



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
September 16, 2021 8AM

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1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
  - A. April 29, 2021 regular meeting
4. PUBLIC REMARKS
5. NEW BUSINESS
  - A. Village of Okemos – Phase 1 EGLE Grant/Loan Quarterly Report – FY 2021 Quarter 3
  - B. Brownfield Redevelopment Authority Annual Report
6. OLD BUSINESS
  - A. August Bank Reconciliation
7. PROJECT UPDATES
  - A. Elevation
  - B. Joe's on Jolly
  - C. Haslett Marathon
  - D. Village of Okemos
8. PUBLIC REMARKS
9. ADJOURNMENT

*NEXT MEETING: October 21, 2021 at 8AM*

**ZOOM DIGITAL MEETING**

<https://us02web.zoom.us/j/84751477557>

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Individuals with disabilities requiring auxiliary aids or services should contact:  
Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.  
Meeting Location: Zoom web conference application

Providing a safe and welcoming, sustainable, prime community



CHARTER TOWNSHIP OF MERIDIAN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES

**DRAFT**

April 29, 2021

Held via Zoom web conferencing application

517-853-4560, 8:00 A.M.

**PRESENT:** Township Manager Frank Walsh, Chair Jeff Theuer, Vice-Chair Ned Jackson, Dave Premoe, John Matuszak, Brenda Chapman, Joyce Van Coevering

**ABSENT:** None

**STAFF:** Director of Community Planning and Development Mark Kieselbach, Information Technology Director Stephen Gebes, and Neighborhoods and Economic Development Director Amber Clark

**OTHER:** Dave VanHaaren-Triterra, Village of Okemos representatives Eric Helzer and Will Randle, Planning Commissioner Bill McConnell and EGLE staff Kim Sakowski

**1. Call meeting to order**

Chair Theuer called the regular meeting to order at 8:01 a.m.

**2. Approval of Agenda**

Director Matuszak moved to approve the agenda as written.

Supported by Director Van Coevering.

VOICE VOTE: Motion carried unanimously.

**3. Approval of Minutes**

Director Premoe moved to approve the minutes from March 18, 2021.

Supported by Director Matuszak.

VOICE VOTE: Motion carried unanimously.

**4. Public Remarks – None**

**5. New Business**

- A. Village of Okemos- Phase 1 ELGE Grant Reimbursement Request No. 1  
Quarterly Report-FY 2021 Quarter 2

Dave VanHaaren provided a summary of his memorandum dated April 23, 2021. The memorandum gave a detailed summary of the activities conducted and costs presented by the Developer and its consultant, Advance Redevelopment Solutions. Activities completed included potable well abandonment, asbestos abatement, above-grade demolition, partial at-grade/below-grade building demolition, site demolition, and site restoration activities including backfill and compaction at the subject property. Triterra on behalf of the Township and the Brownfield Redevelopment Authority reviews the activities that were conducted, the project work plan and the reimbursement request. The total cost of activities that were conducted was \$274,967.93 which is approximately 12 percent of the total grant/loan program that was awarded. Triterra found the activities in compliance with the grant/loan program and approved work plan and recommends the submittal of the quarterly reimbursement report and payment request to EGLE. The BRA Board discussion included the following:

- The BRA Board is being asked to accept the reimbursement request
- The particular source of funds for the reimbursement
- Triterra will request the Developer and EGLE to better define the funding sources between the Refined Petroleum Grant and the Renew Michigan Grant
- Important for the BRA Board to see the unconditional waivers from previous payment to know contractors have been paid and track where the money is going
- The Developer will provide proof of payment
- Triterra will track the reimbursements through the grant/loan agreements the Township has executed with EGLE that the money is used appropriately and within budget
- If EGLE approves the reimbursements the funds would be sent to the Township and the Township Treasurer would issue a check to the Developer for the reimbursement
- If EGLE denies the reimbursement or a portion of the reimbursement Triterra will notify the BRA Board
- Triterra will identify on the quarterly reports the funding source

Motion by Director Premoe to approve Village of Okemos-Phase 1 EGLE Grant Reimbursement Request No. 1 and submit the Quarterly Report- FY 2021 Quarter 2.

