



AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
May 5, 2025 7:30AM
5151 Marsh Road, Okemos, MI
Meridian Township – Township Hall



-
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 – APRIL 7, 2025 MEETING MINUTES
 6. COMMUNICATIONS- Cinco de Mayo Observance
 7. PUBLIC REMARKS
 8. FINANCIAL REPORT
 - A. Monthly Financials February
 - B. Monthly Financials March
 9. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy Bill May 2025
 - B. Cinco de Mayo Coffee & Treats
 10. OLD BUSINESS
 - A. Property Discussion (Open Discussion)
 11. NEW BUSINESS
 - A. 2024 Downtown Development Authority Annual Report
 - B. Village of Okemos Task Force & Site History
 12. OPEN DISCUSSION/BOARD COMMENTS
 13. PUBLIC REMARKS
 14. NEXT MEETING DATE
 - A. June 2, 2025 7:30am – Town Hall Room, 5151 Marsh Road, Okemos
 - i. Future Meeting Discussion: Annual DDA Member Training
 15. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Timothy Dempsey, 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

Providing a safe and welcoming, sustainable, prime community.





Charter Township of Meridian
Downtown Development Authority (DDA)
Central Fire Station, 5151 Marsh Road, Okemos, MI 48864
Monday, April 7, 2025 – Minutes

Members

Present: Angela Wright, Don Romain, Bill Cawood, Renee Korrey, and Tom Stanko

Members

Absent: Supervisor Hendrickson, Ron Sdao, and Peter Campbell

Staff

Present: Neighborhoods & Economic Development Director Amber Clark, Township Manager Tim Dempsey, and Executive Assistant Michelle Prinz

Others

Present: None

1. CALL MEETING TO ORDER

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

2. APPROVAL OF THE AGENDA

MOTION BY MEMBER KORREY TO APPROVE THE AGENDA. SUPPORTED BY MEMBER STANKO. MOTION APPROVED 5-0.

3. APPROVAL MEETING MINUTES OF MARCH 3, 2025

MOTION BY MEMBER KORREY TO APPROVE THE MINUTES. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 5-0.

4. COMMUNICATIONS

None.

5. PUBLIC REMARKS

None.

6. FINANCIAL REPORT

A. Monthly Financial Report

Director Clark shared that, due to staff transition, the February finance statement was not available this month and will be presented next month.

7. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill April 2025

MOTION BY MEMBER WRIGHT TO APPROVE THE APRIL PAYMENT OF \$119.04 TO CONSUMERS ENERGY. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 5-0.

8. OLD BUSINESS

A. Property Condition Discussion

Director Clark announced there was an internal team meeting to discuss everything that is known and unknown regarding the 4.5 acres of Downtown Okemos. This includes possible obstacles with the Road Department adding a left turn lane. She will be compiling a report with all the information. There was discussion about conducting community outreach to discuss interests for Downtown Okemos. The old hydroponics building has had façade improvements. There are new owners of the building at 2128 Hamilton.

9. NEW BUSINESS

A. Vistaluxe Realty LLC Match on Main Application Request

Director Clark shared the application request received for the MEDC Program that requires the DDA to provide a 10%, \$2,500 match, for the \$25,000 reimbursement grant. The new owners of 2128 Hamilton Road, and associated addresses at the northeast corner of Hamilton and Okemos Road, submitted the application for removal and replacement of storefront window systems including three doors with hardware. The applicant was present and expressed his desire to update the property. DDA members felt the project would be a nice improvement.

MOTION BY MEMBER KORREY TO MOVE TO ACCEPT VISTALUXE REALTY LLC'S MATCH ON MAIN APPLICATION AS THE MERIDIAN CHARTER TOWNSHIP MATCH ON MAIN CANDIDATE FOR THE 2025 SELECTION ROUND. APPROVE DISTRIBUTION OF 10% OF THE REQUIRED MATCHING FUNDS TO SUPPORT THE REHABILITATION. SUPPORTED BY MEMBER WRIGHT. MOTION APPROVED 5-0.

