



AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority

March 4, 2019 7:30 am
Municipal Building - Town Hall Room
5151 Marsh Road, Okemos



1. CALL MEETING TO ORDER
2. 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.
3. APPROVAL OF AGENDA
4. MINUTES – February 4, 2019
5. PUBLIC REMARKS

6. FINANCIAL REPORT
7. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy Bill 1.2019
 - B. Advanced Redevelopment Solutions Invoice

8. OLD BUSINESS
 - A. DDA TIF plan
 - i. Resolution Approving Interlocal Tax Sharing Agreements
 - ii. MEDC Assistance for TIF policies and procedures

9. NEW BUSINESS
 - A. Okemos Village Concept Plan

10. TOWNSHIP BOARD REPORT
11. PLANNING COMMISSION REPORT
12. TOWNSHIP MANAGER REPORT
13. CHAIR REPORT
14. STAFF REPORT
 - A. Development Projects Update

15. OPEN DISCUSSION/BOARD COMMENTS
16. PUBLIC REMARKS
17. NEXT MEETING DATE
 - A. April 8, 2019, 7:30am

18. 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, February 4, 2019 – Minutes -DRAFT

Members

Present: Will Randle, Jim Raynak, Bill Cawood, Susan Fulk, Peter Campbell, Renee Korrey, and Supervisor Ron Styka

Members Jim Spanos and Scott Weaver

Absent:

Staff

Present: Community Planning and Development Director Mark Kieselbach, Economic Development Director Chris Buck, Township Manager Frank Walsh and Executive Assistant Michelle Prinz

Others

Present: Eric Helzer, Advanced Redevelopment Solutions and Peter Trezise, Planning Commission

1. CALL MEETING TO ORDER

Chair Fulk called the meeting to order at 7:30am.

2. APPROVAL OF THE AGENDA

MOTION BY SUPERVISOR STYKA TO APPROVE THE AGENDA. SUPPORTED BY MEMBER SPANOS. MOTION APPROVED 7-0.

3. APPROVAL OF MEETING MINUTES OF JANUARY 7, 2019

MOTION BY MEMBER RAYNAK TO APPROVE THE MINUTES. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 7-0.

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

Staff provided a summary update on the January 2019 Financial Report. Report on file.

MOTION BY SUPERVISOR STYKA TO APPROVE THE FINANCIAL REPORT. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 7-0.

6. AUTHORIZATION OF PAYMENTS

- a. Reviewed Consumers Energy 1.2019 bill totaling \$170.56.

MOTION BY MEMBER RAYNAK TO APPROVE THE PAYMENT FOR THE CONSUMERS ENERGY IN THE AMOUNT OF \$170.56. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 7-0.

- b. Reviewed Advanced Redevelopment Solutions invoice totaling \$71,086.00.

MOTION BY MEMBER RAYNAK TO APPROVE PAYMENT TO ADVANCED REDEVELOPMENT SOLUTIONS IN THE AMOUNT OF \$71,086.00 TO SATISFY THE AGREEMENT DATED JUNE 5, 2018 AND EXECUTED JULY 13, 2018. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 7-0.

7. OLD BUSINESS

- a. DDA TIF Plan

- i. Resolution Approving Interlocal Tax Sharing Agreements

Tax sharing agreements will be executed between Meridian Township, Meridian Township DDA and each taxing jurisdiction.

MOTION BY MEMBER KORREY TO ADOPT THE RESOLUTION APPROVING INTERLOCAL TAX SHARING AGREEMENTS. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 7-0.

- ii. MEDC Assistance for TIF policies and procedures

The MEDC has agreed to allocate up to \$20,000 to pay CIB Planning directly for the purpose of their work on behalf of the Meridian Township DDA for creation of policies, procedures and applications to disburse the monies collected by the TIF. After discussion, the DDA Board does support this process.

8. NEW BUSINESS

- a. Okemos Village Concept Plan

Will Randle shared very preliminary plans. The concept plan will be before the Planning Commission on February 11th and the Township Board on February 19th. They plan to submit the site plan in March and start environmental clean-up in June and July. The plan consists of parking, 50,000 square feet of commercial space and 200 residential units.

9. TOWNSHIP BOARD REPORT

Supervisor Styka reported the Board is working on the medical marihuana ordinance.

10. PLANNING COMMISSION REPORT

Planning Commissioner Peter Trezise provided a summary of recent Planning Commission activities.

11. TOWNSHIP MANAGER REPORT

- A permit has been submitted to take down the former Leo's Lodge building
- Working on the Farmers' Market relocation project with CBL
- Township Board approved the 2019 goals
- Citizen survey results will be shared at tomorrow's Board meeting
- The 2018 Township Annual Report is now available

12. CHAIR REPORT

None.

13. STAFF REPORT

Director Buck reviewed the January update of development projects.

14. OPEN DISCUSSION/BOARD COMMENTS

None.