Supported by Director Matuszak.

VOICE VOTE: 7-0

## 6. **Old Business – None**

### A. Elevation Brownfield Reimbursement Request

The BRA Board had requested at its last meeting information on the total amount of money captured and the total amount of money that has been reimbursed. Treasurer Deschaine provided a spreadsheet for 2018/2019/2020 showing total money captured and total money reimbursed. The reimbursement did include a portion of interest per the Brownfield agreement.

### B. March Bank Statement

Through the end of March the bank balance was \$40,669.75.

## 7. **Project Updates**

Township Manager Frank Walsh provided update on the following projects:

- Carwash proposed at the southeast corner of Grand River Avenue and Dawn Avenue
- Rezoning of the former LaFontaine site on Grand River Avenue
- Building Permit submitted for Buddy's Pizza
- Community survey
- Rezoning of Midwest Power at Jolly Road
- Joe's Restaurant on Jolly Road
- Village of Okemos site preparation in fall
- Okemos Road bridge construction 2022

- New Community Planning & Development Director Tim Schmitt will start May 17, 2021

8. **Public Remarks - None**

9. **Adjournment**

Chair Theuer adjourned the meeting at 8:58 a.m.

Respectfully Submitted,

Mark Kieselbach  
Director of Community Planning & Development

The following information is required to receive payment for incurred costs. This form should be separately completed for both grant and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.

**PROJECT DETAILS**

Grantee / Borrower Name: *Meridian Township Brownfield Redevelopment Authority*  Grant Report  Loan Report

Project Name: *Village of Okemos-I* Tracking Code: *2019-2381* Request #: *2*

Purchase Order Number: Location Code: *8G09-RMG*

Dates of Reporting: Begin: *Apr 22, 2021* End: *Apr 29, 2021* Quarter: *3 (Apr-June)* Fiscal Year: *2021*

Name of Contact Person: *Timothy R. Schmitt* Contract Expires On: *Mar 28, 2022*

Title of Contact Person: *Community Planning & Develop* Phone Number: *+1 (517) 853-4506*

Remittance Address: *5151 Marsh Road*

City: *Okemos* State: *Michigan* Zip Code: *48864*

**EXPENDITURES**

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
<i>05527</i>	<i>May 12, 2021</i>	<i>Triterra</i>	<i>3</i>	<i>\$570.00</i>	<i>PUW 05/24/21</i>
<b>TOTAL:</b>				<b>\$570.00</b>	

**PROGRESS REPORT**

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
<i>1. Due care activities</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>No activity completed</i>
<i>2. Grant/loan administration</i>	<i>\$30,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>No activity completed</i>
<i>3. Third-party environmental oversight professional</i>	<i>\$30,000.00</i>	<i>\$570.00</i>	<i>\$570.00</i>	<i>grant oversight including review of developer invoices, waivers, preparation of quarterly pay request and consultation for Meridian Township staff and the BRA board</i>
<i>4. Demolition and abatement activities</i>	<i>\$333,867.98</i>	<i>\$0.00</i>	<i>\$274,967.97</i>	<i>No activity completed</i>

## Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: Village of Okemos-I Report #: 2 Fiscal Year: 2021 Quarter: 3 (Apr-June)

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
<b>TOTALS:</b>	<b>\$393,867.98</b>	<b>\$570.00</b>	<b>\$275,537.97</b>	

Describe proposed activity next quarter including proposed date to complete.  
 The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.  
*Activities proposed for next quarter include additional site demolition activities to prepare the subject property for proposed development.*

### LOAN AWARDS INTEREST EARNED

LOAN REPORTS ONLY: Interest earned on loan funds disbursed shall be reported in each quarterly progress report with supporting documentation. Please check the box below that corresponds to the appropriate statement regarding disbursed loan funds. If you cannot select one of the options below, please select "Loan Report" from the top of Page 1.

