August 2, 2021 7:30 -11:00am

1. **\$8,606,818** of private sector investment within the DDA and Non-Profit Main Street districts for new building, building rehabs and business improvements
 - **24** net new full-time jobs created
 - **36** net new businesses established
 - **63,165** square feet of new floor space constructed
 - **30** new housing units built
 - **84** buildings rehabilitated
 - **16,308** volunteer hours invested in the organizational, promotions, design and economic restructuring (business development, recruitment and retention) committee work plan projects, tasks and activities by community residents, businesses and property owners
 - **128** special events held, including festivals and retail events
 - **\$145,273** in cash sponsorship received by the MSOC downtowns

Main Street Oakland County Mission Statement

To maximize the economic potential and to preserve the heritage and sense of place of Oakland County's historic downtowns and commercial districts by encouraging and facilitating the use of the Main Street Four-Point Approach® which emphasizes comprehensive economic development within the context of historic preservation.

DEVELOPMENT AND TAX INCREMENT FINANCING PLANS

Meridian Township Downtown Development Authority

APPROVED: 12.4.2018

ACKNOWLEDGEMENTS

The Meridian Township Downtown Development Authority was established in 2006, pursuant to the Downtown Development Authority Act (Act 197 of 1975). The purpose of the Authority is to correct and prevent deterioration and promote economic growth within Meridian Township's principal business district.

For their vision and support, the following community leaders should be recognized:

TOWNSHIP BOARD

- RONALD J. STYKA, SUPERVISOR
- BRETT DREYFUS - CLERK, CMMC, CLERK
- JULIE BRIXIE, TREASURER
- PHIL DESCHAINE, TRUSTEE
- PATRICIA HERRING JACKSON, TRUSTEE
- DAN OPSOMMER, TRUSTEE
- KATHY ANN SUNDLAND, TRUSTEE

DDA BOARD OF DIRECTORS

- SUSAN FULK, CHAIR
- RENEE KORREY, VICE CHAIR
- DEMETRIOS JAMES SPANOS, SECRETARY
- BILL CAWOOD, BOARD MEMBER
- WILL RANDLE, BOARD, MEMBER
- JAMES RAYNAK, BOARD MEMBER
- SCOTT WEAVER, BOARD MEMBER
- RONALD STYKA (TOWNSHIP BOARD LIAISON)

Chris Buck, Economic Development Director

Mark Kieselbach, Community Planning & Development Director

David Lee, Township Assessor

This Plan was prepared with assistance from:

CIB Planning



Advanced Redevelopment Solutions



ADOPTED BY AUTHORITY BOARD: October 10, 2018

ADOPTED BY TOWNSHIP BOARD: December 4, 2018

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BACKGROUND AND PURPOSES

GENERAL OVERVIEW

The Meridian Township Downtown Development Authority (the “Authority” or “DDA”) and corresponding DDA/TIFA Plan was created in 2005. A DDA is governed by a Board of Directors whose primary purpose is to correct and prevent deterioration and promote economic growth within Meridian Township’s principal business district. Other purposes of a DDA include reversing declining property values, improving the overall business climate, and increasing employment opportunities. A primary benefit of forming a DDA is the ability to capture the incremental increase in property taxes that result from improvements in the district. 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 DDA relies upon for identifying and implementing projects and activities aimed at spurring new private investment. The goals, objectives and recommended actions presented in this document are intended to plan and prioritize projects/activities and ensure that development and redevelopment within the DDA District occurs in an orderly manner. Recommendations also ensure that improvements match the available revenues and can enable the DDA to become eligible for other funding sources at the Federal, State and local levels. This Plan was prepared in accordance with the Downtown Development Authority Act, PA 197 of 1975 (the “Act”).

A DDA can 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 just captures any new increment that results from improvements to property or an increase in value.

LEGAL BASIS OF THE PLAN

The Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Sections 17 and 18 of the Act, as amended. More specifically, Section 17 of the Act states that “When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 13 or tax increment financing as authorized in sections 14, 15, and 16, it shall prepare a development plan.”

DEVELOPMENT PLAN REQUIREMENTS

Section 17 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 downtown district and development area are shown on Map 1. The primary roads in and around the district include Grand River Ave., Marsh Road and Okemos Road. The legal description is found in Appendix B, Legal Description of District.

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.

As indicated in the property description, the district encompasses a wide variety of land uses including office, retail, residential, service and open space. Existing Land Uses are shown on Map 2: Existing Land Use.

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.

The description of existing improvements to be demolished and associated schedule for implementation is provided in this Plan under the heading “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.

To expand upon what was indicated above, the location, character and estimated cost/timing of the improvements is provided below:

PROPOSED IMPROVEMENTS

The Meridian Township DDA adopted a Tax Increment Finance and accompanying Development Plan (Plan) which captures new incremental tax revenues beginning in 2006 and concluding in 2026. Over the past few years the economy has shifted significantly, and the township has identified Downtown Okemos as:

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

Further, the Meridian Township DDA and has identified specific projects within the DDA District (District) that need funding. These projects will help position Downtown Okemos toward becoming a great downtown destination and place to live, shop and work. This update and corresponding amendment will reset the base year to 2018 with the first year of taxable capture to 2019 with a target conclusion date of 2039.

As such, it is necessary to review the eligible activities to be included in the Plan. Eligible activities are categories or projects which the DDA is eligible to spend tax increment revenue for enhancing, improving or redeveloping the District. Funds can also be utilized for marketing the District. Below is a description of eligible activities and a projection of their estimated costs, also called proposed improvements.