15. PUBLIC REMARKS

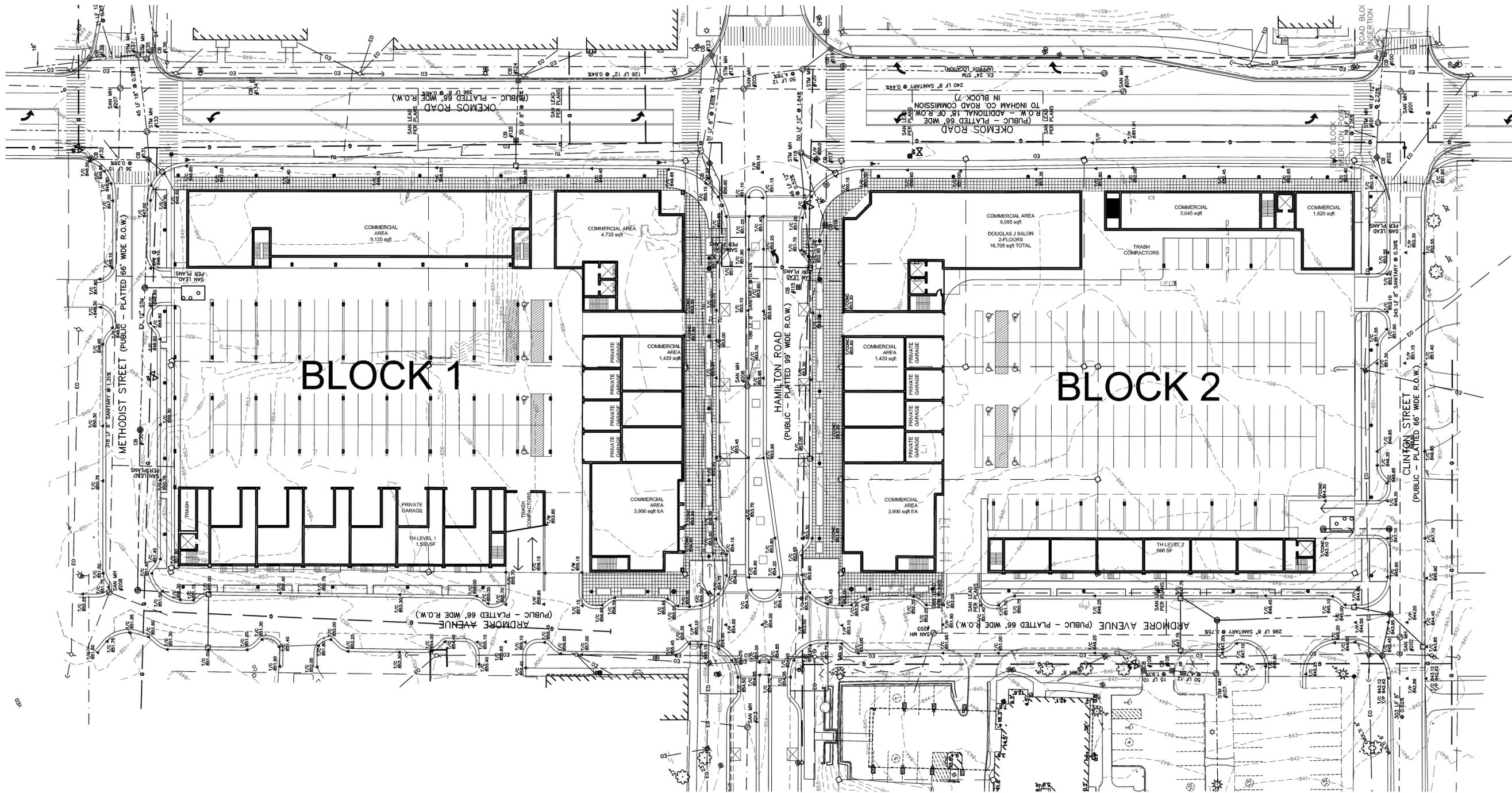
None.

16. NEXT MEETING DATE

- a. March 4, 2019, 7:30am

17. ADJOURNMENT

The meeting adjourned without objection at 8:44 am.



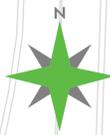
BLOCK 1

BLOCK 2

1 GRADING PLAN W/ EXISTING UTILITIES
 C-1 BLOCK 1&2
 1" = 30'-0"

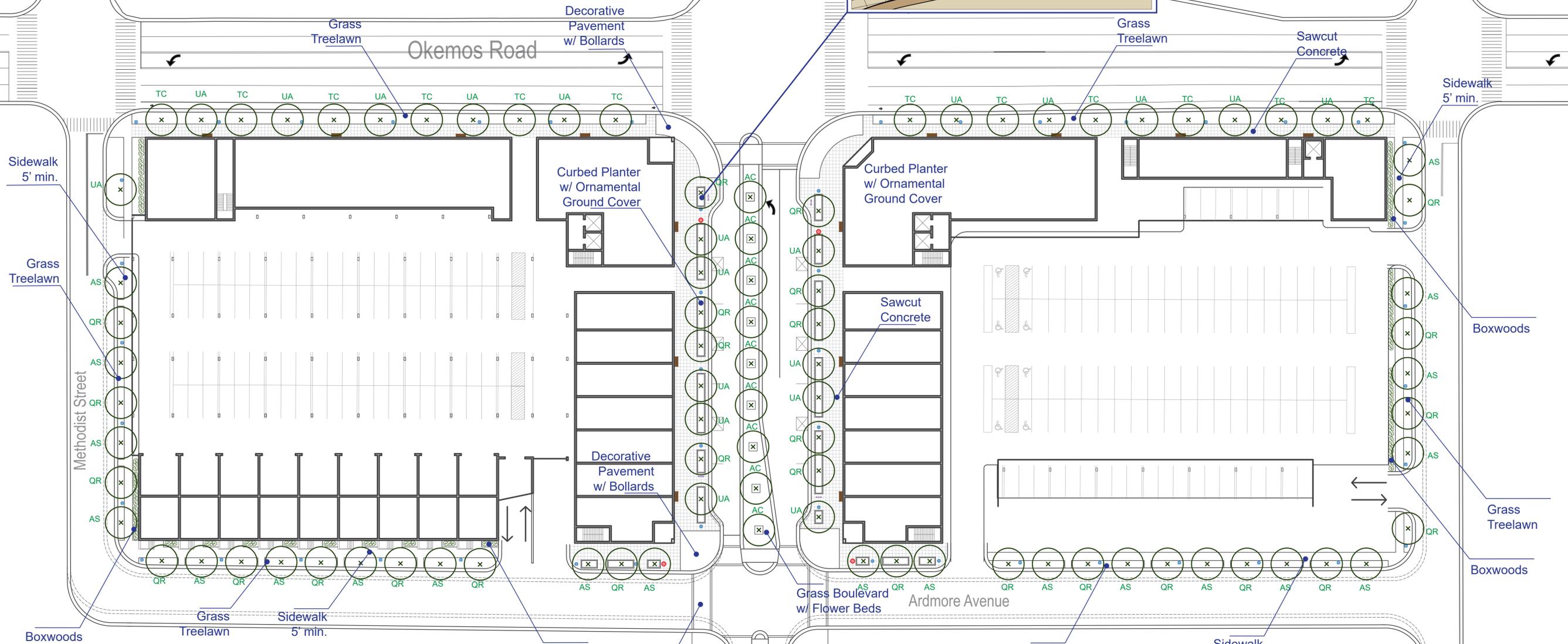
PROJECT	CLIENT
1-26-2019	INVOYER
1-26-2019	DRAWN CHECKED
1-26-2019	STAMPS
1-26-2019	PLAN SCHEME

Site Design Plan
Village of Okemos
 Meridian Township, Michigan
 23 January 2019



Architect:
 Presley Architecture
 Landscape Architect:
 Gibbs Planning Group

TYPICAL ISOMETRIC VIEW

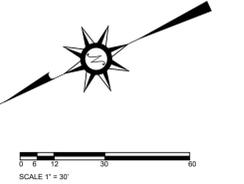
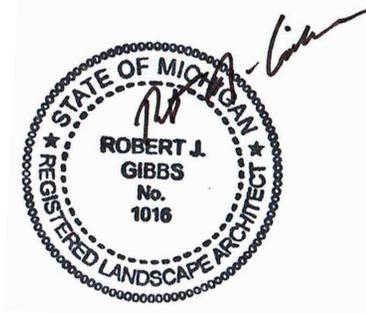