- Our interest statement is attached.
- Our loan disbursement is not in an interest-bearing account.

### STATEMENT OF REVIEW AND APPROVAL

BY SUBMITTING THIS QUARTERLY REPORT AND CHECKING THE BOX BELOW, THE GRANTEE / BORROWER AND THE REPORT SUBMITTER (IF DIFFERENT) CERTIFY THAT ALL WORK PERFORMED AND THE ASSOCIATED EXPENDITURES CONTAINED WITHIN THE REPORT ARE TRUE. THE GRANTEE / BORROWER ACKNOWLEDGES THAT FALSIFICATION OF RECORDS MAY RESULT IN THE TERMINATION OF THE GRANT / LOAN CONTRACT AND OTHER APPROPRIATE LEGAL REMEDIES.

- By checking this box, I, the grantee / borrower, verify that I have reviewed and approve the submitted invoices and progress report.

Please type name of individual checking the above statement:

**Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to [DEQBrownfields@Michigan.gov](mailto:DEQBrownfields@Michigan.gov)**

Note: In order for the submittal to be considered complete and in compliance with the contract:

Copies of all contractor and subcontractor invoices must be attached. For Loan projects, a bank statement showing the balance of the loan funds and interest earned (if any) must also be attached.

All parts of this form must be completed and submitted quarterly whether or not there have been expenditures.

**PARTIAL UNCONDITIONAL WAIVER**

I/we have contract with Charter Township of Meridian  
[contracting party]

to provide brownfield consulting services – EGLE Grant/Loan Third-party Oversight  
[work or material to be provided]

for the improvement of the property described as: Village of Okemos-I  
Okemos, MI

and by signing this waiver waive my/our construction lien to the amount of \$ 570.00  
for labor/materials provided through May 24, 2021  
(date)

This waiver, together with all previous waivers, if any, (circle one) does does not cover all amounts due to me/us for contract improvement provided through the date shown above.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a notice of furnishing from me/one of us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Dated: 5/24/21

/s/ 

Name: David A. Van Haaren

Company: Triterra

Address: 1305 S. Washington Avenue,  
Suite 102, Lansing, MI 48910

Telephone: 517-702-0470

**DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.**

**BROWNFIELD REDEVELOPMENT PROGRAM  
GRANT AND LOAN QUARTERLY REPORT  
AND PAYMENT REQUEST FORM**

517-284-5169, [DEQBrownfields@Michigan.gov](mailto:DEQBrownfields@Michigan.gov)

The following information is required to receive payment for incurred costs. This form should be separately completed for both grant and loan projects. ALL PAGES OF THE FORM MUST BE PROVIDED QUARTERLY WHETHER OR NOT WORK WAS COMPLETED AND REIMBURSEMENT IS REQUESTED. Fields that are calculated by the form are shown in brown.

**PROJECT DETAILS**

Grantee / Borrower Name: *Meridian Township Brownfield Redevelopment Authority*  Grant Report  Loan Report

Project Name: *Village of Okemos-I* Tracking Code: *2019-2381* Request #: *N/A*

Purchase Order Number: Location Code: *8G09-BRL*

Dates of Reporting: Begin: *Apr 1, 2021* End: *Jun 30, 2021* Quarter: *3 (Apr-June)* Fiscal Year: *2021*

Name of Contact Person: *Timothy R. Schmitt* Contract Expires On: *Mar 28, 2022*

Title of Contact Person: *Community Planning & Develop* Phone Number: *+1 (517) 853-4506*

Remittance Address: *5151 Marsh Road*

City: *Okemos* State: *Michigan* Zip Code: *48864*

**EXPENDITURES**

List all expenditures for the quarter and attach invoices from contractors and subcontractors

Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
NA	NA	NA	NA	\$0.00	NA
<b>TOTAL:</b>				<b>\$0.00</b>	

**PROGRESS REPORT**

Task Number	Work plan Budget Approved to Date	Invoiced This Quarter	Invoiced to Date	Activity this quarter (include progress made, status, budget, concerns, and/or problems encountered)
<i>1. Due care activities</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>No activity completed</i>
<i>2. Grant/loan administration</i>	<i>\$30,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>No activity completed</i>
<i>3. Third-party environmental oversight professional</i>	<i>\$30,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>No activity completed</i>
<b>TOTALS:</b>	<b>\$60,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

Describe proposed activity next quarter including proposed date to complete.  
The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.  
*There are no activities proposed under the Brownfield Redevelopment Loan for the next quarter.*

**Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request**

Project Name: Village of Okemos-I Report #: N/A Fiscal Year: 2021 Quarter: 3 (Apr-June)

**LOAN AWARDS INTEREST EARNED**

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- Our interest statement is attached.
- Our loan disbursement is not in an interest-bearing account.

**STATEMENT OF REVIEW AND APPROVAL**

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Please type name of individual checking the above statement: Timothy R. Schmitt

**Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to [DEQBrownfields@Michigan.gov](mailto:DEQBrownfields@Michigan.gov)**

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**BROWNFIELD REDEVELOPMENT PROGRAM  
GRANT AND LOAN QUARTERLY REPORT  
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**PROJECT DETAILS**

Grantee / Borrower Name: *Meridian Township Brownfield Redevelopment Authority*  Grant Report  Loan Report

Project Name: *Village of Okemos-I* Tracking Code: *2019-2381* Request #: *0*

Purchase Order Number: Location Code: *8G09-RPG*

Dates of Reporting: Begin: *Apr 1, 2021* End: *Jun 30, 2021* Quarter: *3 (Apr-June)* Fiscal Year: *2021*

Name of Contact Person: *Timothy R. Schmitt* Contract Expires On: *Mar 28, 2022*

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Invoice Number	Invoice Date	Vendor	Task Number (refer to approved work plan)	Amount	Proof of Payment (list check number or other reference)
NA	NA	NA	NA	\$0.00	NA
<b>TOTAL:</b>				<b>\$0.00</b>	

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<i>1. Due care activities</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>No activity completed</i>
<i>2. Grant/loan administration</i>	<i>\$9,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>No activity completed</i>
<i>3. Third-party environmental oversight professional</i>	<i>\$9,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>No activity completed</i>
<i>4. Demolition and abatement activities</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>No activity completed</i>
<b>TOTALS:</b>	<b>\$18,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

# Brownfield Redevelopment Grant and Loan Quarterly Report and Payment Request

Project Name: Village of Okemos-I Report #: 0 Fiscal Year: 2021 Quarter: 3 (Apr-June)

Describe proposed activity next quarter including proposed date to complete.  
The field below will expand as you type. If additional room is desired, please attach additional sheets to this form.  
*There are no activities proposed under the Refined Petroleum Grant for the next quarter.*

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By checking this box, I, the grantee / borrower, verify that I have reviewed and approve the submitted invoices and progress report.

Please type name of individual checking the above statement:

**Please email the completed form and all supporting documentation to your Brownfield Grant and Loan Coordinator and to [DEQBrownfields@Michigan.gov](mailto:DEQBrownfields@Michigan.gov)**

Note: In order for the submittal to be considered complete and in compliance with the contract:

Copies of all contractor and subcontractor invoices must be attached. For Loan projects, a bank statement showing the balance of the loan funds and interest earned (if any) must also be attached.