- 1. Marketing and Development Studies** – Destination branding, and marketing have a key relationship with successful downtown districts. It is an important task to complete once the DDA has identified redevelopment goals and has established its identity within the greater region. These studies can also be utilized as tools to attract specific development types or specific developers. **\$160,000.**
- 2. Streetscape** – Having an attractive, well designed streetscape strengthens the public realm within downtown corridors. It can enhance the image of the community, adds landscaping and other artistic elements and is complimentary to the pedestrian environment. Streetscape enhancements include but are not limited to planter boxes, waste receptacles, benches, brick 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, DDA’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 grant program with match requirements. These programs work great for improving the image of the buildings within the DDA District. **\$500,000.**
- 4. Park Improvements** – Parks within downtowns can be gathering places and focal points for community events within the downtown. It is important to maintain parks and program events within the parks to draw pedestrians to the downtown and enhance the District. **\$250,000.**

5. **Property Acquisition** – This involves the acquisition of property to accomplish the goals set forth by the DDA. There are times when key pieces of property become available for purchase within the DDA District, which require the DDA to purchase said properties for redevelopment or public purposes. This can also be a tool to assist with blight removal and demolition within the District. **\$1,000,000.**
6. **Master Planning/Urban Design Plans** – Downtown plans and urban design help to guide the built environment of the downtown District. Many times, these plans focus on form and design elements to enhance the function of the District. Results of these plans can lead to new development projects that have been thoughtfully crafted to create vibrancy and increase density within the District core. These plans also generally result with the development of design-based guidelines for redevelopment of existing sites or development of new sites. **\$100,000.**
7. **Promotions** – In order for downtowns to function at their peak, they require a critical mass of people. Regular programming of events such as concerts, art walks, farmers markets, and other events all assist with creating that critical mass but require promotions 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 DDA. **\$100,000.**
8. **Demolition** – Occasionally, development opportunities require demolition of existing sites and structures. The DDA can participate in the costs of the demolition process when it is appropriate to spur new development opportunities. **\$500,000.**
9. **Lead & Asbestos and Mold Abatement** – Several buildings in pre-developed centers utilized lead-based materials or asbestos materials in their construction process. Additionally, buildings that have been blighted or become functionally obsolete incur water damage that leads to mold. As part of any redevelopment process, these materials must be abated prior to new development occurring. These are a costly and methodical necessity for redevelopment to succeed. **\$500,000.**
10. **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. **\$9,000,000.**
11. **Public Spaces** – Many people equate public spaces to parks, but they can also include 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 DDA. **\$1,000,000.**
12. **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 DDA 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, soft costs and others that support density in accordance with local zoning, master plans and township goals but may be cost prohibitive to complete the project. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the township and DDA. **\$20,000,000.**

13. 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.**

14. 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. **\$500,000.**

15. Gap Funding – Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the Township 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 is feasible. It can also be used as a tool to attract companies and businesses to the township to create new employment opportunities within the DDA District. **\$2,500,000.**

16. Consultation and Operational Expenditures – The Consultation and Operational Expenditures category provides for professional services and operational activities relating to the DDA. This category is relatively variable and is subject to the level and complexity of future activities taken on by the DDA. Professional services may be required to implement the proposals within this Plan and to manage and operate the DDA. This may include, but is not limited to, this Plan’s writing, grant writing and administration, planning and architectural design, engineering, inspections & construction management services, environmental assessment & mitigation planning. DDA operational activities may include but are not limited to, public notices, mailings, office supplies, administrative support, equipment usage/rental, etc. **\$700,000.**

Total Estimated Cost of All Projects: \$38,810,000

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 DDA are not known at this time. The “Proposed Improvements” table above 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 THE USE CONTEMPLATED FOR THE SPACE.

Future land uses for DDA District are shown on Map #3 and it identifies existing and proposed open space.

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.

At the present time the 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 DDA, 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.

The Mixed Use Planned Unit Development (MUPUD) zoning district has already been adopted to coincide with the DDA District and anticipated form of development. It is not anticipated that the location of the road network will change significantly, although there will be physical improvements to the roads and underground utilities. Proposed changes in infrastructure such as streets, sidewalks, utilities, etc. are not known at this time but will also be added to the Appendix.

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

A description, including cost estimate 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 "Proposed Improvements." In addition to TIF tax capture, the DDA reserves the ability to utilize the following financing options for DDA projects/activities:

- a. Millage of up to two (2) mills;
- b. Special assessments;
- c. Revenue bonds;
- d. Revenues from property owned or leased by the DDA;
- e. Donations to DDA;
- f. Grants to DDA; and
- g. 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.

Information concerning the names of people for whom benefits may accrue is unknown at this time and will not be available until phases of implementation are underway.

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.

All such procedures will follow both township and state law and at the present time there are no commitments made.

L. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE BY THE AUTHORITY, A DEVELOPMENT 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 UNITS 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.

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. Should said displacement be planned during implementation of the Plan, the above information will be gathered accordingly.

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

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.

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 THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970 AND ACT 227 OF THE PUBLIC ACTS OF 1972.

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. 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.

MAP I: DDA BOUNDARIES

The District as currently established will be left unchanged with no removal or addition of parcels. Below is a map with the shaded area identify the DDA District.