DESIGNATION	COMMON NAME	SCIENTIFIC NAME	PAGE QUANTITY
AS	Sugar Maple	Acer saccharum 'Bonfire'	21
AC	Horsechestnut	Aesculus x carnea "Briotii"	9
QR	Red Oak	Quercus rubra 'Aurea'	28
TC	Littleleaf Linden	Tilia Cordata 'Erecta'	12
UA	American Elm	Ulmus americana 'Augustine'	20
Bs	Boxwood	Buxus Sempervirens 'Northern Find'	126

Notes:

KEY

- STREET LIGHT
- TRASH RECEPTACLE
- BIKE RACK
- BENCH



Village of Okemos

Meridian Township, Michigan
23 January 2019



Architect:
Presley Architecture
Landscape Architect:
Gibbs Planning Group

6" Curbed Planter
w/ Ornamental
Ground Cover

2' x 2'
Sawcut
Concrete

Decorative
Pavement
w/ Bollards

Decorative
Pavement
w/ 1' Concrete
Border

Okemos Road

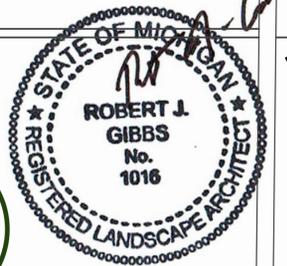
Ardmore Avenue

Hamilton Road

KEY

- STREET LIGHT
- TRASH RECEPTACLE
- BIKE RACK
- BENCH

Decorative
Pavement
w/ Bollards



SCALE: 1" = 10'

SITE FURNISHINGS



Spring City Richmond w. Newburyport Pole



Canterbury Designs Rook Bollard



Kingsley Bate Hyde Park Bench



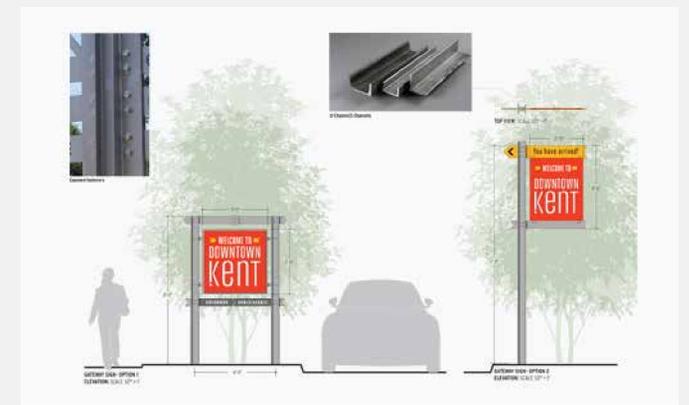
Canterbury Designs
Charleston Receptacle



Bollard Bike Rack

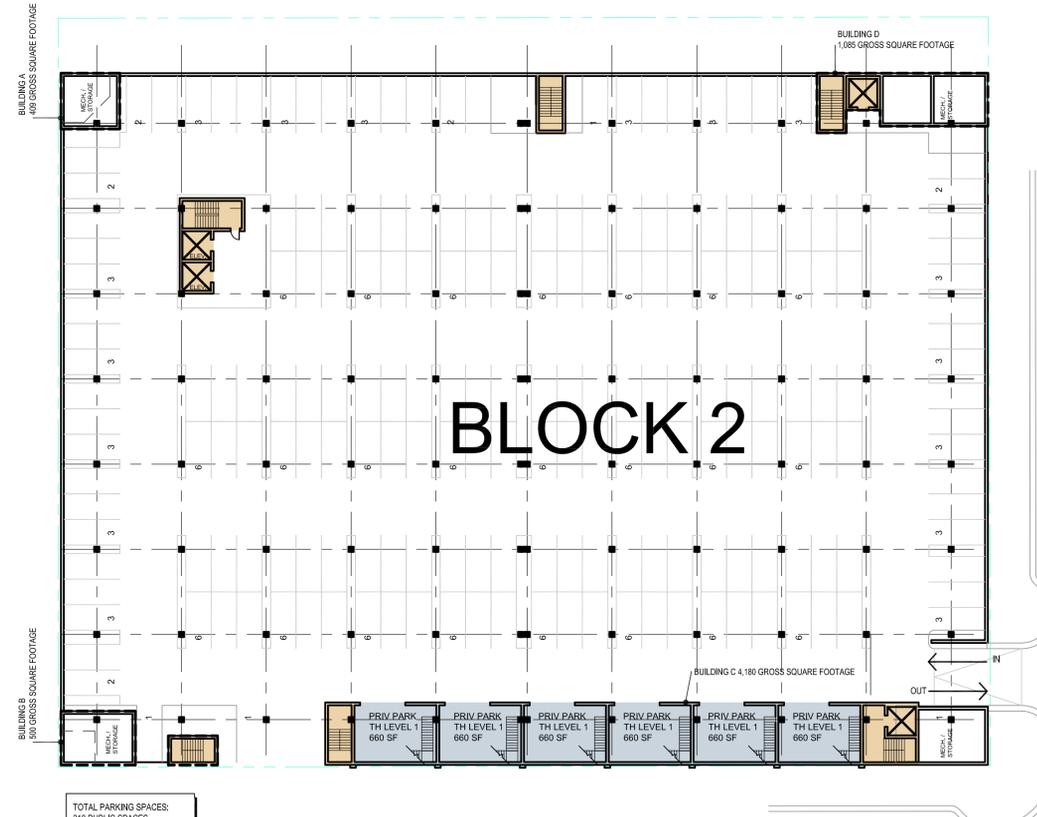
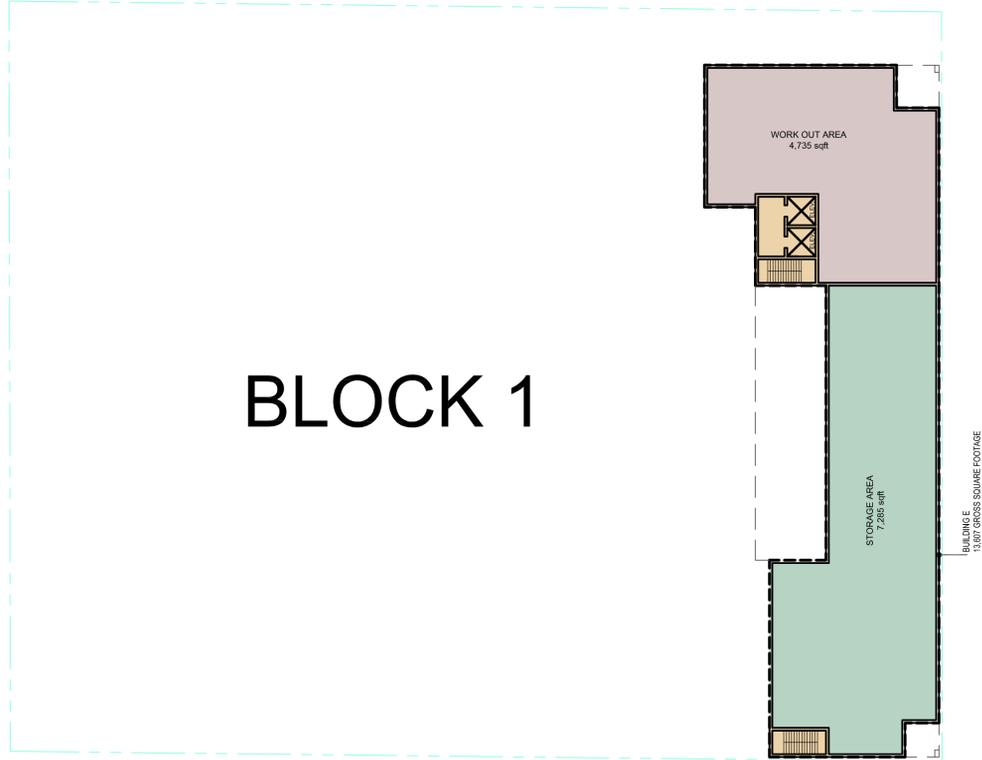