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**To: Meridian Brownfield Redevelopment Authority**

**From: Timothy R. Schmitt, AICP  
Director of Community Planning and Development**

**Date: August 13, 2021**

**Re: 2020 Brownfield Annual Report**

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Under the Brownfield Redevelopment Financing Act, Act 381 of 1996, the local Brownfield Redevelopment Authority (BRA) is required to submit on an annual basis to the governing body, the Department of Environment, Great Lakes, and Energy, and the Michigan Strategic Fund a reporting of the Authority's activity in the previous year. Said annual report is required to include the following information:

- (a) The total amount of local taxes that are approved for capture and the total amount of taxes levied for school operating purposes that are approved for capture for each parcel included in a brownfield plan.
- (b) The amount and purpose of expenditures of tax increment revenues.
- (c) The amount and source of tax increment revenues received for each active brownfield plan, including the amount of tax increment revenues captured in the most recent tax year and the cumulative amount of tax increment revenues captured for each brownfield plan.
- (d) The initial taxable value of all eligible property subject to the brownfield plan.
- (e) The captured taxable value realized by the authority for each eligible property subject to the brownfield plan.
- (f) The amount of actual capital investment made for each project.
- (g) The amount of tax increment revenues attributable to taxes levied for school operating purposes used for activities described in section 13b(6)(c), section 2(o)(i)(F) and (G), and section 2(o)(ii)(B) and (C).
- (h) The number of residential units constructed or rehabilitated for each project.
- (i) The amount, by square foot, of new or rehabilitated residential, retail, commercial, or industrial space for each project.
- (j) The number of new jobs created at the project.
- (k) A copy of all brownfield plan amendments approved by the local unit of government.
- (l) All additional information that the governing body, the department, or the Michigan strategic fund considers necessary

At this time, the Brownfield Redevelopment Authority and Township Board have approved four Brownfield Plans in the community. Three of those projects have started construction, while only one has created a tax increment and begun capture under the terms of the plan. The fourth project is nearing construction, potentially still this year. A fifth project has been discussed extensively, but a formal request for approval has not been submitted to Staff for review. A summary of each Plan and the current status follows.

## Meridian Township Brownfield Redevelopment Authority – Annual Report for 2020

### Elevation at Okemos Pointe

The Elevation project, at the intersection of Jolly Oak Road and Jolly Road, is the Township’s main Brownfield project at this time. The project started as a Brownfield through Ingham County and was transferred to the Township’s BRA in 2019, after Phase 1 was completed and final site plan changes were proposed. The first two phases of residential construction are complete, with a third phase forthcoming. The two non-residential buildings on the south end of the property are currently undergoing renovation and should be fully online sometime this year. This project is the only one in the township that has actually started the tax capture under their Brownfield Plan, so the reporting required under the State Enabling Legislation will focus on this project alone.

The original parcels in the project have been reconfigured, based on changes from the Amended plan. The parcel numbers for this report and for the tax capture are as follows:

Per approved plan	Current parcel numbers
33-02-02-33-376-010	33-02-02-33-353-021
33-02-02-33-353-015, 33-02-02-33-376-011, & 33-02-02-33-376-012	33-02-02-33-302-013
	33-02-02-33-302-014
	33-02-02-33-353-018
	33-02-02-33-353-020
33-02-02-33-329-002	Same
33-02-02-33-329-100	Same

There is no tax capture on parcel 33-02-02-33-329-002 or 33-02-02-33-329-100.

- (a) The total amount of local taxes that are approved for capture and the total amount of taxes levied for school operating purposes that are approved for capture for each parcel included in the brownfield plan are as follows:

All local taxes	School operating taxes approved for capture
\$5,898,251	\$0

- (b) The amount and purposes of expenditures of tax increment revenues that were approved in the Brownfield Plan are as follows:

Purpose of Expenditure	Amount
Meridian Township BRA Administration	\$299,070
Ingham County BRA Local Brownfield Revolving Loan Fund	\$86,344
Meridian Township BRA Local Brownfield Revolving Loan Fund	\$213,080
Baseline Environmental Assessment Activities	\$69,600
Due Care Activities	\$82,349
Additional Response Activities	\$2,482,447
Demolition Activities	\$1,752,279
Lead and Asbestos Abatement Activities	\$36,794
Contingency (Phase 1A only)	\$103,656
Interest (Capped per Township)	\$600,000
Brownfield Plan Preparation	\$152,633
Brownfield Plan Implementation	\$15,000
Local Application Fees	\$5,000

**Meridian Township Brownfield Redevelopment Authority – Annual Report for 2020**

(c) The amount and source of tax increment revenues received in the last tax year and cumulatively are as follows:

Source of capture	Amount captured – 2020 tax year	Amount captured - Cumulative

(d) The initial taxable values for the properties subject to the brownfield plan are as follows:

Parcel ID	Initial Taxable Value
Real Property	
33-02-02-33-302-013	\$34,233
33-02-02-33-302-014	\$287,064
33-02-02-33-329-100	\$0
33-02-02-33-353-018	\$309,733
33-02-02-33-353-020	\$107,415
33-02-02-33-353-021	\$9,262
Personal Property	
33-02-02-90-528-951	\$0
33-02-02-90-530-525	\$0

(e) The captured taxable value realized by the authority for the properties subject to the brownfield plan are as follows:

Parcel ID	Captured Taxable Value
Real Property	
33-02-02-33-302-013	\$1,129,590
33-02-02-33-302-014	\$294,467
33-02-02-33-329-100	\$0
33-02-02-33-353-018	\$7,631,686
33-02-02-33-353-020	\$258,225
33-02-02-33-353-021	\$3,177,132
Personal Property	
33-02-02-90-528-951	\$6,100
33-02-02-90-530-525	\$3,900

(f) The total amount of actual capital investment made for each phase that has been completed is as follows. These numbers include land costs but exclude financing costs.

- a. Phase 1 - \$10,540,099.76
- b. Phase 2 - \$2,316,375.53

Current Total Investment: **\$12,856,475.29**

(g) The amount of tax increment revenues attributable to taxes levied for school operating purposes used for activities described in section 13b(6)(c), section 2(o)(i)(F) and (G), and section 2(o)(ii)(B) and (C) is **\$0**.

## Meridian Township Brownfield Redevelopment Authority – Annual Report for 2020

- (h) Phase 1 of the project included 170 dwelling units and phase 2 included 117 dwelling units, for a **current project total of 287 dwelling units.**
- (i) The amount, by square foot, of new residential and commercial space for each phase:
- Phase 1 Residential SF = 171,670 rentable residential sq ft
  - Phase 1 Commercial SF = 2,500 rentable commercial sq ft (gym only...not including clubhouse/leasing office)
  - Phase 2 Residential SF = 80,989 rentable residential sq ft
  - Phase 2 Commercial SF = 0 rentable commercial sq ft
- Current totals: **Residential: 252,659 sq. ft.**  
**Commercial: 2,500 sq. ft.**
- (j) Five (5) full time equivalent jobs (four full-time, two part-time) have been created in the project thus far.
- (k) There has been one plan amendment approved by the Township, a copy of which is attached to this report.
- (l) The main commercial portions of the project are expected to be online this year, with full capture occurring in 2022. The third phase of residential construction is currently on hold, given the construction and lumber climate resulting from the Covid19 pandemic. The project is expected to move forward with that last portion of construction in the near future.

### 2360 Jolly Road

This redevelopment project was originally a part of the Elevation project (see above) but was spun off as its own plan in October 2019. Construction on the project is underway, after a series of delays due to the Covid19 pandemic and construction issues with respect to drainage on the site. Per the approved Brownfield plan, the project summary includes the following work:

The proposed redevelopment of the Project, which is the subject of this Plan, will redevelop the entire building that includes an estimated 17,323 square feet of small business spaces. The current warehouse will create three (3) separate commercial business spaces.

