



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority  
July 10, 2022 7:30AM  
Central Fire Station 5000 Okemos Road  
Okemos, MI



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 – JUNE 2, 2022
6. PUBLIC REMARKS
7. FINANCIAL REPORT
  - A. Monthly Financials
8. AUTHORIZATION OF PAYMENTS
  - A. Consumers Energy Bill July 2023
9. OLD BUSINESS
10. NEW BUSINESS
  - A. Establishment of Façade Improvement Program
  - B. Potential DDA Savings and Additional Earnings
  - C. 2024 DDA Budget
  - D. Commissioner Training Packet Materials
11. REPORTS
  - A. Township Board
  - B. Township Manager
  - C. Planning Commission
  - D. Chair
  - E. Staff
12. OPEN DISCUSSION/BOARD COMMENTS
13. PUBLIC REMARKS
14. NEXT MEETING DATE
  - A. August 1, 2022, 7:30am – Town Hall Room, 5151 Marsh Road, Okemos

**15. 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)  
Central Fire Station, 5000 Okemos Road, Okemos, MI 48864  
Monday, June 5, 2023 – Minutes

**Members**

**Present:** Don Romain, Renee Korrey, Tom Stanko, Supervisor Jackson, and Angela Wright

**Members**

**Absent:** Peter Campbell, Bill Cawood and Jim Spanos

**Staff**

**Present:** Neighborhoods & Economic Development Director Amber Clark, Township Manager Walsh, Administrative Intern Will Christy and Executive Assistant Michelle Prinz

**Others**

**Present:** Planning Commissioner Mark Blumer and Commercial Business Banker from Independent Bank Alan Woodbury

1. CALL MEETING TO ORDER

Chair Stanko called the meeting to order and read the mission statement at 7:32am.

2. APPROVAL OF THE AGENDA

**MOTION BY SUPERVISOR JACKSON TO APPROVE THE AGENDA. SUPPORTED BY MEMBER ROMAIN.  
MOTION APPROVED 5-0.**

3. APPROVAL MEETING MINUTES OF MAY 2, 2023

**MOTION BY MEMBER KORREY TO APPROVE THE MINUTES. SUPPORTED BY SUPERVISOR JACKSON.  
MOTION APPROVED 5-0.**

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

A. Monthly Financial Report

Director Clark reviewed the financials which included a fund balance of \$141,975.42. The financials were placed on file.

6. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill June 2023

Consumers Energy is no longer allowing non-residential accounts to use a debit card for payment. So, an EFT has been set up for the monthly payments.

**MOTION BY MEMBER ROMAIN TO APPROVE THE PAYMENT OF THE JUNE 2023 CONSUMERS ENERGY BILL OF \$28.81. SUPPORTED BY SUPERVISOR JACKSON. MOTION APPROVED 5-0.**

7. OLD BUSINESS

None.

8. NEW BUSINESS

A. DDA Authorized Signors

With a new Chair and Vice-Chair the resolution to change signature cards on the DDA account was done to include Vice-Chair Wright and Chair Stanko. Vice-Chair Wright mentioned the DDA may want to consider moving the account to a different savings account that could generate more interest. She will be sending additional information.

**MOTION BY MEMBER WRIGHT TO APPROVE AND ADOPT THE RESOLUTION OF THE CHARTER TOWNSHIP OF MERIDIAN TO OPEN/CHANGE SIGNATORIES ON THE DDA ACCOUNT. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 5-0.**

B. DDA Budget 2023-2024

With the DDA loan complete, Director Clark presented options to consider for the 2023-2024 DDA budget. These may include grant expenses, beautification, and art. The DDA will continue to think about the best use of the funds for the coming year.

C. DDA Façade Improvement and Grant Program

Director Clark discussed implementing a grant program that may assist businesses with signs or small exterior updates. Independent Bank is willing to partner on the program. Discussion included example programs from the City of Leslie, Middleville, and Hancock. Discussion of requesting a type of materials be used in the improvements that emphasized the Township's river and parks with natural materials. A recommendation was made for a committee to be formed to discuss the program further and report back. The committee will include Member Korrey, Director Clark, Chair Stanko, and a member of the Planning Staff.

9. REPORTS

A. Township Board

Supervisor Jackson reported on the following:

- Discussing recreational marihuana ordinance updates
- 2022 Audit
- 2022 MERS Valuation
- Local Road Program has begun
- Events coming up include Juneteenth, Celebrate Meridian, and Pride
- Facility updates are going well

B. Township Manager

Manager Walsh reported on the following:

- Painting on the first floor of the Municipal Building is complete
- Working on the final new township sign by IHop
- 2022 Audit presentation tomorrow
- Discussions with CATA regarding eliminating our payment for Redi-Ride based on our \$8M CATA millage
- Bringing on a Financial Investment Advisor
- Police Officer recruitment is constant at 35 on our goal of 41 Officers
- We will report to the Board on 6/20 regarding the research done on a potential Community Center
- Board will be doing six community meetings to help enhance communications with residents
- Police Awards Ceremony will be held 6/15 at Marketplace on the Green
- MERS Pension is 74% funded for Police and Fire

#### C. Planning Commission

Commissioner Blumer reported the Planning Commission discussed the expiration of the building permit for Skymint.