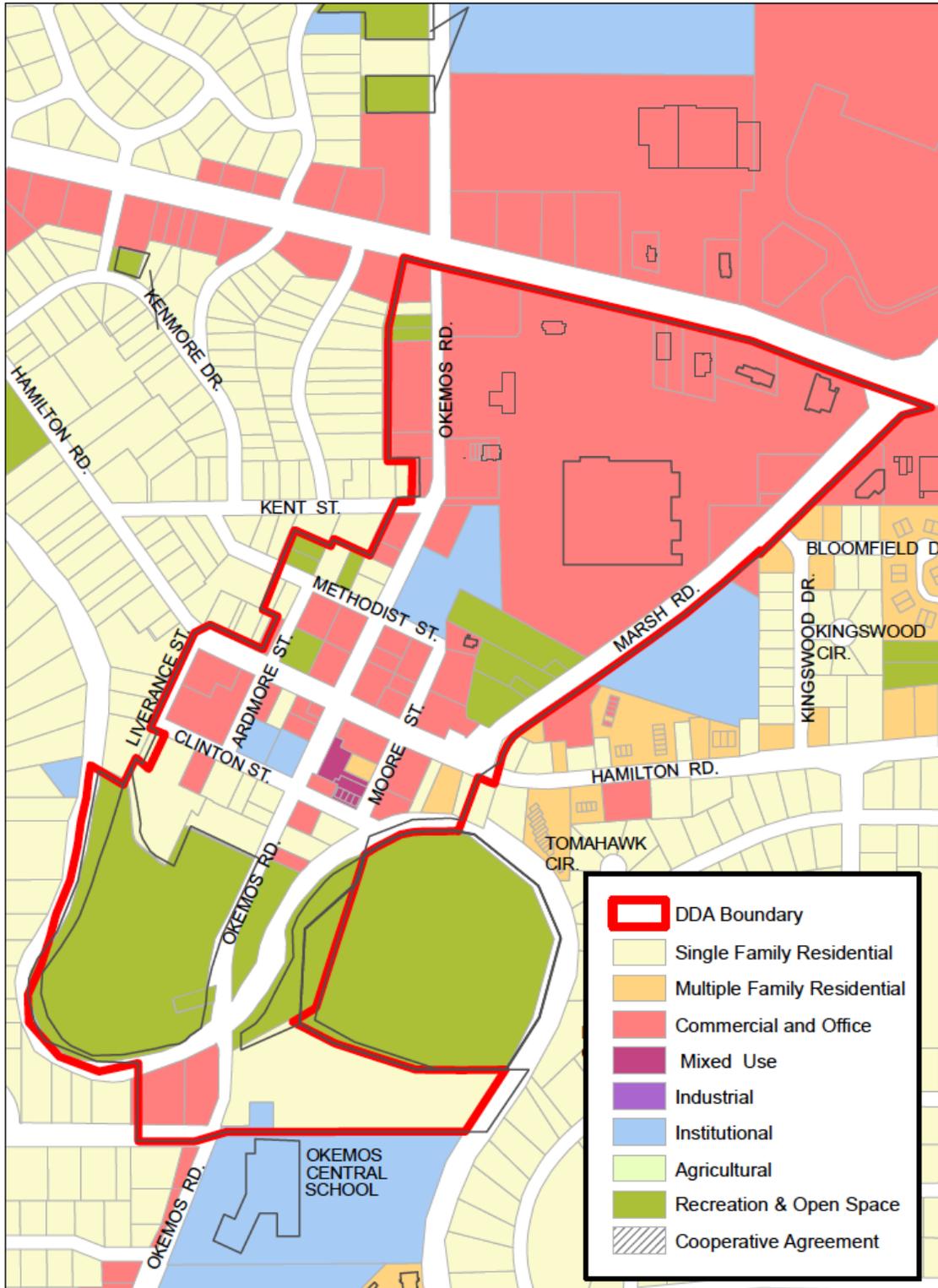
Downtown Development Authority (DDA) Map 2006



Map Source: Meridian Township Web Page, Meridian DDA Map (dated 2006)

MAP 2: EXISTING LAND USE

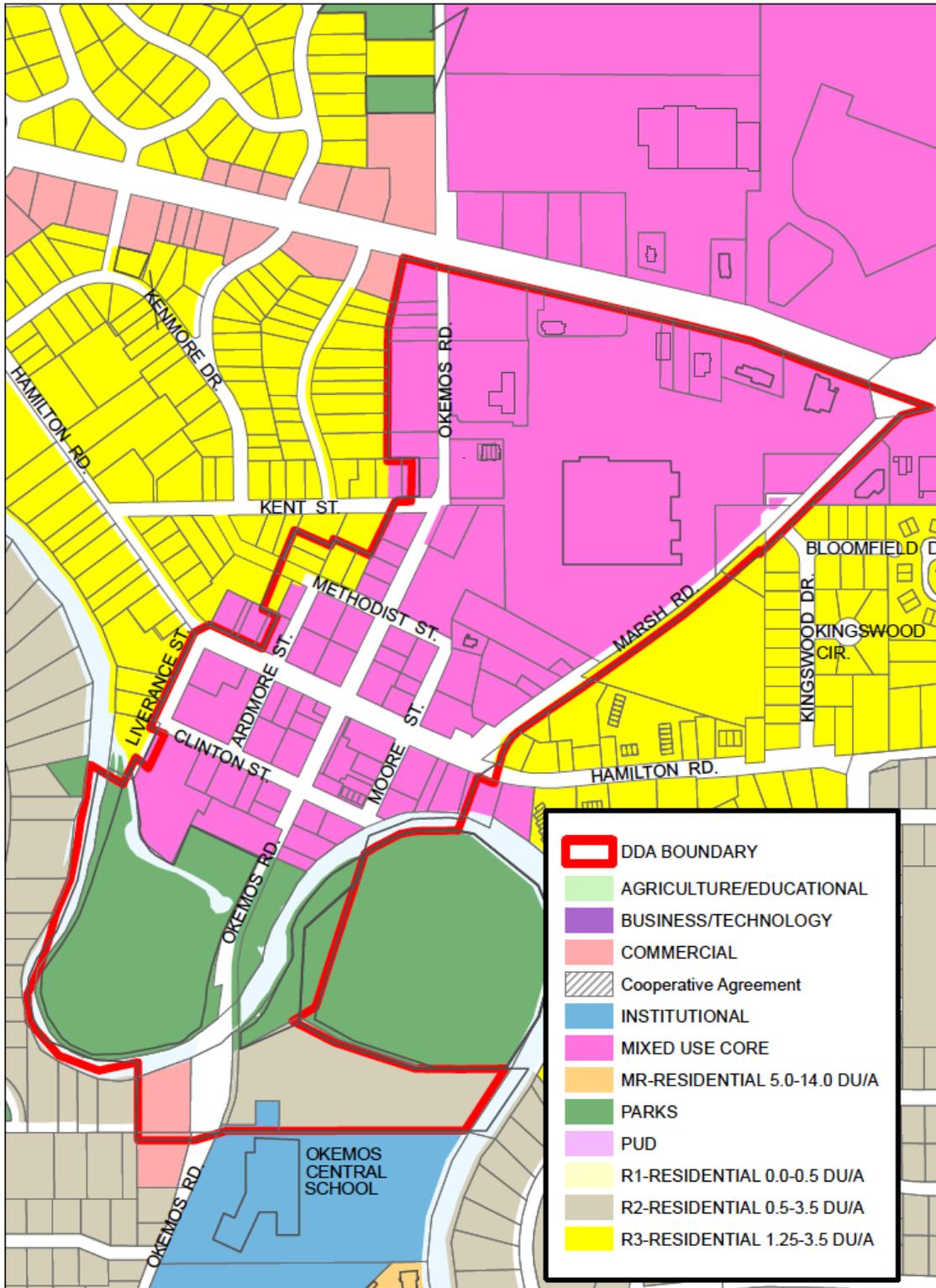
DDA Boundary with Existing Land Use



Map Source: 2017 Meridian Township Master Plan (dated 9/22/18 and as may be amended by the Township)