10. OPEN DISCUSSION/BOARD COMMENTS

Discussion about public/private partnerships and the needs for additional parking in the area as development occurs. The Township will be discussing the idea of changing parking requirements at an upcoming Board meeting.

11. PUBLIC REMARKS

Township Manager Tim Dempsey expressed his experience working successfully with public/private partnerships in the City of East Lansing. Happy to be here and work together. Director Clark mentioned that Art Unlimited will be moving to another location in the Township.

12. NEXT MEETING DATE

a. May 5, 2025, 7:30am-Township Municipal Building, Town Hall Room, 5151 Marsh Road.

13. ADJOURNMENT

The meeting was adjourned at 8:26 am without objection.

Providing a safe and welcoming, sustainable, prime community.



230 W Main St
Ionia, MI 48846

Statement Ending 02/28/2025

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXXX5474

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

Managing Your Accounts

-  Okemos
-  800.355.0641
-  IndependentBank.com

Although it may not seem like it now, spring is just around the corner! Now may be the perfect time to line up that new boat, car, or RV you were thinking about. If you're looking for financing options, a Home Equity Line of Credit (HELOC) could make sense for you. Learn more at IndependentBank.com/HELOC. Standard underwriting requirements apply.

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX5474	\$12,649.71

Business Freedom Checking - XXXXXXXX5474

Account Summary

Date	Description	Amount
02/01/2025	Beginning Balance	\$12,794.62
	0 Credit(s) This Period	\$0.00
	1 Debit(s) This Period	\$144.91
02/28/2025	Ending Balance	\$12,649.71

Other Debits

Date	Description	Amount
02/05/2025	External Withdrawal CONSUMERS ENERGY DIRECT DEBITING - ENERGYBILL	\$144.91

Daily Balances

Date	Amount	Date	Amount
02/01/2025	\$12,794.62	02/05/2025	\$12,649.71



Meridian Twp DDA
Preliminary Financial Statements
Period Ending 03/31/2025 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS		
Cash		\$70,669.15
Certificates of Deposit		\$182,127.30
Due from General Fund		\$0.00
Taxes Receivable		\$0.00
Accounts Receivable		\$0.00
Prepaid Expense		\$0.00
TOTAL ASSETS		\$252,796.45
LIABILITIES		
Accrued Interest Payable		\$0.00
Due to General Fund		\$0.00
Accounts Payable		\$0.00
Unearned Revenue		\$0.00
Deferred Inflows of Revenue		\$0.00
LT Note Payable		\$0.00
TOTAL LIABILITIES		\$0.00
FUND BALANCE		
Fund Balance 03/31/2025		\$160,048.17
TOTAL FUND BALANCE		\$160,048.17
TOTAL LIABILITIES & FUND BALANCE		\$160,048.17

INCOME STATEMENT

REVENUES	Jan	Feb	March	Year to Date
Tax Capture	\$0.00		\$58,148.72	\$58,148.72
Grants				\$0.00
DDA Downtown Events/Donations				\$0.00
Interest				\$0.00
Investment Gain/Losses				\$0.00
TOTAL REVENUE				\$58,148.72
EXPENDITURES	Jan	Feb	March	Year to Date
Operating Costs	\$127.58	\$144.91	\$129.28	\$401.77
Professional Consultant/Contractual Services				\$0.00
Community Projects				\$0.00
Communications				\$0.00
Conferences				\$0.00
Grant Expenditures (Match on Main)	\$0.00	\$0.00		\$0.00
Tax Appeal Refunds				\$0.00
Construction/Improvements				\$0.00
TOTAL EXPENDITURES				\$401.77
2025 Net Income				\$57,746.95



230 W Main St
Ionia, MI 48846

Statement Ending 03/31/2025

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXXX5474

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

Managing Your Accounts

Okemos

800.355.0641

IndependentBank.com

Home buying season is almost here! If you're thinking about buying, now is the time to get pre-qualified, so you are ready when that perfect home comes along. Visit IndependentBank.com/personal/mortgages and reach out to a local Mortgage Loan Officer today to get started! Standard underwriting guidelines apply. Taxes and insurance required.