### Haslett Marathon

The Brownfield Plan for the property at 1619 Haslett Road was approved on July 7, 2020. The project involves the complete reconstruction of the Haslett Marathon and construction on the site started this summer. The underground work has been completed and the vertical construction has started as of this writing. At this time, there have been no reimbursement requests made and the tax capture for the project does not start until 2022. Per the approved Brownfield plan, the project summary includes the following work:

The redevelopment will involve the raze and rebuild of the gasoline service station on the Property. The current pump locations and existing 1,674 square foot building will be demolished for the new construction of a 6,622 square foot building and four (4) gasoline/diesel dispenser islands located beneath a new canopy, which will be connected to the existing underground storage tank (UST) system. A new approximately 6,000-gallon diesel fuel UST will also be installed to better serve patrons. The proposed building will include a mix of retail, restaurant and automotive service uses with 4,343 square feet dedicated for the retail/restaurant space and an automobile service center consisting of 2,279 square feet and three (3) service bays. The plan proposes 20 parking spaces on site, bike parking and an outdoor seating area adjacent to the convenience store. To better serve the community, the building

## **Meridian Township Brownfield Redevelopment Authority – Annual Report for 2020**

location will be moved to sit on the corner of Haslett and Marsh to allow for a more downtown, urban feel. This new placement on the parcel will appeal to and improve the intersection's walkability.

### Pine Village of Meridian

The Brownfield Plan for the property at 1673 Haslett Road was approved on September 22, 2020. The project involves the construction of a new, mixed-use, senior apartment building on the site, with demolition of the existing building and adjacent grocery store occurring first. The developers are currently finalizing the plans for the site and construction has yet to commence. At this time, there have been no reimbursement requests made and the tax capture for the project was not anticipated to start until 2022, but that may be delayed due to construction delays. Per the approved Brownfield plan, the project summary includes the following work:

A redevelopment of the subject property located on the south side of Haslett Road in Meridian Charter Township. The project includes the demolition of an approximately 23,415-square foot, single-story multi-tenant commercial building located at 1673 Haslett Road and the adjacent shopping center building located at 1655 Haslett Road. The developer will construct a four-story, 147,721 square foot, mixed-use building consisting of a senior apartment building with a total of 132 residential units and 9,114 square feet of leasable commercial space. A new parking lot and site improvements will be constructed on the east, south, and west sides of the building.

### Village of Okemos

The Village of Okemos construction has not commenced due to additional discussions between the Developer and Meridian Township on the public financial support of the project. The current economic climate for development has led to high costs for materials and labor and the applicant has been working through plan modifications to make the project more financially viable.

Demolition of the buildings on Okemos and Hamilton road began Phase 1 of the Blight Elimination and Pad Ready portion of the project. This phase is supported through financing from the Michigan Department of Environment Great Lakes and Energy (EGLE). The composition of the financing comes in the form of two grants (the Refined Petroleum Grant and the Renew Michigan Grant) and a loan with EGLE from the Township to be paid by the developer. The total funding received should be about \$3 million dollars from EGLE in support of the remediation of the site. There are currently no applications to the Meridian Township Brownfield Development Authority for reimbursement of eligible costs. Until a confirmed site plan can be engineered the Developer will refrain from making a formal request to the BRA.

**RESOLUTION TO APPROVE**

**Elevation at Okemos Pointe Brownfield Plan Amendment**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of August, 2019, at 6:00 p.m., Local Time.

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski

ABSENT: None

The following resolution was offered by Trustee Opsommer and supported by Trustee Sundland.