MAP 3: FUTURE LAND USE

DDA Boundary with Future Land Use



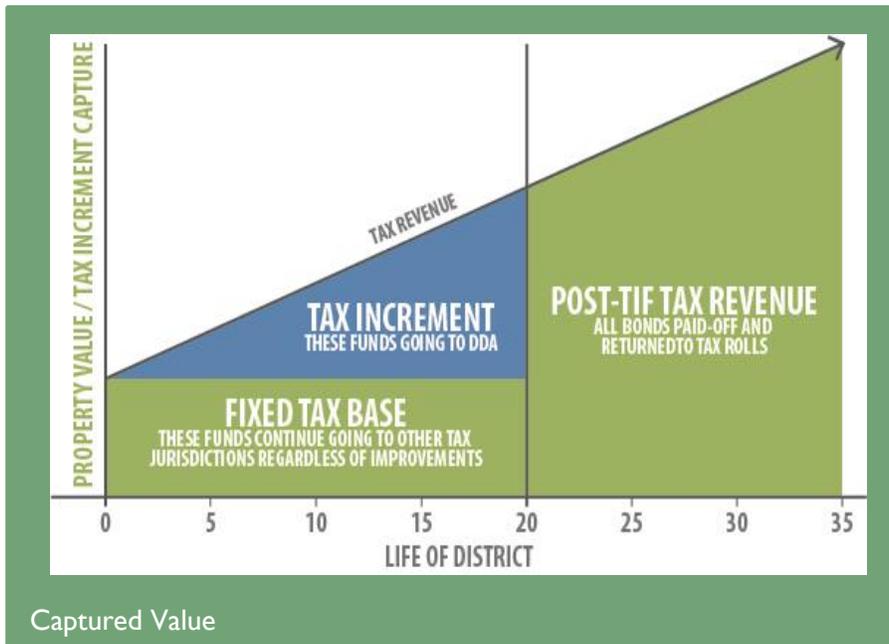
Map Source: 2017 Meridian Township Master Plan (dated 9/22/18 and as may be amended by the Township)

TAX INCREMENT FINANCING PLAN

EXPLANATION OF THE TAX INCREMENT PROCEDURE

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 Downtown Development Authority and adopted by the Township Board.

As provided in the Act, as amended, tax increment financing is an effective tool for financing redevelopment and planning of designated development areas within a Downtown Development Authority District. TIF financing can be used to fund facilities, structures, or improvements within the district and to: 1) market businesses within the district; 2) plan for property within the district; 3) acquire land; 4) improve sites; 5) construct buildings; and 6) administer the Development Plan. Because TIF financing involves capture of tax revenue for certain parcels, TIF dollars must be used for improvements that will generally benefit those same parcels.



“Captured Assessed Value” can be described as the difference in amount in any year of the Plan in which the current assessed value exceeds the initial assessed value. “Current Assessed Value” is the amount of value upon which taxes are based for the current year, also called the Taxable Value. “Initial Assessed Value” represents the assessed value of properties at the time the DDA was established or amended, in this case 2018. Tax exempt properties are represented as a zero value in the Plan, since no tax increments will be collected for that site, regardless of

increases in actual property value. The difference between the initial assessed value (base year total) and the current assessed value (current year total) is the value of property for which taxes can be captured and (re)invested by the DDA.

I. 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, 2017 and finally equalized by the state in May of 2018. This is commonly considered the SEV for 2018. As shown in Table I, the base value of real property in the district is \$19,462,787.

Table 1
Estimated Taxable Value Increase ⁽¹⁾
 ESTIMATED TAX CAPTURE VALUE 2019 - 2038

Fiscal Year	Base Taxable Value of District ⁽²⁾	Taxable Value Increase from 2.14% Inflationary Increase on 3 Block Area ⁽³⁾	Base Taxable Value of District with Inflationary Increase on 3 Block Area ⁽⁴⁾	Base Taxable Value of District with Increases from Inflation on 3 Block Area and 3 Block Area Project ⁽⁵⁾
Base Year: 2018	\$19,462,787	\$0	\$19,462,787	\$19,462,787
2019	\$19,462,787	\$174,595	\$19,637,382	\$19,637,382
2020	\$19,462,787	\$352,919	\$19,815,706	\$25,256,667
2021	\$19,462,787	\$535,049	\$19,997,836	\$31,559,878
2022	\$19,462,787	\$721,068	\$20,183,855	\$33,786,258
2023	\$19,462,787	\$911,059	\$20,373,846	\$35,623,052
2024	\$19,462,787	\$1,105,106	\$20,567,893	\$40,182,889
2025	\$19,462,787	\$1,303,295	\$20,766,082	\$46,787,790
2026	\$19,462,787	\$1,505,716	\$20,968,503	\$50,339,621
2027	\$19,462,787	\$1,712,459	\$21,175,246	\$54,168,198
2028	\$19,462,787	\$1,923,616	\$21,386,403	\$59,522,232
2029	\$19,462,787	\$2,139,281	\$21,602,068	\$61,877,753
2030	\$19,462,787	\$2,359,550	\$21,822,337	\$62,957,908
2031	\$19,462,787	\$2,584,522	\$22,047,309	\$64,061,125
2032	\$19,462,787	\$2,814,298	\$22,277,085	\$65,187,895
2033	\$19,462,787	\$3,048,979	\$22,511,766	\$66,338,722
2034	\$19,462,787	\$3,288,670	\$22,751,457	\$67,514,119
2035	\$19,462,787	\$3,533,479	\$22,996,266	\$68,714,610
2036	\$19,462,787	\$3,783,514	\$23,246,301	\$69,940,732
2037	\$19,462,787	\$4,038,888	\$23,501,675	\$71,193,032
2038	\$19,462,787	\$4,299,714	\$23,762,501	\$72,472,069

(1) This table assumes taxable value based on a proposed redevelopment project across a three (3) Block Area in Downtown Okemos with a 2.14% Inflation Rate Multiplier on Base Taxable Values of the three (3) Block Area - No new development or increase in value due to improvements beyond the proposed three (3) Block Area. New development outside of three (3) Block Area would increase taxable value.