#### D. Chair Report

Chair Stanko mentioned that the new Township signs look great.

#### E. Staff Report

Director Clark reported on the following:

- Village of Okemos community meeting was recorded and she will forward it to everyone
- The developers discussed the current state of financing and rental rates
- Class C liquor license is being reviewed and the possibility for one in the DDA
- Working on the Master Plan

#### 10. OPEN DISCUSSION/BOARD COMMENTS

Manager Walsh mentioned he attended the Parade of Homes in Grand Rapids and the Haslett developer had homes.

Member Korrey stated we may want to consider a Master Gardener for the project of beautification of the bridge.

#### 11. PUBLIC REMARKS

None.

#### 12. NEXT MEETING DATE

a. July 10, 2023, 7:30am-Central Fire Station, Community Room, 5000 Okemos Road

#### 13. ADJOURNMENT

The meeting was adjourned at 8:52am without objection.

Amber Clark Neighborhoods &  
Economic Development Director  
Meridian Township  
Economic Development and Projects  
June 2023

### **New Businesses Opening/Relocating**

- I Heart Mac N Cheese Hannah Plaza
- Kaiyo Sushi 5100 Marsh Road
- Crumbl Cookies 2843 E. Grand River Ave
- Social Sloth Café 1745 Central Park Drive
- New retail establishment 1982 W Grand River - Meridian Mall
- Tantay Cuisine New food establishment at 2398 Jolly Road #200

### **Under Construction**

- |                               |                              |
|-------------------------------|------------------------------|
| • American House Meridian     | 1673 Haslett Road – Now      |
| • Copper Creek                | Leasing! Haslett Road        |
| • Silverleaf Estates          | Bennett Road                 |
| • Woodward Way                | Sirhal Drive- Now Leasing!   |
| • Elevation Apartments        | Jolly Oak                    |
| • Jim Giguere 5 Single Family | Hulett Road                  |
| • Newton Ponte Apartments     | Newton Road and Lake Lansing |

### **Approved/Not Commenced**

- Consumers Credit Union- waiting on approvals for the Drain office
- Trader Joe's Northwind Drive across from Whole Foods
- Village of Okemos 4661 Okemos Road Commercial/Residential development  
*Approved EGLE Brownfield, Meridian Redevelopment Fund*
- Haslett Village Concept 2.0 1655 & 1621 Haslett Road  
*Approved MUPUD 290 units, Brownfield and Commercial Rehabilitation Exemption*
- Lake Court drive 5-8 Duplexes
- Grand Reserve –Central Park and Powell Road
- 4880 Marsh Road Tidal Wave Car Wash - Outback Steakhouse is planned to be redeveloped

### **Other Township Happenings:**

- Grand River and Marsh road intersection open, final elements of construction winding down. To be included in these emails please contact [Clark@meridian.mi.us](mailto:Clark@meridian.mi.us)
- Meridian Township Pride Festival August 26th 4pm-10pm at 1995 Central Park Drive

## Consumers Energy: Auto-pay Reminder

Consumers Energy <noreply@alerts.consumersenergy.com>

Fri 6/30/2023 3:08 PM

To:Amber Clark <clark@meridian.mi.us>



[LOG IN](#)

# Auto-pay Reminder

**Account Number:** xxxx xxxx 2681

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

Hello,

We'd like to remind you that an automatic payment in the amount of \$28.81 is scheduled on July 07, 2023 for 2167 Hamilton Rd Okemos MI 48864-1643. Your current account balance is \$28.81.

Please log into your [online account](#) to view your bill.

We value your business and thank you for being our customer.

Please take a moment to offer [feedback](#) on your auto-pay experience.

Sincerely,  
Consumers Energy

Please do not reply to this automated email message.

[Terms & Conditions](#) | [Unsubscribe](#)

Amber Clark Neighborhoods &  
Economic Development Director  
Meridian Township  
Economic Development and Projects  
June 2023

| Project Name             | Project Site Location          | Project Details   |
|--------------------------|--------------------------------|---|
| American House Meridian  | 1673 Haslett Road - Haslett    | *55+ Independent living<br>132 Units <ul style="list-style-type: none"> <li>• 10,000 Sq. Ft Commercial space includes café open to the public</li> <li>• Pathway to lead to Interurban</li> </ul> Previously called "Pine Village"- mixed use development |
| Copper Creek             | Copper creek Road - Haslett    | Single Family Home development <ul style="list-style-type: none"> <li>• 88 Homes at Haslett Road east of Green road</li> </ul> Product by Mayberry homes. Development is nearing completion and almost full!  |
| Elevation Apartments     | Jolly Oak and Jolly road phase | Market rate multifamily housing development <ul style="list-style-type: none"> <li>• Phase 3&amp;4 will include 66 units</li> <li>• 370 units total</li> </ul> Final phase of elevation apartments has started construction.                              |
| Newton Pointe Apartments | 6276 Newton Road/Saginaw Hwy   | Market rate multifamily housing<br>Mixed use residential project <ul style="list-style-type: none"> <li>• 10(10 unit) multifamily bldgs.</li> <li>• 5(4 unit) single family attached and 14 single family homes</li> </ul> Foundations are in place       |
| Silverleaf               | Bennet Road and Hulett         | Single family homes built over 5 phases. <ul style="list-style-type: none"> <li>• 150 homes west of Bennett elementary</li> </ul> Product by Mayberry Homes   |
| Trader Joes              | Northwind Drive                | Lost subcontractor and permit has expired   |