Verdin Post Clock



Wayfinding

BLOCK 1

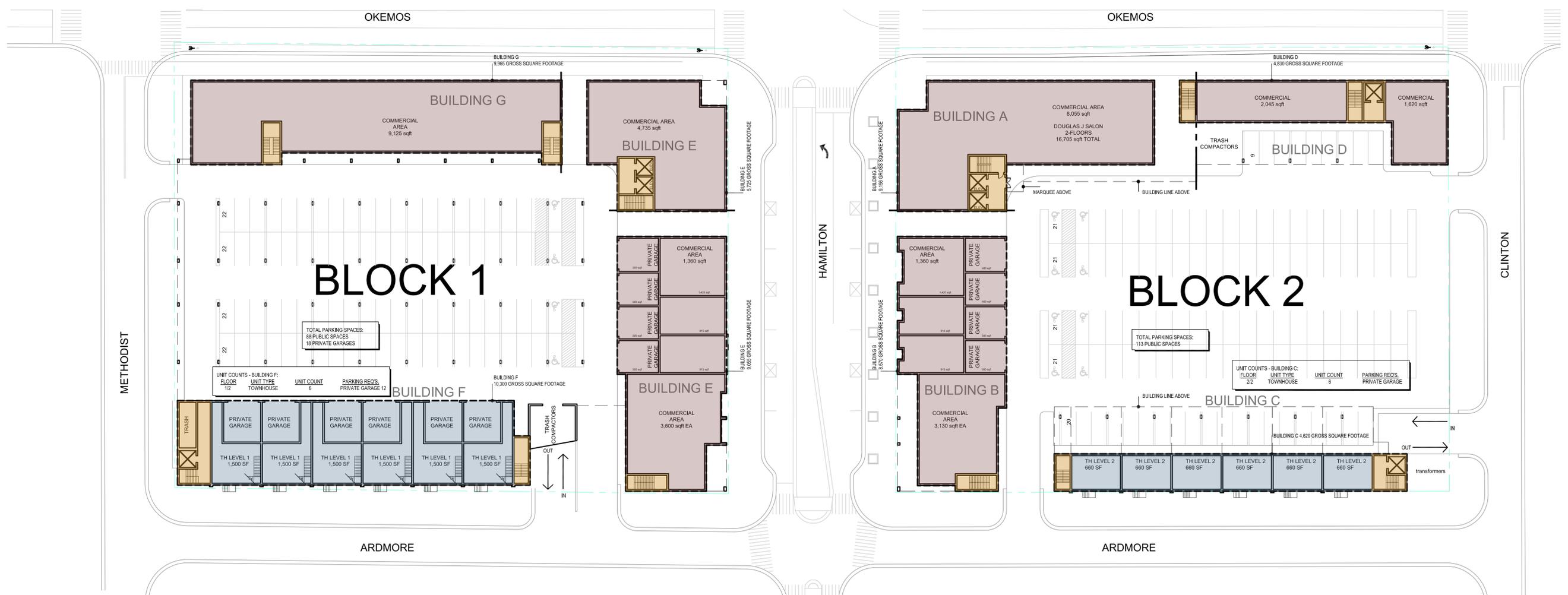


TOTAL PARKING SPACES:
218 PUBLIC SPACES

FLOOR PLAN:
LOWER FLOOR (BELOW GRADE LEVEL)
1
A101 1" = 30'-0"

ISSUED PLAN SCHEME F

NO.	DATE	BY	DESCRIPTION
1	1-26-2019	MMZ/VR	ISSUED FOR PERMIT
2			
3			
4			
5			
6			
7			
8			
9			
10			



METHODIST

BLOCK 1

BLOCK 2

FLOOR PLAN:
FIRST FLOOR (GROUND LEVEL)
1
A102 1" = 30'-0"

ISSUED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	1-26-2019	ISSUED FOR CONSTRUCTION

PROJECT: Village of Okemos, LLC
Blocks 1 and 2
Corner of Hamilton and Clinton Roads
Okemos, MI

CLIENT: Village of Okemos, LLC
2002 Ardy Road
Okemos, MI

DESIGNED BY: Greg Presley
DRAWN BY: Greg Presley
CHECKED BY: Greg Presley
DATE: 1-26-2019



FLOOR PLAN:
SECOND FLOOR
1
A103 1" = 30'-0"

ISSUED: 1-26-2019

NO.	DATE	BY	DESCRIPTION
1	1-26-2019		ISSUED FOR PERMIT

PLAN SCHEME F



UNIT COUNTS - BUILDING G:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
3	APARTMENT	10	15

UNIT COUNTS - BUILDING E:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
3	APARTMENT	13	13

UNIT COUNTS - BUILDING A:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
3	APARTMENT	11	12

UNIT COUNTS - BUILDING D:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
3	APARTMENT	8	9.5

UNIT COUNTS - BUILDING B:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
3	APARTMENT	8	14.5

UNIT COUNTS - BUILDING C:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
3	APARTMENT	12	12