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX5474	\$70,669.15

Business Freedom Checking - XXXXXXXX5474

Account Summary

Date	Description	Amount
03/01/2025	Beginning Balance	\$12,649.71
	1 Credit(s) This Period	\$58,148.72
	1 Debit(s) This Period	\$129.28
03/31/2025	Ending Balance	\$70,669.15

Other Credits

Date	Description	Amount
03/19/2025	Deposit	\$58,148.72

Other Debits

Date	Description	Amount
03/07/2025	External Withdrawal CONSUMERS ENERGY DIRECT DEBITING - ENERGYBILL	\$129.28

Daily Balances

Date	Amount	Date	Amount	Date	Amount
03/01/2025	\$12,649.71	03/07/2025	\$12,520.43	03/19/2025	\$70,669.15





230 W Main St
Ionia, MI 48846

Statement Ending 12/31/2024

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXXX7927

MERIDIAN CHARTER TOWNSHIP
5151 MARSH RD
OKEMOS MI 48864-1104

Managing Your Accounts

Okemos

800.355.0641

IndependentBank.com

It's not too late to get yourself the gift you really want this year with Independent Bank's No-Fee* Home Equity Line of Credit (HELOC). A HELOC is a flexible financing option that may allow you to borrow funds secured by the equity in your home. You could book a trip, complete home improvements, consolidate debt, make a major purchase, and more. The options are endless! Learn more at IndependentBank.com/HELOC.

Summary of Accounts

Certificate of Deposit	Certificate Number	Ending Balance
Government 7-31 Day	XXXXXXXX7927	\$137,917.73

Government 7-31 Day - XXXXXXXX7927

Certificate Summary

Date	Description	Amount	Description	Amount
01/01/2024	Beginning Balance	\$132,127.30	Interest Rate	4.1000%
12/31/2024	Ending Balance	\$137,917.73	Interest Paid This Period	\$5,790.43
	Issue Date	08/28/2023	Interest Paid YTD	\$5,790.43
	Maturity Date	01/04/2025	Interest Earned	\$6,175.05
			Annual Percentage Yield Earned	4.56%

Account Activity

Transaction Date	Description	Amount	Balance
01/01/2024	Beginning Balance		\$132,127.30
01/29/2024	Credit Interest	\$521.81	\$132,649.11
02/29/2024	Credit Interest	\$512.61	\$133,161.72
03/30/2024	Eff. 03-31 Credit Interest	\$531.55	\$133,693.27
05/01/2024	Credit Interest	\$539.35	\$134,232.62
06/01/2024	Credit Interest	\$541.53	\$134,774.15
07/02/2024	Credit Interest	\$549.44	\$135,323.59
08/02/2024	Credit Interest	\$545.93	\$135,869.52
08/31/2024	Eff. 09-02 Credit Interest	\$536.59	\$136,406.11
10/03/2024	Credit Interest	\$509.75	\$136,915.86
11/02/2024	Eff. 11-03 Credit Interest	\$511.65	\$137,427.51
12/04/2024	Credit Interest	\$490.22	\$137,917.73
12/31/2024	Ending Balance		\$137,917.73



Government 7-31 Day - XXXXXXX7927 (continued)**Interest Rate Changes**

Interest Rate As Of Date	Interest Rate
01/01/2024	4.6500%
01/30/2024	4.5500%
03/01/2024	4.7000%
04/01/2024	4.7500%
06/02/2024	4.8000%
07/03/2024	4.7500%
08/03/2024	4.6500%
09/03/2024	4.4000%
10/04/2024	4.4000%
11/04/2024	4.2000%
11/05/2024	4.2000%
12/05/2024	4.1000%