(2) Base Taxable Values are on entire DDA District and values shown are on Real Property {Building(s), Land and Land Improvements} and Personal Property.

(3) (a) Property Value Increase Used: 20-Year Average Inflation Rate Multiplier 2.14% growth/year. Per the Michigan Department of Treasury annual Bulletin "Consumer Price Level (CPL/CPI)" Memo at:
https://www.michigan.gov/documents/treasury/Bulletin_16_of_2017_-_Inflation_Rate_Multiplier_for_2018_604882_7.pdf

(b) Inflationary Percentage (%) Change In Future Taxable Values (TV) is on Real Property {Building(s), Land and Land Improvements} but not Personal Property.

(4) Base Taxable Value of District with Annual 2.14% Inflationary Increase on Base Taxable Value of three (3) Block Area.

(5) Taxable Value Increase from the proposed redevelopment project across a three (3) Block Area in Downtown Okemos with a 2.14% Inflationary Increase on Base Taxable Values in three (3) Block Area and New Taxable Value from three (3) Block Area project.

The purpose of the Tax Increment Financing Plan is to ensure that revenues from tax increment capture will be sufficient to cover anticipated costs, especially when it comes to bond debt. Therefore, some assumptions are involved in order to project property values into the future to determine anticipated revenues. These assumptions are identified in the footnotes for each of the tables.

- 2. Capturable Taxable Value.** A specific amount of development is expected over the entire DDA District, based upon Development Scenarios assembled by the DDA using current and potential future project proposals for Downtown Okemos. For projection purposes of this Plan, the below Table 2 assumes taxable value based on a proposed redevelopment project across a three (3) Block Area in Downtown Okemos with a 2.14% Inflation Rate Multiplier on Base Taxable Values. The Plan does not project any other new development or increases in value due to private investments/improvements beyond the proposed three (3) Block Area. However, new private development outside of three (3) Block Area in the District would result in added private investment/improvements thus increasing taxable value and increasing potential tax increment revenue capture for Plan Projects/Activities. Estimates of taxable value capture amount from the proposed redevelopment project across a three (3) Block Area in Downtown Okemos does not include the base taxable value of the District or the 2.14% Inflationary Increase on base taxable values of the three (3) Block Area.

In order to afford the taxing jurisdictions the ability to meet their annual budgetary needs with the existing taxes they are currently receiving from the parcels in the District, this Plan will pass-through the existing base taxes paid (Base Year 2018) of all parcels in the District, as provided for in the Act, and a portion (2.14% 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 2.14% growth/year (per the Michigan Department of Treasury Annual Bulletin "Consumer Price Level (CPL/CPI)" Memo).

Table 2
Estimated Taxable Value Capture ⁽¹⁾
 ESTIMATED TAX CAPTURE VALUE 2019 - 2038

Fiscal Year	Base Taxable Value of District ⁽²⁾	Taxable Value Increase from 2.14% Inflationary Increase on 3 Block Area ⁽³⁾	Base Taxable Value of District with Inflationary Increase on 3 Block Area ⁽⁴⁾	Base Taxable Value of District with Increases from Inflation on 3 Block Area and 3 Block Area Project ⁽⁵⁾	Taxable Value Capture Amount Not Including Inflationary Increase on 3 Block Area or Base Taxable Value of District ⁽⁶⁾
Base Year: 2018	\$19,462,787	\$0	\$19,462,787	\$19,462,787	\$0
2019	\$19,462,787	\$174,595	\$19,637,382	\$19,637,382	\$0
2020	\$19,462,787	\$352,919	\$19,815,706	\$25,256,667	\$5,440,961
2021	\$19,462,787	\$535,049	\$19,997,836	\$31,559,878	\$11,562,042
2022	\$19,462,787	\$721,068	\$20,183,855	\$33,786,258	\$13,602,403
2023	\$19,462,787	\$911,059	\$20,373,846	\$35,623,052	\$15,249,207
2024	\$19,462,787	\$1,105,106	\$20,567,893	\$40,182,889	\$19,614,996
2025	\$19,462,787	\$1,303,295	\$20,766,082	\$46,787,790	\$26,021,708
2026	\$19,462,787	\$1,505,716	\$20,968,503	\$50,339,621	\$29,371,118
2027	\$19,462,787	\$1,712,459	\$21,175,246	\$54,168,198	\$32,992,952
2028	\$19,462,787	\$1,923,616	\$21,386,403	\$59,522,232	\$38,135,829
2029	\$19,462,787	\$2,139,281	\$21,602,068	\$61,877,753	\$40,275,685
2030	\$19,462,787	\$2,359,550	\$21,822,337	\$62,957,908	\$41,135,571
2031	\$19,462,787	\$2,584,522	\$22,047,309	\$64,061,125	\$42,013,815
2032	\$19,462,787	\$2,814,298	\$22,277,085	\$65,187,895	\$42,910,810
2033	\$19,462,787	\$3,048,979	\$22,511,766	\$66,338,722	\$43,826,956
2034	\$19,462,787	\$3,288,670	\$22,751,457	\$67,514,119	\$44,762,662
2035	\$19,462,787	\$3,533,479	\$22,996,266	\$68,714,610	\$45,718,345
2036	\$19,462,787	\$3,783,514	\$23,246,301	\$69,940,732	\$46,694,431
2037	\$19,462,787	\$4,038,888	\$23,501,675	\$71,193,032	\$47,691,357
2038	\$19,462,787	\$4,299,714	\$23,762,501	\$72,472,069	<u>\$48,709,568</u>
					\$635,730,415

(1) This table assumes taxable value capture based on a proposed redevelopment project across a three (3) Block Area in Downtown Okemos not including the Base Taxable Value of the District and not including a 2.14% Inflation Rate Multiplier on Base Taxable Values of the three (3) Block Area - No new development or increase in value due to improvements beyond the proposed three (3) Block Area. New development outside of three (3) Block Area would increase taxable value.