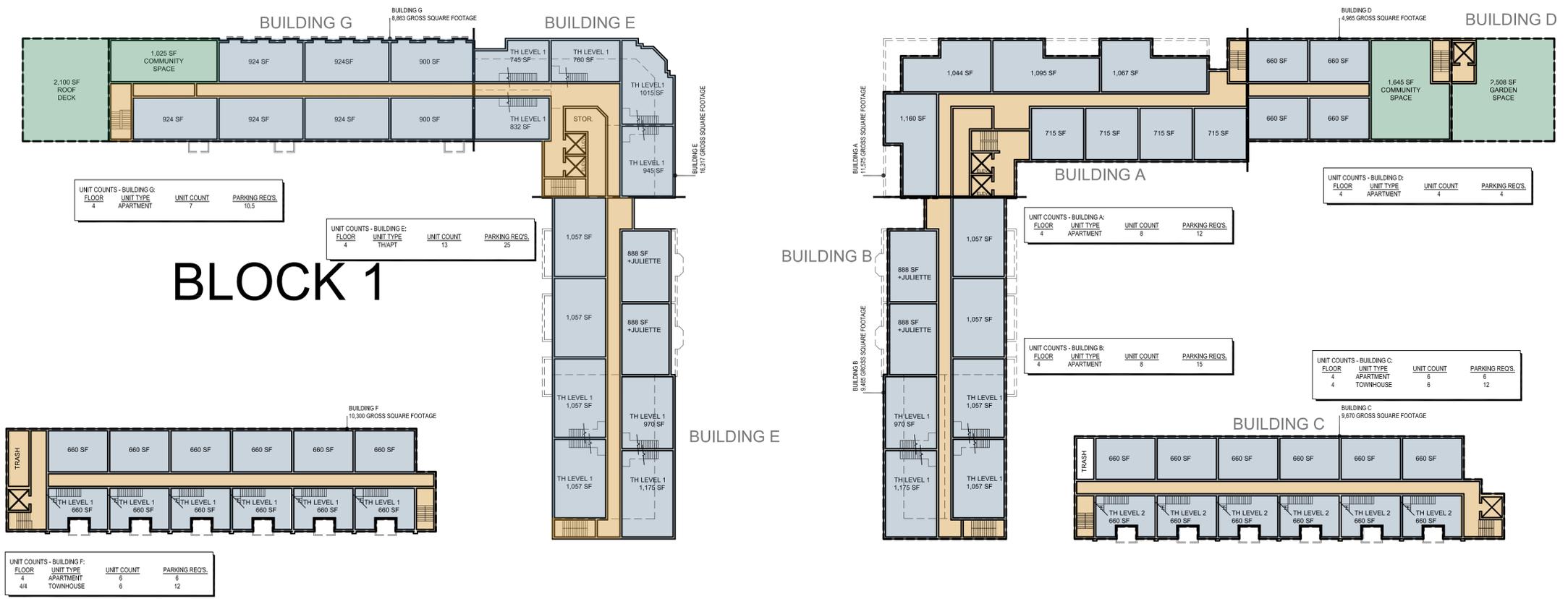
UNIT COUNTS - BUILDING F:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
3	APARTMENT	6	6
2/4	TOWNHOUSE	6	12

FLOOR PLAN:
THIRD FLOOR
1
A104 1" = 30'-0"

ISSUED: PLAN SCHEME F

NO.	DATE	BY	CHKD.	DESCRIPTION
1	1-26-2019			

ISSUED: DRAWN, CHECKED



BLOCK 1

UNIT COUNTS - BUILDING F:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
4	APARTMENT	6	6
4/4	TOWNHOUSE	6	12

UNIT COUNTS - BUILDING G:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
4	APARTMENT	7	10.5

UNIT COUNTS - BUILDING E:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
4	TRAPT	13	25

UNIT COUNTS - BUILDING A:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
4	APARTMENT	6	12

UNIT COUNTS - BUILDING D:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
4	APARTMENT	4	4

UNIT COUNTS - BUILDING B:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
4	APARTMENT	8	15

UNIT COUNTS - BUILDING C:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
4	APARTMENT	6	6
4	TOWNHOUSE	6	12

FLOOR PLAN:
FOURTH LEVEL (PENTHOUSE)
1
A105 1" = 30'-0"

ISSUED: 1-26-2019

NO.	DATE	BY	DESCRIPTION
1	1-26-2019		ISSUED FOR PERMIT

PLAN SCHEME



PRESLEY ARCHITECTURE
 108 N. CENTER ST. SUITE 205 NORTHVILLE, MI 48167
 P. 248.348.1124 F. 248.348.9300 E. gregpresley@comcast.net

M
 ARCHITECTS
 114 RAYSON STREET SUITE 202
 NORTHVILLE, MICHIGAN 48167
 PHONE 248.349.2708 FAX 248.349.2522

ISSUED: PLAN SCHEME F

DATE	DESCRIPTION
1-26-2019	IMV/PVR
	DOWN CHECKED
	T STAIRS

PROJECT: PERSPECTIVE VIEW
 NORTH EAST - OKEMOS /
 HAMILTON

CLIENT: CITY OF HAMILTON
 1000 W. WASHINGTON ST.
 HAMILTON, MI 48137



PRESLEY ARCHITECTURE
 108 N. CENTER ST. SUITE 205 NORTHVILLE, MI 48167
 P. 248.348.1124 F. 248.348.9300 E. gregpresley@comcast.net

M
 ARCHITECTS
 114 RAYSON STREET SUITE 202
 NORTHVILLE, MI 48167
 PHONE 248.349.2708
 FAX 248.349.2522

STAMPS

DESIGNED	DATE	BY
REVISIONS		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUED: PLAN SCHEME F
 DATE: 1-26-2019
 DRAWN: DOWN CHOICE

PROJECT: CITY OF HAMILTON
 PROJECT # 18.07

BHEET TITLE: PERSPECTIVE VIEW
 SOUTHEAST -
 HAMILTON



To: DDA Board Members
From: Chris Buck, Economic Development Director
Date: 3.4.2019
Re: DDA Financials

The winter tax roll had been processed and the deposit has been made into the DDA bank account increasing our cash on hand. As a reminder, by definition we will receive virtually no income as we have reset the base tax year in our newly approved DDA TIF plan. This cash on hand will need to cover our expenses for the next few years until construction completion creates an increment. The email communication from the treasurer's office is below.

We have made a payout to the DDA for summer and winter 2018 capture. Phil will deposit the checks at Independent. I will give Dawn a copy so she can record the deposit in GL, and will get you the paperwork reflecting the payout. The total deposit is \$27,079.15 (balance payout of summer collections \$274.50- and winter \$26,804.65)

There may be another small deposit made prior to the taxes going delinquent to the County. If this happens we will get you the information.