Meridian Charter Township
5151 Marsh Rd
Okemos MI 48864

----- History Account Number 29205209859 -----

01-01-2025 to 05-02-2025

Post Date	Eff Date	Check Nbr	Description	Amount	Running Bal	Status
04-19-2025	04-19-2025		Credit Interest	166.71	50,496.36	Completed
03-19-2025	03-19-2025		Credit Interest	166.16	50,329.65	Completed
02-15-2025	02-16-2025		Credit Interest	163.49	50,163.49	Completed
01-17-2025	01-17-2025		New Account Deposit 292052098	50,000.00	50,000.00	Completed



Consumers Energy: Bill Ready

From Consumers Energy <noreply@alerts.consumersenergy.com>

Date Tue 4/15/2025 2:04 PM

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



LOG IN BUTTON LOG IN

ACCOUNT ENDING:2681
2167 HAMILTON RD OKEMOS MI 48864-1643

Your Consumers Energy Bill Is Available

Amount Due
\$118.31

Due Date: May 6, 2025

Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

[View the Latest News, Safety and Service Guides.](#)

April Energy Usage

Click below to access your energy dashboard

[Electric Usage Graph](#)

[Consumers Promotional Image](#)

[Terms & Conditions](#)



To: Meridian Township DDA Members

From: Amber Clark, Neighborhoods & Economic Development Director

Date: May 5, 2025

Re: Cinco De Mayo Observance & Authorization of Payment

Board Summary:

Cinco de Mayo, the fifth of May, is an American holiday observed to honor Mexican heritage. It celebrates the Mexican victory over the French at the Battle of Puebla in 1862. The U.S. celebrates this day to honor Mexican culture and heritage.

Cinco de Mayo officially commemorates the anniversary of an early victory by Mexican forces over French forces in the Battle of Puebla **on May 5, 1862**. It is not the anniversary of the defeat and expulsion of the French armed forces by the Mexicans, which occurred in 1867. It is not, as is often assumed, the day of Mexico's independence celebrations. The observation of the Mexican Independence holiday is **on September 16**. Origins of Cinco de Mayo celebrations lie in the responses of Mexicans living in California in the 1860s to French rule in Mexico.

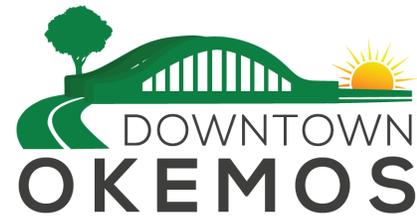
The DDA honors the contributions of all people who influenced our nation's wide range of diversity and cultures.

Budgetary Implications:

The cost of coffee and treats for the DDA members will need to be approved. The cost of these items is

The following motion have been prepared for the DDA Board consideration:

MOTION: MOVE TO AUTHORIZE PAYMENT OF _____. COFFEE & TREATS AT THE MAY 5, 2025 DOWNTOWN DEVELOPMENT AUTHORITY MEETING, IN HONOR OF CINCO DE MAYO.



To: Meridian Township DDA Members
From: Amber Clark, Neighborhoods & Economic Development Director
Date: May 5, 2025
Re: 2024 Downtown Development Authority Annual Report

Board Summary:

The Recodified Tax Increment Financing Act (2018 PA 57, as amended, MCL 125.4101 *et seq.*) requires any municipal authority capturing tax increment revenues to submit an annual report to its governing body, the Michigan Department of Treasury, and all entities subject to tax capture. In accordance with this requirement, the fiscal year 2024 report for the Meridian Township Downtown Development Authority (“DDA”).

- **2021 Capture was equal to:** \$20,471,638 granting the DDA \$39,252.09 in funding.
- **2022 Capture was equal to:** \$21,110,801 granting the DDA \$56,319.89 in funding.
- **2023 Capture was equal to:** \$20,995,760 granting the DDA \$53,208.14 in funding. The decrease in taxable value is related to the Drain Office purchase of a commercial property valued at \$2M. Ingham County Drain Office is a non-taxable entity that removed this value. The Drain office claims the potential development of the site will allow for increased stormwater management at the intersection of Okemos and Grand River Avenue.
- **2024 Capture was equal to:** \$21,951,655 granting the DDA \$81,558.74 in funding.