**To: Downtown Development Authority Members**

**From: Neighborhoods & Economic Development Director Amber Clark**

**Date: July 10, 2023**

**RE: Downtown Development Authority Façade Improvement and Grant Program**

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At the June 2023 meeting, the DDA responded with full support of the creation of a Façade Improvement Program for the Downtown Development Authority district. This improvement program will create an active review process and policy to support redevelopment of our downtown. The DDA's primary purpose is to correct and prevent deterioration and promote economic growth within this district. Other purposes of a DDA include reversing declining property values, improving the overall business climate and increasing employment opportunities. This economic development tool will be an additional program to incentivize tenancy, redevelopment, and management of the district.

Included with this memo is a copy of possible Façade Improvement Program. It will need formal adoption by this Board as well as support from the Planning Department and or Planning Commission should our requirements go outside of the Planning and Zoning ordinance. This should help existing property owners update their buildings in conjunction with the Match on Main program that we are eligible for due to our active status as a Redevelopment Ready Community. If the DDA aligns with a financial partner like Independent Bank, the opportunities to elevate new or existing businesses in the district will expand. Our hope is the DDA will take under discussion this potential funding mechanism and approve a façade improvement program for the district.

Your concurrence is appreciated.

## DDA FAÇADE IMPROVEMENT PROGRAM GUIDELINES

The Charter Township of Meridian Downtown Development Authority (DDA) formally institutes an established the Façade Improvement Grant Program (FIP) to stimulate appropriate improvements to the exterior of downtown commercial buildings.

The DDA finds that the creation and maintenance of an attractive downtown is a public purpose which can be achieved in part through improvements to building facades. The Downtown Development Authority district is comprised of physical property starting on the western boundary of Okemos and Grand River Avenue intersection, to its eastern boundary at Okemos and Marsh Road. The district continues south of Grand River avenue to include Ferguson and Wonch Park's, through the roundabout at Hamilton road back to Marsh road. This district, first established in 2005 is pivotal to the economic health of the community because of its rich history with the establishment of the Village of Okemos, the age of the established area, the conditions of the district currently, whether perceived or actual. Downtown Development Authority has the mission 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.

The intent of the FIP will be to strengthen the economic viability of the downtown development authority, invest in the invested business district, and provide financial incentives for improving the exterior appearance of its buildings. The FIP provides an opportunity to create an approved aesthetic that enhances the unique atmosphere that Downtown Meridian Township can offer the community. It is important to the aesthetic enhancement of downtown, that building design treatments be compatible with each other and promotes the brand of Meridian Charter Township as, a Prime Community.

### **Program Description:**

Subject to funding availability and project approval, the DDA may reimburse up to **50%** of the cost of improvements to the exterior building façade. Except as otherwise noted in these guidelines, the total reimbursement for a Standard Façade Improvement Grant may not exceed **\$20,000.00 per building** per project or the cost of exterior face improvements, whichever is less, every 10 years.

### **Standard Façade Improvement Grant:**

This type of grant (reimbursement) is given for work which is consistent with the DDA Façade Improvement Program Guidelines.

Subject to funding availability and based on a separate vote of approval by the Downtown Development Authority of Meridian Charter Township, the reimbursement may be increased by 20 % above that awarded for the Standard Façade Improvement Grant, for existing buildings within the district. New buildings will not be eligible for the 20% rehabilitation increase.

### **Who is an Eligible Applicant?**

Owners, tenants with owner's approval, or both who have commercial property located within the Downtown Development Authority District may apply for FIP funds. See attached map of DDA District. This includes the Downtown Development Authority or Public agencies that own and or operate commercial property within the district.

### **What is an Eligible Building or Property?**

Any existing commercial building located within the DDA District which is owned or used by an eligible applicant is considered eligible for FIP funds. Also eligible is landscaping adjacent to such a structure. Newly constructed buildings and additions to existing structures are also eligible subject to funding availability and the limitation listed under **Eligible Exterior/Façade Improvements below**. All taxes and special assessments must be current to be eligible for façade grant improvement funds (Proposed Addition: at the time of grant approval and disbursement of funds).