*Mary Ann Groop
Meridian Township Treasurer's Office*

In addition, I have included the most recent bank statement for the DDA account in the board packet at the DDA's request. Be aware that the roughly \$70,000 check to ARS wasn't cashed by the time this statement was created, nor was the deposit made as referenced by the Treasurer's office.

Action to be considered: Move to approve the financial statement as presented, to be placed on file.

Attachments:

- A. Winter Tax Roll Supporting Document
- B. January DDA Bank Statement

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 02/28/2019 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS		
Cash		\$62,793.77
Due from General Fund		\$0.00
Taxes Receivable		\$0.00
Accounts Receivable		\$0.00
Prepaid Expense		\$0.00
TOTAL ASSETS		<u>\$62,793.77</u>
LIABILITIES		
Accrued Interest Payable		\$0.00
Due to General Fund		\$904.12
Unearned Revenue		\$0.00
Deferred Inflows of Revenue		\$0.00
LT Note Payable		\$149,500.00
TOTAL LIABILITIES		<u>\$150,404.12</u>
FUND BALANCE		
Fund Balance 12/31/18		(\$127,800.22)
2019 YTD Net Income		\$40,189.87
TOTAL FUND BALANCE		<u>(\$87,610.35)</u>
TOTAL LIABILITIES & FUND BALANCE		<u>\$62,793.77</u>

INCOME STATEMENT

REVENUES	<u>January</u>	<u>February</u>	<u>Year to Date</u>
Tax Capture	(\$443.90)	\$27,079.15	\$26,635.25
PPT Reimbursement	\$12,764.04	\$0.00	\$12,764.04
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	<u>\$12,320.14</u>	<u>\$27,079.15</u>	<u>\$39,399.29</u>
EXPENDITURES	<u>January</u>	<u>February</u>	<u>Year to Date</u>
Operating Costs	\$170.56	\$159.86	\$330.42
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	(\$1,121.00)	\$0.00	(\$1,121.00)
TOTAL EXPENDITURES	<u>(\$950.44)</u>	<u>\$159.86</u>	<u>(\$790.58)</u>
2018 Net Income	<u>\$13,270.58</u>	<u>\$26,919.29</u>	<u>\$40,189.87</u>



INDEPENDENT
BANK
PO Box 279 | Belding, MI 48809 | IndependentBank.com

A-9

Last statement: December 31, 2018
This statement: January 31, 2019
Total days in statement period: 31

MERIDIAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT
AUTHORITY
ACCOUNTS PAYABLE
5151 MARSH RD
OKEMOS MI 48164-1198

1-1666

Page 1 of 1
0001295474
(0)



01666

Direct inquiries to:
800.355.0641

Independent Bank
2119 Hamilton RD
Okemos MI 48864

WHAT WOULD YOU DO WITH \$5,000? ENTER THE BILL PAY SWEEPSTAKES FROM DECEMBER 1, 2018-JANUARY 31, 2019, FOR A CHANCE TO WIN! VISIT INDEPENDENTBANK.COM/ BILLPAYSWEEPSTAKES FOR MORE DETAILS. CHECK OUT OFFICIAL RULES AT BILLPAYSWEEPSTAKES.COM/RULES.

Community Freedom Checking

Account number	0001295474	Beginning balance	\$107,471.83*
Low balance	\$107,147.88	Total additions	.00
Average balance	\$107,386.61	Total subtractions	323.95
		Ending balance	\$107,147.88

CHECKS

Number	Date	Amount	Number	Date	Amount
1102	01-17	153.39	1103	01-30	170.56

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	107,471.83	01-17	107,318.44	01-30	107,147.88

* Beg. Bal outstanding ck# 1102 = 153.39
 - 5.00
 107,142.88
 WB-outstanding

Thank you for banking with Independent Bank



01666

TRUST & AGENCY CHECK REQUEST

DATE 2/25/2019

VENDOR # MERIDIAN TOWNSHIP DDA OF OKEMOS
TO

DESCRIPTION	ACCOUNT #	AMOUNT
2018 WINTER TAX COLLECTION	701-000.000-222.000	\$ 8,667.56
(pay out to 02-20-18)	701-000.000-225-060	\$ 1,334.57
	701-000.000-226.000	\$ 7,955.43
	701-000.000-226.140	\$ 283.93
	701-000.000-226.100	\$ 633.15
	701-000.000-226.010	\$ 1,212.97
	701-000.000-226.090	\$ 1,262.41
	701-000.000-226.030	\$ 1,151.30
	701-000.000-226.120	\$ 378.66
	701-000.000-226.130	\$ 624.95
	701-000.000-226-160	\$ 473.38
	701-000-000-226-180	\$ 2,826.34
	SUB-TOTAL WINTER	\$ 26,804.65
	CHECK TOTAL	\$ 26,804.65

(SEE ATTACHED REPORTS)

TRUST & AGENCY CHECK REQUEST

DATE 2/25/2019

VENDOR # MERIDIAN TOWNSHIP DDA OF OKEMOS
TO

DESCRIPTION	ACCOUNT #	AMOUNT
2018 SUMMER TAX COLLECTION PAID OUT TO 02-20-19	701-000.000-222.003	\$ 274.50
		CHECK TOTAL \$ 274.50

(SEE ATTACHED REPORTS)



7. B

To: DDA Board Members
From: Chris Buck, Economic Development Director
Date: 3.4.2019
Re: RCPD Braille Invoice

The CATA Board includes a blind member of the community who is, incidentally, also a Meridian resident. As such, it has become CATA policy that if outside entities request to be on the CATA agenda, they must bear the cost of converting the packet contents into accessible documents for the blind. I learned this at the last minute and agreed to use the MSU vendor they use for these services. I was given an invoice three months later for \$513.00. This seemed high, so I asked for clarification and received the email response below in blue, and the public document in your board packet that outlines their policy. Because our packet content was a somewhat elaborate slide show requiring considerable work, the hours spent were high, resulting in a larger bill that they would normally have. As staff, I am satisfied with the research regarding this matter and am grateful CATA voted unanimously to join the Township on this important project in the DDA. In the future I will do a better job of confirming costs before committing, although I think this would be the necessary thing to do. Nevertheless we would be better prepared to receive this invoice.

Chris,

Thank you for your note. Braille pricing can vary depending on the type of document being transcribed. In this case, several charts and maps needed to be produced. Unlike regular text that can be copied and pasted, tactile charts, graphs, and maps need to be manually entered. As you can imagine, this can take a considerable amount of time. When producing only literal text, the cost is much lower because the time involved is considerably less. I've attached our pricing guide for your review. In the future, we'd be happy to provide you with an estimate, if that would be helpful.