Budgetary Implications:

Tax Increment Financing (TIF) is the vehicle that provides funding to the Downtown Development Authority. Increases in individual parcels' value or decreases in their values impact the total value. TIF is calculated by the increase from the base value of the DDA, starting from 2018 (\$19,028,658). The mission of Development Districts, like the DDA, is to provide appropriate investment into individual properties to increase their overall value. TIF allows for revolving investment in the DDA, enhancing the district and creating opportunities for development and businesses.

The following motion have been prepared for the DDA Board consideration:

MOVE TO APPROVE THE 2024 DOWNTOWN DEVELOPMENT AUTHORITY ANNUAL REPORT AND APPROVE DISSEMINATION TO THE PUBLIC, STATE TREASURY, AND REQUIRED TAXING JURISDICTIONS AS REQUIRED BY THE RECODIFIED TAX INCREMENT FINANCING ACT.

Attachments:

1. 2024 Meridian Township Downtown Development Authority Annual Report

Meridian Twp DDA
Preliminary Financial Statements
Period Ending 12/31/2024 - UNAUDITED

BALANCE SHEET

	Year to Date
ASSETS	
Cash	\$62,922.20
Certificates of Deposit	\$132,127.30
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$0.00
Prepaid Expense	\$0.00
TOTAL ASSETS	\$195,049.50
LIABILITIES	
Accrued Interest Payable	\$0.00
Due to General Fund	\$0.00
Accounts Payable	\$0.00
Unearned Revenue	\$0.00
Deferred Inflows of Revenue	\$0.00
LT Note Payable	\$0.00
TOTAL LIABILITIES	\$0.00
FUND BALANCE	
Fund Balance 11/30/2024	\$160,048.17
2024 YTD Net Income	\$35,001.33
TOTAL FUND BALANCE	\$195,049.50
TOTAL LIABILITIES & FUND BALANCE	\$195,049.50

INCOME STATEMENT

	<u>Nov</u>	<u>Dec</u>	<u>Year to Date</u>
REVENUES			
Tax Capture	\$0.00	\$0.00	\$51,617.90
Grants			\$0.00
DDA Downtown Events/Donations			\$0.00
Interest			\$0.00
Investment Gain/Losses			\$0.00
TOTAL REVENUE			\$51,617.90
EXPENDITURES			
Operating Costs	\$104.87	\$126.33	\$1,331.28
Professional Consultant/Contractual Services			\$0.00
Community Projects			\$0.00
Communications			\$0.00
Conferences			\$0.00
Grant Expenditures (Match on Main)		\$15,285.29	\$15,285.29
Tax Appeal Refunds			\$0.00
Construction/Improvements			\$0.00
TOTAL EXPENDITURES			\$16,616.57
2024 Net Income			\$35,001.33



To: Meridian Township DDA Members

From: Amber Clark, Neighborhoods & Economic Development Director

Date: May 5, 2025

Re: Village of Okemos Task Force & Site History

Board Summary & Discussion:

Conversations with the Downtown Development Authority Chair and Township Manager around a task force to champion the redevelopment of parcels west of Okemos, on Hamilton Road, both the north and south blocks are underway. This memo includes a draft history of the redevelopment of the site. This draft document will become the “Village of Okemos Prospectus,” which will be used by the DDA and Township to develop potential redevelopment proposals. The prospectus currently includes a general outline and site history. Site history includes proposals, conducted work, approvals, and general history of the 4.5 acres. Staff requests DDA members to review the outline and provide any additional inclusions to the outline to provide a holistic understanding to developers and the public. The prospectus will include references to the approved documents, recorded meetings, public hearings, grant requests, and allocations.