(2) Base Taxable Values are on entire DDA District and values shown are on Real Property {Building(s), Land and Land Improvements} and Personal Property.

(3) (a) Property Value Increase Used: 20-Year Average Inflation Rate Multiplier 2.14% growth/year. Per the Michigan Department of Treasury annual Bulletin "Consumer Price Level (CPL/CPI)" Memo at: https://www.michigan.gov/documents/treasury/Bulletin_16_of_2017_-_Inflation_Rate_Multiplier_for_2018_604882_7.pdf

(b) Inflationary Percentage (%) Change In Future Taxable Values (TV) is on Real Property {Building(s), Land and Land Improvements} but not Personal Property.

(4) Base Taxable Value of District with Annual 2.14% Inflationary Increase on Base Taxable Value of three (3) Block Area.

(5) Taxable Value Increase from the proposed redevelopment project across a three (3) Block Area in Downtown Okemos with a 2.14% Inflationary Increase on Base Taxable Values in three (3) Block Area and New Taxable Value from three (3) Block Area project.

(6) Taxable Value Capture amount from the proposed redevelopment project across a three (3) Block Area in Downtown Okemos. Taxable Value Capture does not include the Base Taxable Value of the District or the 2.14% Inflationary Increase on Base Taxable Values in the three (3) Block Area.

3. Tax Increment Capture. Beginning with the 2019 tax collection, and for each year within the term of the Plan, municipal and county treasurers transmit directly to the DDA, 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 255 of 1978 and that portion on an industrial facilities tax levied pursuant to PA 198 of 1974. Voted and separately identified debt millage revenues do not come to the DDA, 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 DDA 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 DDA or the Township. All amendments must follow the procedures of the Act.

MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED

The Downtown Development 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 197 of 1975, 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 DDA. 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 2019 and will cease with tax collections due in December 2038, 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.

In addition to Meridian Township, the DDA is eligible to capture tax increment revenues from Ingham County, Capital Area Transportation Authority (CATA), Capital Region Airport Authority (CRAA), Capital Area District Libraries (CADL) and Lansing Community College (LCC).

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

Table 3, on the following page, presents a summary of the impact to taxing jurisdictions if the proposed redevelopment project across a three (3) Block Area in Downtown Okemos is completed. 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, if the three (3) Block Area in Downtown Okemos is completed, the impact to each individual taxing jurisdiction may be as much as their proportionate share of \$18,572,165 in projected tax increment revenue. Estimates of taxable increment revenue amount from the proposed redevelopment project across a three (3) Block Area in Downtown Okemos does not include the base taxable value of the District or the 2.14% Inflationary Increase on base taxable values of the three (3) Block Area so long as new private investment/improvements are made resulting in increasing taxable values on those specific parcels.

Table 3
Estimated Tax Increment Revenue Capture by Taxing Jurisdiction
 ESTIMATED TAX CAPTURE VALUE 2019 - 2038

Fiscal Year	Meridian Township	Ingham County	Capital Region Airport Authority	Capital Area Transportation Authority	Capital Area District Libraries	Lansing Community College	Total Estimated Tax Increment Revenues Captured	
<i>Millage Rates</i>	8.8007	11.3400	0.6990	3.0070	1.5600	3.8072	29.2139	
Base Year:	2018	\$0	\$0	\$0	\$0	\$0	\$0	
	2019	\$0	\$0	\$0	\$0	\$0	\$0	
	2020	\$47,884	\$61,700	\$3,803	\$16,361	\$8,488	\$20,715	\$158,952
	2021	\$101,754	\$131,114	\$8,082	\$34,767	\$18,037	\$44,019	\$337,772
	2022	\$119,711	\$154,251	\$9,508	\$40,902	\$21,220	\$51,787	\$397,379
	2023	\$134,204	\$172,926	\$10,659	\$45,854	\$23,789	\$58,057	\$445,489
	2024	\$172,626	\$222,434	\$13,711	\$58,982	\$30,599	\$74,678	\$573,031
	2025	\$229,009	\$295,086	\$18,189	\$78,247	\$40,594	\$99,070	\$760,196
	2026	\$258,486	\$333,068	\$20,530	\$88,319	\$45,819	\$111,822	\$858,045
	2027	\$290,361	\$374,140	\$23,062	\$99,210	\$51,469	\$125,611	\$963,853
	2028	\$335,622	\$432,460	\$26,657	\$114,674	\$59,492	\$145,191	\$1,114,096
	2029	\$354,454	\$456,726	\$28,153	\$121,109	\$62,830	\$153,338	\$1,176,610
	2030	\$362,022	\$466,477	\$28,754	\$123,695	\$64,171	\$156,611	\$1,201,730
	2031	\$369,751	\$476,437	\$29,368	\$126,336	\$65,542	\$159,955	\$1,227,387
	2032	\$377,645	\$486,609	\$29,995	\$129,033	\$66,941	\$163,370	\$1,253,592
	2033	\$385,708	\$496,998	\$30,635	\$131,788	\$68,370	\$166,858	\$1,280,356
	2034	\$393,943	\$507,609	\$31,289	\$134,601	\$69,830	\$170,420	\$1,307,692
	2035	\$402,353	\$518,446	\$31,957	\$137,475	\$71,321	\$174,059	\$1,335,611
	2036	\$410,944	\$529,515	\$32,639	\$140,410	\$72,843	\$177,775	\$1,364,126
	2037	\$419,717	\$540,820	\$33,336	\$143,408	\$74,399	\$181,571	\$1,393,251
	2038	\$428,678	\$552,366	\$34,048	\$146,470	\$75,987	\$185,447	\$1,422,996
		\$5,594,873	\$7,209,183	\$444,376	\$1,911,641	\$991,739	\$2,420,353	\$18,572,165

Methodology for this Table: Total capture amount for each year was taken from the "Taxable Value Capture Amount Not Including Inflationary Increase on Base Taxable Value of three (3) Block Area or Base Taxable Value of District" column in the Estimated Taxable Value Capture Table 2. Those amounts were then divided by 1000 and multiplied by the millage rates above to establish the tax capture for each taxing agency.