I hope this helps.

Thank you for working with us.

Angela Sebald, MA, Ability Access Specialist

Resource Center for Persons with Disabilities
434 Farm Lane Dr. - Bessey Hall, Room 120, East Lansing, MI 48824
Office Number: (517) 884-1910, Email: sebaldan@msu.edu

Action to be considered: Move the approve the payment of \$513 to the RCPD

Attachments:

- A. RCPD Invoice
- B. Fee Clarification



**Resource Center for
Persons with Disabilities**

Resource Center for Persons with Disabilities
at Michigan State University
120 Bessey Hall
East Lansing, MI 48824-1033

Billing for Services

Invoice date: January 22, 2019

Services provided for: Chris Buck
Economic Development Director
buck@meridian.mi.us
W 517.853.4568 | C 517.528.4770
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

Date	Description	Amount
October 2018	<p>Project: Downtown Okemos Development Plan Requested on: 10/12/2018 Completed on: 10/16/2018</p> <p>Braille Pages: 44 X 1 copies = 44 braille pages X .50 = \$22.00 Binding: \$1 X 1 sets = \$1.00 Hours Spent Editing/Formatting/Proofing/Embossing/Binding: 14 hours X \$35 = 490.00</p> <p style="text-align: right;">\$22.00 + 1.00 + 490.00 = \$513.00</p>	\$513.00

Please make checks payable to *Michigan State University*, and mail to:
Beverly Stehlik, RCPD, 120 Bessey Hall, MSU, East Lansing, MI 48824-1033
phone: (517) 884-1903 fax: (517) 432-3191

Thank you!



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

Amount Due: \$159.86
Please pay by: March 14, 2019



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



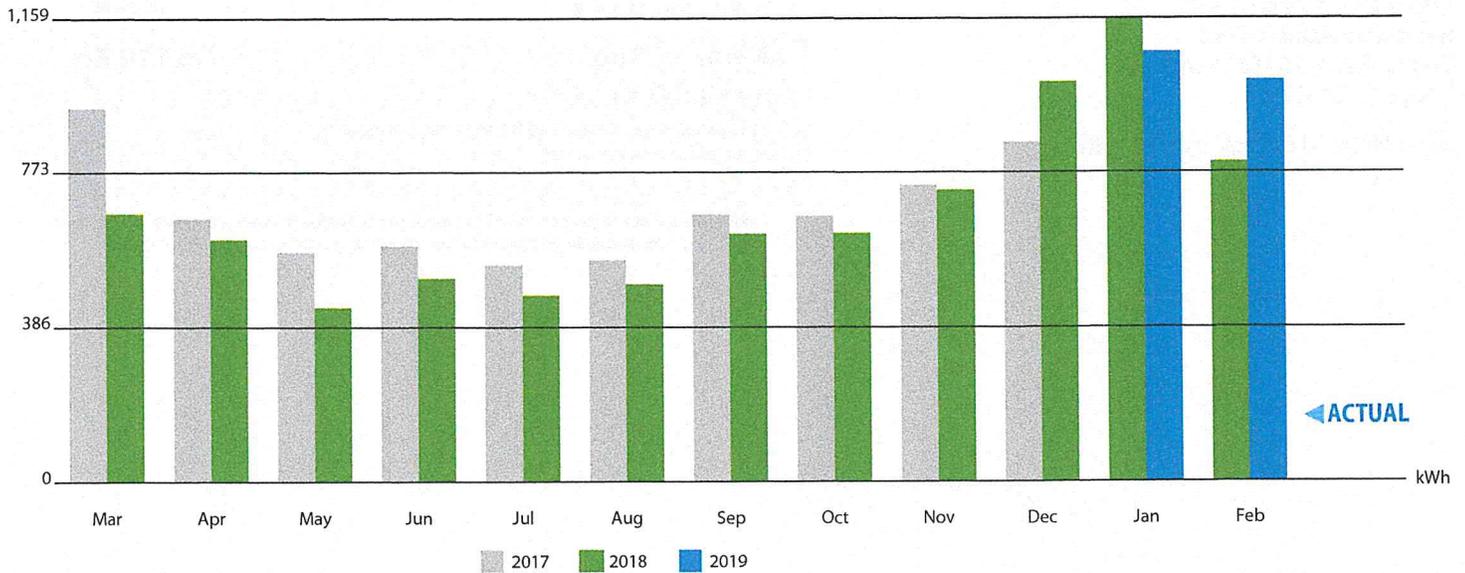
▶ **Thank You** - We received your last payment of **\$170.56** on **January 29, 2019**

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

February Energy Bill

Service dates: January 17, 2019 - February 18, 2019 (33 days)

Total Electric Use (kWh - kilowatt-hour)



February Electric Use

1,004 kWh
February 2018 use: 799 kWh

Cost per day:

\$4.84

kWh per day:

30

Prior 12 months electric use:

8,239 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.



Save Energy and Money This Winter

We all know just how unpredictable Michigan weather can be. Temperature swings can impact your monthly bill. Manage your energy use with energy saving tips and rebates.

Did You Know? Higher energy bills may be caused by extensive cold snaps, expanded shifts or a larger facility.

Learn more at
www.ConsumersEnergy.com/startsaving



Need to talk to us? Visit ConsumersEnergy.com
or call **800-805-0490**
Hearing/speech impaired: Call 7-1-1

Service Address:
2167 Hamilton Rd; Okemos MI
48864-1643
Account: **1000 5603 2681**

Account Information

Bill Month: February
Service dates: 01/17/2019 - 02/18/2019
Days Billed: 33
Portion: 14 02/19

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 03/19/2019

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 01-17
Ending Read Date: 02-18
Beginning Read: 14752
Ending Read: 15756 (Actual)
Usage: 1004 kWh

Total Metered Energy Use: 1004 kWh

February Energy Bill

Invoice: 204031343341

Account Summary

Last Month's Account Balance	\$170.56
Payment on January 29, 2019	\$170.56-
Balance Forward	\$0.00

Payments applied after Feb 19, 2019 are not included.

Electric Charges

Energy	1004@ 0.095527	\$95.91
Cap. Tax Reform Credit B	1004@ 0.002158-	\$2.17-
PSCR	1004@ 0.000470	\$0.47
System Access		\$20.00
Distribution	1004@ 0.042472	\$42.64
Dist. Tax Reform Credit B	1004@ 0.003514-	\$3.53-
Energy Efficiency		\$4.47
Power Plant Securitization	1004@ 0.001139	\$1.14
Low-Income Assist Fund		<u>\$0.93</u>

Total Electric \$159.86

Total Energy Charges \$159.86

Amount Due: **\$159.86**
by March 14, 2019

If you pay after the due date, a 2% late payment charge
will be added to your next bill.