Creation of the Taskforce:

DDA members shall select members of their current body to serve on a task force related to the site commonly referred to as “the Village of Okemos.” The DDA should request the inclusion of one member of the Township Board in this task force. This subcommittee should be formally adopted by the DDA/Township Board. A formal meeting schedule should be set to make meetings predictable. It will take the community, in the form of public-private partners, to complete the redevelopment of the site.

Budgetary Implications:

Funding is the most significant hurdle related to the site's redevelopment. The cost of developing a site with historic contamination and outdated infrastructure on a parcel owned by an entity separate from the Township are barriers to development. Additional hurdles impact the site's redevelopment capabilities, and the task force's mission is to identify those hurdles and find reasonable solutions. Some Township Board members do not support property ownership. The task force shall provide all redevelopment recommendations to the DDA and the Township Board. The recommendations may include property ownership or a combination of public-private partnerships. Staff recommends engaging the public with realistic discussion options regarding the site's redevelopment. Several entities, such as the Township Board, County Road Department, and the Ingham County Drain Office, have development authorization. All financial elements require authorization from entities such as the DDA to access Tax Increment Financing (TIF), BRA to access their TIF, property tax abatements, and support from MEDC should also occur before project



announcements. Construction approvals shall commence by the Township's building department before announcements to the public.

The following motion have been prepared for the DDA Board consideration:

MOTION: MOVE TO AUTHORIZE THE CREATION OF THE WEST HAMILTON AND OKEMOS REDEVELOPMENT TASKFORCE. AUTHORIZE _____, AS MEMBERS OF THE TASK FORCE WITH RECOMMENDATION TO THE TOWNSHIP BOARD FOR TOWNSHIP BOARD MEMBER ----- TO BE INCLUDED ON THE TASK FORCE.

Attachments:

1. Draft Village of Okemos Prospectus



Village of Okemos Site Prospectus

Prospectus Contents

1. Site History
2. Stakeholders
 - A. Property Owner
 - B. Financial Partners
 - I. Meridian Township Board and Meridian Township DDA
 - II. MEDC Community Revitalization and Placemaking Grant & Loan
3. Approving Authorities
 - A. Ingham County Road Department
 - B. Ingham County Drain Office
 - C. Meridian Township
 - D. Meridian Township Brownfield Redevelopment Authority
4. Infrastructure
 - A. AT&T
 - B. Consumers Energy
5. Defined Project Goals
 - A. Mixed-Use
 - B. Current Zoning and Zoning Capabilities
 - C. Community Focused
6. Identification of Assets
 - A. Zoning Overlay and Density Increase Parameters
 - B. Prioritization of the Project - PICA
7. Site Specifics
 - A. Site description, Address, Size, Intersection, surrounding commercial
 - B. For Sale Price
 - C. Terminated BRA Plan, SUP approval, MUPUD approval as examples only!
8. Strategic Goal Alignment Options
 - A. Propose a Project
 - B. Finance Project
 - C. Construct Project
 - D. Development Timeline based on potential project type and zoning
9. Identified Financial Supporting Options
 - A. Meridian Township DDA TIF
 - B. Meridian Township BRA TIF



- C. Commercial Rehabilitation Act PA 225
 - D. MSF Brownfield TIF
 - E. LITC Low Income Tax Credits
10. Community Demographic and Market Information
- A. Housing Needs
 - B. Commercial Market Study/Report
11. Meridian Township Masterplan & Economic Development Strategy



NORTHWEST AND SOUTHWEST CORNERS OF HAMILTON/OKEMOS ROAD SITE HISTORY

2012: Douglas J purchases the sites on the northwest corner of Hamilton and Okemos and proposes a 3-story, 30,000-square-foot building at the corner of Hamilton and Okemos Road.

2014: Township demolishes existing "Central Fire Station" and starts plans to build a new one due to site contamination, health concerns, safety concerns, and general cost to rebuild on site. (2150 Clinton Street, Okemos, MI 1957-2014)

2015: The Township sells the MARC building, which is the location of the small business incubator and meeting space for the Meridian Area Business Association members' monthly meeting. The MARC building provides affordable lease space to small businesses, organizations, and non-profits conducting business in the Township.