PLAN FOR THE EXPENDITURE OF CAPTURED ASSESSED VALUE BY THE AUTHORITY

- I. **Estimate of Tax Increment Revenues.** Table 3 above summarizes the estimated capturable tax increment revenues by year. The projected annual growth in taxable value is estimated at 2.14% annually for the three (3) Block Area 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 2.14% figure. These increases are beyond those projected in this Plan but if such increases occur, the tax increment revenues will be captured above the 2.14% Inflationary Increase and used in accordance to this Plan to accelerate the implementation and success of this Plan and the proposed improvements.

- 2. Expenditure of Tax Increment Revenues.** 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.

Should the tax increment revenues be less than projected, the DDA 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 A: BASE PARCEL DATA

**TABLE 4
PARCELS IN THE DDA DISTRICT**

TAX ID # / ADDRESS
33-02-02-21-254-016/4837 OKEMOS ROAD
33-02-02-21-254-017/OKEMOS ROAD
33-02-02-21-254-018/4825 OKEMOS ROAD
33-02-02-21-254-030/4767 OKEMOS ROAD
33-02-02-21-254-031/4787 OKEMOS ROAD
33-02-02-21-254-032/4815 OKEMOS ROAD
33-02-02-21-254-037/2131 GRAND RIVER AVENUE
33-02-02-21-276-003/2041 GRAND RIVER AVENUE
33-02-02-21-276-005/2037 GRAND RIVER AVENUE
33-02-02-21-276-006/2049 GRAND RIVER AVENUE
33-02-02-21-276-009/2045 GRAND RIVER AVENUE
33-02-02-21-276-011/2085 GRAND RIVER AVENUE
33-02-02-21-276-012/2055 GRAND RIVER AVENUE
33-02-02-21-276-014/2075 GRAND RIVER AVENUE
33-02-02-21-276-015/2055 GRAND RIVER AVENUE
33-02-02-21-277-001/4780 OKEMOS ROAD, #1
33-02-02-21-277-002/4780 OKEMOS ROAD, #2
33-02-02-21-277-003/4780 OKEMOS ROAD, #3
33-02-02-21-277-004/4780 OKEMOS ROAD, #4
33-02-02-21-402-007/METHODIST STREET
33-02-02-21-402-008/4217 ARDMORE AVENUE
33-02-02-21-403-003/2154 METHODIST STREET
33-02-02-21-403-004/METHODIST STREET
33-02-02-21-403-007/4733 OKEMOS ROAD
33-02-02-21-403-008/4731 OKEMOS ROAD
33-02-02-21-403-009/4717 OKEMOS ROAD
33-02-02-21-403-011/4747 OKEMOS ROAD
33-02-02-21-404-001/2188 HAMILTON ROAD
33-02-02-21-404-002/4705 ARDMORE AVENUE
33-02-02-21-404-007/2160 HAMILTON ROAD
33-02-02-21-405-005/2148 HAMILTON ROAD
33-02-02-21-405-008/4700 ARDMORE AVENUE
33-02-02-21-405-009/4695 OKEMOS ROAD
33-02-02-21-405-010/2138 HAMILTON ROAD
33-02-02-21-406-001/4708 OKEMOS ROAD
33-02-02-21-406-002/4696 OKEMOS ROAD

33-02-02-21-406-003/4703 MOORE STREET
33-02-02-21-406-004/MOORE STREET
33-02-02-21-406-005/4690 OKEMOS ROAD
33-02-02-21-406-006/2114 HAMILTON ROAD
33-02-02-21-408-001/2175 HAMILTON ROAD
33-02-02-21-408-009/4663 ARDMORE AVENUE
33-02-02-21-409-001/2153 HAMILTON ROAD
33-02-02-21-409-002/2149 HAMILTON ROAD
33-02-02-21-409-003/2143 HAMILTON ROAD
33-02-02-21-409-004/2137 HAMILTON ROAD
33-02-02-21-409-006/2150 CLINTON STREET
33-02-02-21-409-008/4661 OKEMOS ROAD
33-02-02-21-409-009/4675 OKEMOS ROAD
33-02-02-21-410-007/4646 OKEMOS ROAD
33-02-02-21-410-008/4659 MOORE STREET
33-02-02-21-410-010/OKEMOS ROAD
33-02-02-21-410-012/2119 HAMILTON ROAD
33-02-02-21-410-015/CLINTON STREET
33-02-02-21-411-001/2177 CLINTON STREET
33-02-02-21-411-002/2165 CLINTON STREET
33-02-02-21-412-002/2149 CLINTON STREET
33-02-02-21-412-003/4633 OKEMOS ROAD
33-02-02-21-412-004/4625 OKEMOS ROAD
33-02-02-21-412-005/4619 OKEMOS ROAD
33-02-02-21-412-006/2155 CLINTON STREET
33-02-02-21-413-001/2120 CLINTON STREET
33-02-02-21-413-002/2122 CLINTON STREET
33-02-02-21-413-003/2124 CLINTON STREET
33-02-02-21-413-004/2126 CLINTON STREET
33-02-02-21-413-100/CLINTON STREET
33-02-02-21-426-001/4750 OKEMOS ROAD
33-02-02-21-426-012/4649 MARSH ROAD
33-02-02-21-426-013/4657 MARSH ROAD
33-02-02-21-426-014/4663 MARSH ROAD
33-02-02-21-426-015/4669 MARSH ROAD
33-02-02-21-426-016/4675 MARSH ROAD
33-02-02-21-426-020/2110 METHODIST STREET