Please make any inquiry or complaint about this bill before the due date listed on the front.
Visit ConsumersEnergy.com/aboutmybill for details about the above charges.

NEWS AND INFORMATION

For service on and after Jan. 10, your bill includes the U-20134 electric rate adjustment, which reflects major investments to enhance reliability, customer service and benefit the environment. The Michigan Public Service Commission approved the adjustment Jan. 9, 2019. The final order may be viewed at <https://mi-psc.force.com/s/>. Learn more about electric rate plans and options at www.ConsumersEnergy.com/ratesbiz.

ALERT - Beware of phone and email scams regarding utility payments: Consumers Energy never demands payment using only a prepaid card. Many options at www.ConsumersEnergy.com/waystopay.

Understanding Your Electric Bill: Power supply charges include electric generation and transmission costs based on

the amount of kilowatt-hours (kWh) used. Different rates are charged depending on the time of year and the amount of energy used. Consumers Energy does not make a profit on the cost of fuel or purchased power. More at www.ConsumersEnergy.com/ratesbiz.

Questions about your bill? Get an explanation of charges and learn more at www.ConsumersEnergy.com/business.



To: DDA Board Members
From: Chris Buck, Economic Development Director
Date: 3.4.2019
Re: DDA Bank Resolution – Update Signature Cards

With the changes in our DDA board and the pending increased financial transactions, the Treasurer's office has prepared the attached resolution for the DDA board to consider. Once approved, this will allow four signers to sign DDA checks (of course, the DDA will have approved action and in some cases the Township Board will require approval). The approved signers will be Chair Fulk, Vice-Chair Korrey, Economic Development Director Buck and Township Manager Walsh.

Action to be considered: Move to approve the resolution approving the Downtown Development Authority of the Charter Township of Meridian to Change Signature Cards on the DDA Account.

Attachments:

A. Resolution

RESOLUTION
DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN
TO OPEN/CHANGE SIGNATURE CARDS ON A DDA ACCOUNT

At a regular meeting of the Downtown Development Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the ____ of March, 2019 at 7:30 a.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Board Member _____ and supported by _____.

RESOLVED, Independent, ("Bank") is hereby designated a depository of the Downtown Development Authority of the Charter Township of Meridian (MTDDA) and that funds deposited therein may be withdrawn upon checks or other instruments of MTDDA.

RESOLVED FURTHER, all checks, drafts, notes, withdrawals or orders drawn against said funds shall be signed by any two of the following: Sue Fulk, current MTDDA Chairperson, Renee Korrey, current MTDDA Vice Chairperson, Chris Buck, Economic Development Director and Frank L. Walsh, Township Manager.

RESOLVED FURTHER, any two of the following may issue written instructions to the Bank for the purchase of investments: Sue Fulk, current MTDDA Chairperson, Renee Korrey, current MTDDA Vice Chairperson, Chris Buck, Economic Development Director and Frank L. Walsh, Township Manager.

RESOLVED FURTHER, the Bank is hereby authorized and directed to honor any withdrawals and to pay any checks and other instruments drawn against said funds, to the order of any two of the above named officials signing and/or countersigning such instruments.

RESOLVED FURTHER, the above designated officers are hereby authorized to execute, on behalf of the MTDDA, signature cards, or other documents, containing the rules and regulations of the Bank and the conditions under which deposits are accepted, and to agree on behalf of the MTDDA to those rules, regulations, and conditions as amended.

AUTHORIZED BY THE ABOVE RESOLUTIONS:

NAME and TITLE, SIGNATURE FACSIMILE SIGNATURE (if used)

Sue Fulk, MTDDA Chairperson

Renee Korrey, MTDDA Vice Chairperson

Chris Buck, Economic Development Director

Frank L. Walsh, Township Manager

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, Brett Dreyfus, the duly qualified Township Clerk, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the above name, title and signatures are the officers of the Downtown Development Authority of the Charter Township of Meridian.

Brett Dreyfus, Township Clerk
Meridian Charter Township



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

March 2019

Businesses Opened:

- **Launch Trampoline Park**, Meridian Mall Gordman's Space. February 2019
- **X-Golf**, 4950 Marsh Road, Okemos. Indoor golf driving range in Target Shopping Center
- **Pizza Hut**, 3320 E. Lake Lansing Road

Commercial use under construction

- **VIP Nail Bar**, 3552 Meridian Crossings, Okemos
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in Mid 2019
- **Portnoy and Tu**, 2476 Jolly Road, Okemos. Relocation for dentist office.
- **Paradise Indian Restaurant**, 4760 Marsh Road, Okemos (former McAllisters)
- **Diamond Nails**, 4749 Central Park Drive, Okemos (former Hampton Jewelers)
- **J-Dubb's Signature Subs**, 2160 W. Grand River Ave, Okemos (former Subway)
- **Big Lots**, 2020 W. Grand River Ave, Okemos (Best Buy Plaza)
- **Panera Bread**, 2080 W. Grand River Ave, Okemos. Demo and rebuild BD Mongolian Grill.
- **Firestone Complete Auto Care**, 2700 E. Grand River Ave, East Lansing. Repurposing Auto Repair facility
- **Orthopedic Rehab Specialists**, 5100 Marsh Road, Suite G, Okemos

Residential or Long Term Construction/Phasing

- **Chamberlin Townhouses**, Chamberlin Way, Haslett. Off Marsh Road north of Lake Lansing Road
- **Ingham County Medical Care Facility**, 3860 Dobie Road, Okemos. 64,000 square foot (48 room) addition
- **Marriot Courtyard**, Meridian Crossing Drive. 105 rooms
- **Elevation**, 2362 Jolly Oak Road, Okemos. 350+ residential units
- **New Hope Church**, 2170 E. Saginaw Road, East Lansing

Approved/not yet commenced

- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River

Under consideration

- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **O'Reilly Auto Parts**, 2703 Grand River Ave East Lansing. Former Paul Revere Tavern Site.
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy ***dormant for now***

Closings/Relocations

- **Salvation Army**, 2655 E. Grand River Ave, East Lansing
- **Hallmark**, 1657 Haslett Road, Haslett. Haslett Village Square
- **Vitamin Shop**, 2090 W. Grand River Ave, Okemos
- **Fox Nissan Dealership**, New project aborted, staying where they are
- **Payless Shoe**, 2090 W. Grand River, Okemos – press says closing nationally