Where a building under one ownership is divided into more than one unit for purposes of commercial tenancy, each separate unit which has an individual storefront façade and an independent ground floor entry shall be eligible to receive FIP funds; provided however, that FIP funds shall not exceed **(\$20,000.00)** for the entire building, subject to funding availability, for a Standard Façade Improvement Grant.

If the owner or principal tenant of a building which has and uses storefront façade frontage of more than sixty (60) feet applies for FIP funding, the DDA at its discretion may award additional funds as it determines reasonable but not more than a total of **(\$20,000.00)** for any one project.

### **Public Spaces Amenity Bonus:**

If sufficient funds are available, and based upon a separate vote of approval by the Board of Directors, a rebate may be increased to **20%** above that awarded for the Standard Façade Improvement Grant, if the improvement will include public spaces and amenities that address the following:

- Free Wi-Fi Connectivity and Broadband Services
- Walkability and accessibility site improvements
- Green infrastructure to address site development improvements
- Electric Charging stations

### **Program Financing:**

The DDA will reimburse **50%** (up to \$20,000.00) of total eligible FIP expenses, or **70%** (up to \$30,000.00) for all projects with Public Spaces Amenity in restoration projects once approved by the Downtown Development Authority.

### **Design Guidelines:**

Projects approved for Façade Improvement Program funds must comply with the U.S. Secretary of Interior's Standards for Rehabilitation and/or all applicable Meridian Charter Township Code of Ordinances and building codes. Most projects will need a building permit, and some may require site plan approval by the Meridian Charter Township Planning Commission and Township Board.

### **Eligible Exterior/Façade Improvements:**

Materials and wages for improvements to the front, rear and side facades of eligible buildings, when completed in conjunction with a significant renovation project, such as, but not limited to the following items;

- carpentry
- masonry cleaning
- removal/demolition
- awnings
- doors/entryways
- storefront constructions
- painting
- lighting
- signs
- landscaping adjacent to structure

- sidewalks (from the public sidewalk to the business)
- asphaltting of customer/public parking area

**Project Prioritization:**

Applications containing the following characteristics will have priority funding appropriation:

- New projects (1st Time Applicant)
- Scope and size of project (larger projects that achieve desired outcomes)
- Retail, recreation, and entertainment businesses
- Projects identified on corner lots
- Projects in which the building is owner-occupied
- Projects containing a high ratio of private to public dollars
- Projects preserving community institutions
- Projects that include increase public space and amenities as listed in the Public Spaces Amenity Bonus
- Projects designed to resolve deteriorated/inappropriate/unsightly conditions that have existed for many years (boarded windows, deteriorated electrical fixtures, etc.)
- Projects that will complete the improvement of a block or portion of a block (ex. Replacement of an inappropriate façade on a block containing many well-preserved or improved facades)

**Ineligible Expenses:**

Anything not specifically stated under eligible expenses such as but not limited to the following items:

- Expenses incurred *within 60 days* prior to the DDA’s review and approval of an FIP application
- Property acquisition
- Mortgage or land contract refinancing
- Loan fees
- Meridian Township Planning Department site plan, building and sign permit fees
- Construction of new building additions except for façade portion
- (Sealing of parking lots)
- (Murals)
- Appraiser, attorney, interior decorator fees
- Wages paid to the applicant or relatives of the applicant unless licensed to perform such work
- Furnishing, trade fixtures, display cases, counters or other items taxed as “personal property”
- Wages paid to applicant, relatives, or friends for work associated with the façade improvement (e.g. payments under the table)
- Any portion of expenses for which applicant pays contractor in merchandise or in-kind services
- Reusable or removable items
- Site improvements done in conjunction with an approved project submitted by the Downtown Development Authority District
- Any portion of expenses for which applicant pays contractor in merchandise or service

**Timetable:**

Unless otherwise agreed in writing when the project is approved for FIP funding, in the event the actual physical construction on a project has not commenced within 90 days and been completed within six months of the DDA funding commitment, the DDA will re-evaluate the status of the project. At its discretion, the DDA reserves the right to cancel or extend the funding commitment.

**Other Program Guidelines**

1. The DDA will give priority to commercial/income producing buildings over those owned or used by public agencies.
2. (a) Within a 10 year period, a property owner and/or tenant with property owner's approval may apply for FIP funds to renovate a building façade.  
  
(b) The total amount rebated to a property owner and/or tenant for the same building during a 10 year period may not exceed \$20,000.00.
3. At the DDA's discretion and with a majority vote of the Downtown Development Authority Board, an exception to any FIP guideline may be granted due to special conditions or situations which were not apparent at earlier date.