2015: Kris Elliot purchases 2150 Clinton Street and 4675 Okemos Road (MARC building) from Meridian Township. Conceptually proposed to the planning staff the construction of a new restaurant, "Tavern & Tap" for the southwest portion of the "Four Corners".

2016: [Douglas J's approvals for conceptual redevelopment expire](#). Douglas J lists property for sale.

2017: Kris Elliot's proposed plan has not received approval or stakeholder support. ["Developer scraps \\$15 Plan for downtown Okemos."](#) Elliot prepares site for sale.

2018: Properties sold to a new developer with plans to redevelop the site with a mixed-use development concept in mind. The developer presents to Meridian Township and the general community a 5-story mixed-used development. The proposal includes updates to 4.5 acres on the north and south blocks of Okemos and Hamilton roads. The proposal offers public amenities, underground parking, and a Hamilton Road boulevard to create a "park-like setting" within the development. Estimates for the proposal total \$100 Million for redevelopment.

Support for the proposal must include financial contributions and development incentives. Aging infrastructure (water & sewer controlled by Meridian Township), site contamination from leaking gas storage tanks, leaking solvents from a previous laundromat, and a need to update stormwater management (Ingham County Drain) must be calculated in the total



cost of improvement. To address these financial implications, Meridian Township authorized Eric Helzer, President of Advanced Redevelopment Solutions to update the Township's Downtown Development Authority Tax Increment Financing (TIF) Plan. The updated TIF requires approval from the impacted tax jurisdictions (Ingham County, Lansing Community College, Capital Area Regional Airport Authority, Meridian Township, and Capital Area Transportation Authority). Capital Area District Library did not authorize participation. A 20-year TIF Plan is approved through 2038.

A new TIF application was created to allow developers to gain access to the incentive with the new parameters.

2019: Village of Okemos proposal submits for Mixed-Use Planned Unit development (MUPUD) approval. This process includes an application to the Community Planning & Development department with an internal review of application completeness. The community is engaged through a public hearing held [June 18, 2019](#), at the Meridian Township Hall. The proposal is discussed at the June 18, 2019, meeting.

Approved July 10, 2019: 205 residential units 241,995 bldg. sq. ft. & 52,650 sq. ft. of commercial

2020: Limited Planning or Economic Development Activities – COVID-19 Work from Home & Social Distancing Mandates

2021:

Amendment request for the approved MUPUD for the Village of Okemos proposal is received in the Community Planning Development Department, December 2020. The process to amend an approved MUPUD varies based on the requested changes. The proposal qualified as a "Minor Amendment" and allows for an administrative public hearing held by the Community Planning Director.

Approved January 15, 2021: 286 residential units 295,935 bldg. sq. ft. & 32,680 sq. ft. of commercial

Amendment request for the approved MUPUD for the Village of Okemos proposal is received in the Community Planning Development Department, May 2021. The process to amend an approved MUPUD varies based on the requested changes. The proposal qualified as a "Minor Amendment" and allows for an administrative public hearing held by the Community Planning Director.

Approved July 21, 2021: 200 residential units 201,080 bldg. sq. ft. & 17,610 sq. ft. of commercial



2022:

Village of Okemos Redevelopment Project Fact Sheet

February 17, 2022 Brownfield Redevelopment Authority Meeting – Village of Okemos Brownfield Plan

March 15, 2022 Township Board Regular Meeting Packet- Village of Okemos Redevelopment Fund

March 17, 2022 Brownfield Redevelopment Authority Meeting - Village of Okemos Brownfield Plan. Plan proposes request to Michigan Economic Development Corporation (MEDC) for the use of School Operating Taxes to assist with full reimbursement of eligible activities. Proposal approved by Meridian Township Brownfield Redevelopment Authority. Submission to MEDC is pending final pro forma creation.