33-02-02-21-426-021/4704 MOORE STREET
33-02-02-21-426-022/2104 HAMILTON ROAD
33-02-02-21-426-023/4734 OKEMOS ROAD
33-02-02-21-427-001/4737 MARSH ROAD
33-02-02-21-428-006/2086 HAMILTON ROAD
33-02-02-21-429-003/4650 MOORE STREET
33-02-02-21-429-004/2099 HAMILTON ROAD
33-02-02-21-429-005/2095 HAMILTON ROAD
33-02-02-21-429-027/2109 HAMILTON ROAD
33-02-02-21-451-005/4555 OKEMOS ROAD
33-02-02-21-452-001/2248 MT. HOPE ROAD
33-02-02-21-452-002/OKEMOS ROAD (RIGHT-OF-WAY)
33-02-02-21-453-005/OKEMOS ROAD
33-02-02-21-453-006/4622 OKEMOS ROAD
33-02-02-21-453-007/4612 OKEMOS ROAD
33-02-02-21-453-008/4632 OKEMOS ROAD
33-02-02-21-453-009/2123 CLINTON STREET
33-02-02-21-454-002/CONSUMERS ENERGY CO. RIGHT-OF-WAY
33-02-02-21-454-007/4534 OKEMOS ROAD
33-02-02-22-152-001/4775 MARSH ROAD
33-02-02-22-152-002/MARSH ROAD

Data Source: Meridian Township Assessing Office

APPENDIX B: LEGAL DESCRIPTION OF DISTRICT

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

DDA located in parts of the E ½ of section 21 and W ½ of section 22, Meridian Charter Township, T4N, R1W, Ingham County, Michigan, beginning at the intersection of the east right of way of Marsh Road and the south right of way of Grand River Avenue, thence northwesterly along said south right of way to the intersection of the northwest corner of lot 21, Cedar Bend Heights subdivision, thence southwest 322.9 ft. along back lot lines to the northwest corner of lot 17, Cedar Bend Heights subdivision, thence south 550 ft. along back lot lines to the southwest corner of lot 8, Cedar Bend Heights subdivision, thence east 130 ft. along south line of lot 8, thence south 165 ft. to the north right of way line of Kent Street, thence west 94.9 ft. along said right of way line, thence southwest 263.6 ft. to the northwest corner of lot 3, Chas Bray's Addition, thence northwest 165 ft. to the centerline of vacated Ardmore Avenue, thence southwest 33 ft. along said centerline, thence northwest 165 ft. to the northwest corner of lot 12, Chas Bray's Addition, thence southwest 132 ft. to the north right of way line of Methodist Street, thence continuing southwest 231 ft. to the northwest corner of lot 7, Block 4, Hamilton plat, thence southeast 82.5 ft, thence southwest 165 ft. to the north right of way line of Hamilton Road, thence northwest 247.49 ft. to the intersection of the north right of way line of Hamilton Road and the centerline of the vacated Liverance Street, thence southwest to the intersection of the west right of way line of Liverance Street and the south right of way line of Hamilton Road, thence southwest along said west right of way line to the intersection of the west right of way line of Liverance Street and the south right of way line of Clinton Street, thence southeast to the centerline of the vacated portion of Liverance Street, thence southwest along said centerline to the north right of way line of the vacated Water Street, thence northwest to the intersection of the north right of way of the vacated Water Street and the west right of way line of the vacated Liverance Street, thence southeast to the southeast corner of lot 60, Supervisor's Plat #2 of Okemos, thence northwest along the south line of said lot line to the centerline of the Red Cedar River, thence along said centerline of river to the intersection of said centerline and the north-south section line, section 21, thence southeast 80 ft.+/- across the Red Cedar River to a point 9.4 ft. east and 262.2 ft. north of the south corner of section 21, thence south 295.2 ft. to the south right of way line of Mount Hope Road, thence east along said south right of way line to the intersection of the west right of way line of Okemos Road and the south right of way line of Mount Hope Road, thence northeast to the intersection of the south line of section 21 and the east right of way line of Okemos Road, thence 342.39 ft. east along said south section line to the centerline of the Red Cedar River, thence northeast 380 ft. +/- along said centerline of the Red Cedar River, to a point on intersecting a sanitary sewer easement centerline recorded in Uber 815, Page 846, Ingham County Register of Deeds, thence S 89°56'18"W 384.18 ft., thence N 72°09'00"W 366.09 ft., thence N 61°07'12"W 192.5 ft. to a point intersecting said easement centerline and a point on the south line of Ferguson Park, thence N 59°16'45"E 40 ft., thence north 450 ft.+/- to the centerline of the Red Cedar River, thence along said centerline of River to a point extended parallel to and 73.5 ft. westerly of the east line of lot 2, Supervisor's plat #1 of Okemos, thence northeast along said line to the south right of way line of Hamilton Road, thence northeast 120 ft. +/- to the intersection of the east right of way line of Marsh Road and the north right of way line of Hamilton Road, thence northeast along the east right of way line of Okemos Road, thence 342.39 ft. east along said south section line to the centerline of the Red Cedar River, thence northeast 380 ft. +/- along said centerline of the Red Cedar River, to a point on intersecting a sanitary sewer easement centerline recorded in Uber 815, Page 846, Ingham

County Register of Deeds, thence S 89°56'18"W 384.18 ft., thence N 72°09'00"W 366.09 ft., thence N 61°07'12"W 192.5 ft. to a point intersecting said easement centerline and a point on the south line of Ferguson Park, thence N 59°16'45"E 40 ft., thence north 450 ft. +/- to the centerline of the Red Cedar River, thence a long said centerline of River to a point extended parallel to and 73.5 ft. westerly of the east line of lot 2, Supervisor's plat #1 of Okemos, thence northeast along said line to the south right of way line of Hamilton Road, thence northeast 120 ft. +/- to the intersection of the east right of way line of Marsh Road and the north right of way line of Hamilton Road, thence northeast along the east right of way line of Marsh Road to the beginning.