**Application, Approval, and Payment Procedures.**

1. Contact the Meridian Charter Township Downtown Development Authority Façade Improvement Grant Program for information and application packet between 8:00 a.m. – 4:30 p.m. Monday through Friday. The application and information packet may also be found online at <https://www.meridian.mi.us/government/boards-and-commissions/downtown-development-authority>
2. Review proposed façade improvement design with the DDA staff liaison, Planning Staff and Downtown Development Authority Chairperson.
3. Submit completed application, design plans, cost estimates to the DDA staff person at 5151 Marsh Road, Okemos, MI 48864. The DDA accepts applications throughout the year.
4. The application is reviewed by staff to verify that the location is within the DDA district. Staff will provide a preliminary review outlining how well the project meets the program objectives.
5. **CONSTRUCTION WORK BEGUN BEFORE ISSUANCE OF A BUILDING PERMIT (IF REQUIRED) AND PRIOR TO THE DDA'S REVIEW AND APPROVAL WILL NOT BE CONSIDERED ELIGIBLE FOR REIMBURSEMENT GRANT FUNDING.**
6. The applicant must submit a detailed plan illustrating proposed improvements. At this point, the applicant should obtain any necessary permits from the Village and complete a site-plan review with the Zoning administrator as needed.
7. If the application meets program objectives the applicant will be notified that his/her project has been accepted for consideration.
8. Each application shall be reviewed by Planning Staff, Downtown Development Authority Staff liaison. A written recommendation for approval, modification or rejection shall be prepared for consideration by the DDA at their next regular meeting.

9. Applicant must show proof of payment for full reimbursement (cancelled check) and completed work must be signed off by the building inspector if building permit was required.
10. If grantee sells/removes said property prior to five years, repayment of Façade grant will be paid to the DDA on a prorated basis. The grantee will agree to these terms through the signing of a Development and Reimbursement Façade Improvement Agreement.

### **Post Façade Improvement Approval Procedure**

- Execute a Development and Reimbursement Façade Improvement Agreement.
- Any changes in the scope of work must be approved by the DDA prior to construction/installation.
- All approved changes in work verification shall be attached to the original site plan in the form of an addendum and dated.
- Township and DDA staff may conduct periodic inspections to ensure compliance with the site plan and adopted eligible activities. Any questions or concerns will be directed to the applicant.
- Projects must be completed within one (1) year and six (6) months of notification of project approval by the DDA. Only under extenuating circumstances, an extension of time to complete the project can be requested in writing and may be awarded by the DDA.
- Upon completion of the project improvement, DDA staff will photograph the new façade and submit it to the DDA to ensure that all components of the site plan are met.
- After final project inspection, the DDA Board will review and approve the project, the applicant be reimbursed for the approved grant amount.
- Any business or organization that receives funds from a Façade grant or Façade Maintenance grant will be required to display a 5"x 5" window decal that indicates the project was funded in part by the DDA. The window decal should be displayed in a front window or in the lobby of the business for the duration of the time that funds are being received (5 years maximum).



**To: Downtown Development Authority Members**  
**From: Neighborhoods & Economic Development Director Amber Clark**  
**Date: July 10, 2023**  
**RE: Downtown Development Authority 2023-2024 Proposed Budget**

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The attached proposed budget is prepared for the DDA member's consideration. Since 2018 a proposed budget has not been presented to the DDA for a formal review of how the Tax Increment Financing revenue that is generated in the district will be utilized over the course of a year. In past years a budget has been proposed with several art and beautification uses associated in the budget. In 2020 members of the DDA felt that expenditures for flowers, irrigation and art were not the necessary focus, as the DDA hoped the Village of Okemos mixed use development would be under construction and adequate or other beautification projects could be underway. The suggestion of staff is to at this time adopt an annual budget noting potential sources and uses of funding. In addition to supporting the redevelopment of the "Village of Okemos" site, there remain obsolete buildings and deterioration of other sites in the DDA. Please review the attached budget and prepare to offer suggestions on the appropriate allocations based on the project description.

Your concurrence is appreciated.

Motion: Move to adopt the attached budget for 2024. Include the annual budget on the Downtown Authority website and submit to the Township Board.



**To: Downtown Development Authority Members**  
**From: Neighborhoods & Economic Development Director Amber Clark**  
**Date: July 10, 2023**  
**RE: DDA Discussion for Additional Savings Account and Earnings**

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At our last meeting discussion circulated around new additional earnings and savings. Presented in the packet is a recap of those possible earnings.

Your concurrence is appreciated.

Motion: Move to formally allow for an additional saving account to earn the 1.30% APY

## DDA savings

Wright, Angela <AWright@ibcp.com>

Wed 6/14/2023 10:54 AM

To:Amber Clark ; Thomas Stanko

Hello,

My apologies for long a week go by and not getting this information to you we spoke about in the last meeting.

We can set up an Eagle Advantage Money Market savings to compliment the checking. For \$100,000 it would earn a rate of 1.30% APY. The money would be completely liquid and could be used at any me.

Please let me know if you have any specific questions.