August 22, 2022 Village of Okemos MUPUD Amendment Submittal

Approved October 6, 2022: 200 residential units 246,939 bldg. sq. ft. & 26,399 sq. ft. of commercial

2023

New & Relocating							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
DTN Property Management	Knob Hill	New Business Open	2300 Knob Hill Drive	Redeveloped Commercial	--	Building Dept.	Opening of the new Knob Hill Apartment building. Reconstruction of units consumed in 2023 Fire. Community Tour scheduled 4.22.2025
Newman Equities II, LLC	Grand Reserve	New Business Open	1580 Woodland Way Okemos	Mixed Housing - Middle Housing	--	Building Dept.	Opening of first set of duplexes for rent off of Central Park & Powell Road.

Under Construction							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Building Dept.	First phase of 150 single family home development.
Newman Equities II, LLC	Grand Reserve	Under Construction	1580 Woodland Way Okemos	Mixed Housing - Middle Housing	115	Building Dept.	Construction of approved 75 single family homes and 75 duplexes for rent off of Central Park & Powell Road. Duplexes to open May -June 2025
Dollar Tree #10729	Dollar Tree Retail Store	Under Construction	1589-1581 Haslett Road	New Commercial Development	1	Planning Dept. Building Dept.	New Applications for a retail store to take over the previous "Rite Aid" location at the corner of Haslett and Marsh Road.
DTN Property Management	Newton Pointe	Under Construction	626 Newton Road	New Commercial Development	1	Building Dept.	Planting of landscaping to separate the single family home section of this project/
Delta Dental of Michigan	Delta Dental	Under Construction	4100 Okemos Road	Existing Commercial Interior Renovation	1	Building Dept.	New Application received
Meijer Gas Station Remodel	Meijer Gas Station Remodel	Under Construction	2055 Grand River	Update to existing Gas Station	1	Building Dept.	New applications from Meijer Inc. to update the gas station at Marsh and Grand River.
Art Unlimited	Art Unlimited	Under Construction	1929 Grand River Ave.	Relocation	1	Building Dept.	Relocation of Art Unlimited
Okemos Coffee Shop	Okemos Coffee Shop	Under Construction	1732 Hamilton Road	New Commercial Redevelopment	1	Building Dept.	Redevelopment of original Midwest Power location into the Okemos Coffee House.

Under Plan Review							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Jim Giguere	Hulett Estates	Under Plan Review	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7	Community Planning Dept.	Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road.
SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290	Planning Dept. Building Dept. Engineering	Redevelopment of the remaining 19 acres at Haslett and Marsh road. Rehab an existing 10,000 sq. ft. building, build a new 11,000 sq. ft. commercial building.
N/A	Panda Express	Under Plan Review	4990 Marsh Road	New Commercial Development	1	Planning Dept.	New Application received
Austin Hamilton	1486 Haslett Road Development	New Applications	1486 Haslett Road	New Commercial Development	1	Building Dept.	Plans received to renovate the established lumber yard building at 1486 Haslett road into a commercial suite and residential suite for rent unit. Commercial first floor with residential second floor is a conditional use by right.
Radmoor Montessori	Radmoor Expansion	New Applications	2745 Mt. Hope Road	Expansion of existing	1	Zoning Board	Radmoor will need to attend ZBA to determine if expansion is possible.
Ashley Furnitue	Ashley Furnitue	Awaiting Applications	1982 W. Grand River Ave	New Commercial Development	1	Building Dept.	Waiting to receive applications for changes within the Younkens suite that will be converted to Ashley Furniture.

Mr. Clean Car Wash	Mr. Clean Car Wash	New Applications	4880 Marsh Road	New Commercial Development	1	Planning Dept.	Proposed Car Wash at 4880 Marsh Road.
Black River Bells LLC	Taco Bell	New Applications	2030 Grand River Ave	Renovation	1	Building Dept.	Renovation of Taco Bell.
	Wheat Jewelers	Awaiting Applications	4990 Marsh Road	Demolition	1	Building Dept.	Demolition of Wheat Jewelers buiding.