Thank you,  
Angela

**Angela Wright**

Bank Manager

Okemos & East Lansing Offices

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**Be Independent** 

[IndependentBank.com](https://IndependentBank.com) | [Instagram](#) | [Facebook](#) | [LinkedIn](#)

| DATE 06-05-2023                                  | DESCRIPTION                 | AMOUNT              | SOURCE                  |
|--|-----------------------------|---------------------|-------------------------|
| Calculations as of 06/02/2023                    |                             |                     |                         |
| Proposed 2023-2024 Budget                        |                             |                     |                         |
| GL NUMBER  |                             |                     |                         |
| <b>Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY</b> |                             |                     |                         |
| ESTIMATED REVENUES                               |                             |                     |                         |
| Dept 000.000                                     |                             |                     |                         |
| 900-000.000-402.000                              | CURRENT PROPERTY TAXES      | \$41,851.92         | 2022 DDA ANNUAL REPORT  |
| 900-000.000-506.000                              | GRANT REVENUE               | \$0.00              |                         |
| 900-000.000-638.222                              | DDA DOWNTOWN EVENTS         | \$0.00              |                         |
| 900-000.000-671.000                              | MISCELLANEOUS               | \$0.00              |                         |
|  | OTHR FINANCING SRCE-BOND    |                     |                         |
| 900-000.000-696.000                              | PROCEEDS                    | \$0.00              |                         |
| 900-000.000-699.000                              | OPERATING TRANSFER IN       | \$0.00              |                         |
| <b>Totals for dept 000.000-</b>                  |                             | <b>\$41,851.92</b>  |                         |
| TOTAL ESTIMATED EXPENDITURES                     |                             |                     |                         |
| APPROPRIATIONS                                   |                             |                     |                         |
| Dept 000.000                                     |                             |                     |                         |
| 900-000.000-701.000                              | SALARIES                    | \$0.00              |                         |
| 900-000.000-728.000                              | OPERATING SUPPLIES          | \$3,000.00          |                         |
| 900-000.000-820.000                              | CONTRACTUAL SERVICES        | \$5,000.00          |                         |
|  | PROFESSIONAL                |                     |                         |
| 900-000.000-825.000                              | CONFERENCES/DUES/TRAINING   | \$125.00            | MICHIGAN DOWNTOWN ASSC. |
| 900-000.000.000.000                              | GRANT EXPENDITURES          | \$5,000.00          | DDA MATCH ON MAIN 10%   |
| 900-000.000-851.000                              | COMMUNICATIONS              | \$0.00              |                         |
| 900-000.000-890.000                              | SPECIAL EVENTS              | \$0.00              |                         |
| 900-000.000-920.000                              | UTILITIES-WATER             | \$0.00              |                         |
| 900-000.000-922.000                              | UTILITIES-STREET LIGHTS(CE) | \$1,800.00          |                         |
| 900-000.000-974.000                              | CONSTRUCTION/IMPROVEMENTS   | \$7,500.00          |                         |
| <b>Totals for dept 000.000-</b>                  |                             | <b>\$22,425.00</b>  |                         |
| <b>TOTAL APPROPRIATIONS</b>                      |                             | <b>\$22,425.00</b>  |                         |
| <b>NET OF REVENUES/APPROPRIATIONS - FUND 900</b> |                             | <b>\$64,276.92</b>  |                         |
| <b>BEGINNING FUND BALANCE</b>                    |                             | <b>\$141,975.42</b> |                         |
| <b>ENDING FUND BALANCE</b>                       |                             | <b>\$77,698.50</b>  |                         |



**To: Downtown Development Authority Members**

**From: Amber Clark Director Neighborhoods & Economic Development**

**Date: July 10, 2023**

**Re: Training for DDA Members**

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

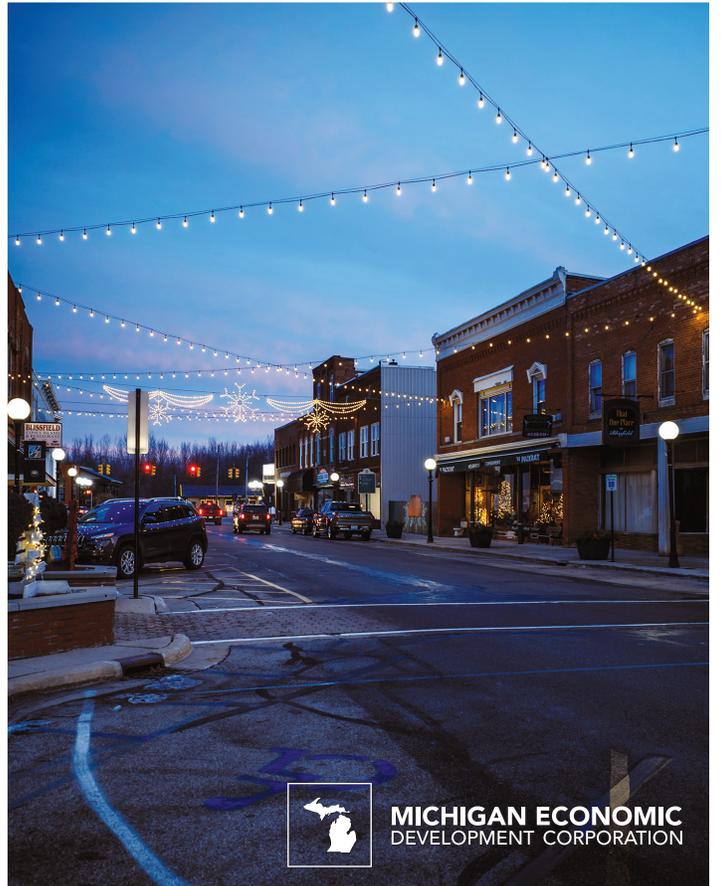
I \_\_\_\_\_, member of the Downtown Development Authority of Meridian Charter Township, on \_\_\_\_\_, day of \_\_\_\_\_, 2023, have reviewed the submitted training documents as suggested. My two comments of the documents are:

1)

2)



# BUILDING STRONG COMMUNITIES



MICHIGAN ECONOMIC  
DEVELOPMENT CORPORATION



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

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

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



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

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

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

#### **ENGAGED LEVEL**

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

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

#### **SELECT LEVEL**

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

#### **MASTER LEVEL**

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

#### **VIBRANCY GRANT**

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

#### **MICHIGAN MAIN STREET TRAINING SERIES**

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

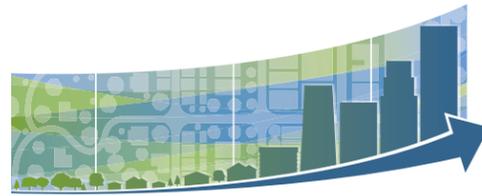
- A basic understanding of the Main Street Approach™
- An overview of the strategies that build awareness and participation in future Main Street efforts

**For more information,** email [michiganmainstreet@michigan.org](mailto:michiganmainstreet@michigan.org) or visit [www.miplace.org](http://www.miplace.org).

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

—Todd Dickerson,  
Economic Improvement Director,  
Oscoda Charter Township

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



**redevelopment ready**  
communities®

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

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

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

### TECHNICAL ASSISTANCE PROVIDED

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

### RRC BEST PRACTICES

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

### CERTIFIED COMMUNITIES

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

### ESSENTIALS COMMUNITIES

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

**For more information, email [RRC@michigan.org](mailto:RRC@michigan.org) or visit [www.miplace.org](http://www.miplace.org).**



## REDEVELOPMENT SERVICES

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

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

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

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

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

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



# MICHIGAN ARTS & CULTURE COUNCIL

The council guides the distribution of state and federal resources within Michigan to the following programs:

## OPERATIONAL SUPPORT

Provides operational support to nonprofit arts and cultural organizations. MACC defines arts and cultural organizations as those organizations whose primary mission is to provide an experience, including a learning experience, that is based in a specific arts or cultural discipline.

## PROJECT SUPPORT

Provides support to nonprofits, municipalities and colleges/universities for the production, presentation and creation of arts and culture that promotes public engagement, diverse and excellent art, lifelong learning in the arts and the strengthening or livability of communities through the arts.

## ARTS IN EDUCATION

Provides support to school-based arts learning projects, designed to introduce or enhance student knowledge of and participation in a particular art form such as: dance, theatre, music, creative writing, storytelling, visual arts (including video, media arts and graphic design), or traditional folk arts.

## NEW LEADERS

Provides support of arts and culture related projects or collaborations led by a young person (ages 14–30 years old) who is associated or connected to an established youth/teen council or young professionals group.

## CAPITAL IMPROVEMENT

Provides support for nonprofit arts and cultural organizations and municipalities that provide funding assistance for the expansion, renovation, or construction of arts and cultural facilities; upgrade of equipment and furnishings to provide an up-to-date

environment; provide or increase accessibility to persons with disabilities, or integrate energy efficient products and technologies.

## MINIGRANT PROJECTS

Support special opportunities and address arts and cultural needs locally. The grant can assist in promoting public engagement, diverse and distinctive art, lifelong learning in the arts and the strengthening or livability of communities. Through the arts, projects can support a broad range of artistic expression from all cultures through projects which preserve, produce or present traditional or contemporary arts and culture and/or arts education.

## PROFESSIONAL/ ORGANIZATIONAL DEVELOPMENT GRANT

Assist non-profit arts and cultural organizations, artists, arts administrators, arts educators and film professionals with opportunities that specifically improve their management and/or brings the artist or arts organization to another level artistically. The Minigrant POD program may provide Michigan arts and cultural organizations, artists, arts administrators and arts educators a presence at national conferences and workshops.

## EQUIPMENT & SUPPLIES GRANT

Provides K–12 schools with funding to assist with the purchase of arts equipment (including repairs of arts equipment) or supplies being used within the classroom/ school setting.

## FIELD TRIP/BUS GRANTS

Provides assistance to K–12 schools for the transportation cost of an arts or culture-related field trip.

# COMMUNITY DEVELOPMENT

Growing vibrant, diverse, and resilient places that attract investment, innovation, residents and visitors.

## FINANCING AND INCENTIVES

ALL MEDC place-based investments will be evaluated on the following criteria to identify high priority projects:

### LOCAL AND REGIONAL IMPACT CONSIDERATIONS

Competitive projects support a local or regional vision or goal identified in a master plan or economic development strategy. Projects in geographically disadvantaged areas will be most competitive.

### PLACE CONSIDERATIONS

Projects should be designed and programed in concert with basic tenets of urban design (mass, density, type and scale). Additional competitive elements include historic rehabilitation, mixed-use and mixed-income projects, inclusive design, and environmentally sustainable buildings and sites.

### ECONOMIC & FINANCIAL CONSIDERATIONS

All projects will need to demonstrate financial need. All funding sources, including debt and equity, must be maximized and development costs must be reasonable.

## GUIDANCE

### LOCAL AND REGIONAL IMPACT CONSIDERATIONS

- Project supports the vision and goals stated in the local master plan, downtown plan, and/or capital improvements plan and economic development strategy.
- Located in a Redevelopment Ready, Michigan Main Street, or Certified Local Government community.
- Located in a geographically disadvantaged area (GDA); [click here](#) to see a public map of Michigan's geographically disadvantaged areas.\*
- Community financially supports the project.
- Project supports local/regional workforce and career opportunities.
- Project incorporates emerging developers.\*\*
- Project serves as a catalyst within the community, fostering additional development and investment.
- Project promotes mixed-income neighborhoods.

### PLACE CONSIDERATIONS

- Contributes to a traditionally dense mixed-use area and includes multi-story elements.
- Evaluated in concert with the basic tenets of context-sensitive urban design appropriate to its surroundings.
- Project includes the preservation and rehabilitation of a historic resource.
- Project positively contributes to the pedestrian experience, and considers availability of transportation alternatives, both motorized and non-motorized.
- Project leverages existing physical and social infrastructure.
- Redevelopment meets a third-party certification for green buildings (Leadership in Energy and Environmental Design [LEED], National Green Building Standard, Living Building Challenge, Green Globes, Net Zero Energy Building, Passive House/PHIUS+ Certification, etc.)
- Proposed plans demonstrate principles of "Universal Design:" designed to be accessed, understood and used to the greatest extent possible by all people.

### ECONOMIC & FINANCIAL CONSIDERATIONS

- Project demonstrates financial need.
- All other potential funding resources have been explored and maximized.
- Project leverages high ratio of private dollars compared to the total project cost and maximizes all available senior financing.

### OTHER CONSIDERATIONS

- The community, developer and applicant must be in compliance with existing MEDC/MSF programs to be considered for support.
- Big Box retail and strip malls are generally not considered.
- Demolition of a structure, or other adverse effect to a historic resource, or structure that is eligible to be a historic resource, is generally not supported.

\* "Geographically Disadvantaged Areas" are defined as economically distressed and historically underinvested census tracts and counties, especially in urban and rural areas, that tend to experience relatively high unemployment and low household incomes. MEDC and State of Michigan operationalize geographically disadvantaged areas to constitute Treasury-designated Opportunity Zones and Small Business Administration-defined HUBZones (Historically Underutilized Business Zones).

\*\* "Emerging developers" are defined as Michigan-based developers with limited real estate experience and financial resources who support local initiatives and have completed commercial real estate training programs

From our historic monuments and museums to traditional practices and contemporary arts, the Michigan Arts and Culture Council is dedicated to ensuring that every citizen and community in Michigan enjoys the civic, economic and educational benefits of arts and culture.



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

### **Brownfield Redevelopment Act (PA 381)**

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

### **Build MI Community**

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

### **Community Development Block Grant (CDBG)**

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

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

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

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

### **Public Spaces Community Places**

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

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

### **State Historic Preservation Tax Credits (PA 343 of 2020)**

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

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

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

# LOCAL COMMUNITY DEVELOPMENT TOOLS

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

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

### **Business Improvement Zone (BIZ) (PA 120)**

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

### **Commercial Redevelopment Act (PA 255)**

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

### **Commercial Rehabilitation Act (PA 210)**

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

### **Conditional Land Use Transfer (PA 425)**

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

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

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

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

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

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

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

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

### **Neighborhood Enterprise Zone (NEZ) (PA 147)**

PA 147 provides a tax incentive to develop or rehabilitate residential

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

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

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

### **Obsolete Property Rehabilitation Act (OPRA) (PA 146)**

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

### **Redevelopment Liquor Licenses (PA 501)**

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

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

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

### **Small Business Development Center (SBDC)**

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

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

*For more information* about community eligibility and program guidelines, visit [www.miplace.org](http://www.miplace.org).

## OTHER RESOURCES

### **Business Assistance and Resources**

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

### **Pure Michigan Talent Connect**

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

jobs, view upcoming job fairs, and tap into a variety of specialty career services at [www.mitalent.org](http://www.mitalent.org).

### **SBA 504 Loans**

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

*For more information* about community eligibility and program guidelines, visit [www.miplace.org](http://www.miplace.org).