WHEREAS, Okemos Pointe, LLC has requested approval of the Elevation at Okemos Pointe Brownfield Plan Amendment No. 1 in order to pursue tax increment financing through the Meridian Township Brownfield Redevelopment Authority for the cleanup of environmental contamination and fill and debris at the Elevation at Okemos Pointe project located on the west side of Jolly Road, north of Jolly Road; and

WHEREAS, the Township Board of the Charter Township of Meridian approved the transfer of the Elevation at Okemos Pointe Brownfield Plan from Ingham County to Meridian Township at its meeting on March 19, 2019; and

WHEREAS, the Meridian Township Brownfield Redevelopment Authority discussed the brownfield plan amendment and voted to recommend approval to the Township Board at its meeting on June 20, 2019; and

WHEREAS, the Township Board held a public hearing on the plan amendment at its meeting on July 23, 2019 and has reviewed the information forwarded by staff under cover memorandums dated July 17, 2019 and August 1, 2019; and

WHEREAS, the proposed brownfield plan amendment constitutes a public purpose under the Brownfield Redevelopment Financing Act, Public Act 381 of 1996; and

WHEREAS, the proposed plan meets the requirements for a brownfield plan as established in Section 13 of Public Act 381 and the properties included in the Plan were determined to be Facilities, or Adjacent and Contiguous as required by Public Act 381; and

WHEREAS, the proposed eligible activities are reasonable, will adequately address brownfield conditions on the site, and provide protection of the environment and health of future occupants; and

WHEREAS, the proposed method of financing the costs of the eligible activities are reasonable and necessary to carry out the purposes of Public Act 381; and

WHEREAS, the requested TIF support will close a financial gap in the project and will not allow an unreasonable return to the developer; and



# ELEVATION AT OKEMOS POINTE

2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;  
2398 Jolly Road (portion – Tax ID #33-02-02-33-353-015;  
2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;  
2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;  
2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and  
Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100  
Okemos, Meridian Charter Township, Michigan

## *Brownfield Plan Amendment No.1*

Revised June 19, 2019

Prepared with assistance from:  
**ADVANCED REDEVELOPMENT SOLUTIONS**  
PO Box 204  
Eagle, Michigan 48822  
Contact: Eric P. Helzer, EDFP  
Phone: (517) 648-2434



### **Meridian Township Brownfield Redevelopment Authority**

Meridian Charter Township  
5151 Marsh Road | Okemos, MI 48864  
Contact: Peter Menser  
Principal Planner, Department of Community Planning and Development  
Phone: (517) 853-4576

Approved by the Meridian Township Brownfield Redevelopment Authority –  
06/20/2019

Approved by the Meridian Charter Township Board of Trustees –  
08/08/2019

**Table of Contents**

**Project Summary Sheet: Brownfield Plan Amendment No.1 –**

**Elevation at Okemos Pointe Project** ..... 3

**Introduction** ..... 8

1. Description of the Eligible Property (Section 13(2)(h)) .....10

2. Basis of Eligibility (Section 13(2)(h), Section 2(p)), Section 2(r).....14

3. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))..... 15

4. Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c),(f)) .....18

5. Method of Brownfield Plan Financing (Section 13(2)(d)).....20

6. Amount of Note or Bonded Indebtedness Incurred (Section 13(2)(e)) .....20

7. Duration of the Brownfield Plan and Effective Date (Section 13(2)(f)).....20

8. Estimated Impact on Taxing Jurisdictions (Section 13(2)(g)).....22

9. Displacement of Persons (Section 13(2)(i-l)) .....23

10. Local Brownfield Revolving Fund (Section 8).....23

11. State Brownfield Redevelopment Fund (Section 8a) .....23

12. Other Information (Section 13(2)(m)) .....23

**Tables**

Table 1 – Eligible Activities..... 17 and 18

    Table 1a – Itemized Eligible Activities

    Table 1b – Summary of Eligible Activities

Table 2 – Captured Incremental Taxable Values &  
Tax Increment Revenues Captured..... 19

Table 3 – Estimated Impact to Taxing Jurisdictions ..... 22

Table 4 – Tax Increment Financing Estimates .....Exhibit B

    Table 4a1 – Base Year/Initial Taxable Value (ITV) Information

    Table 4a2 – Total Estimated Taxes Paid to All Taxing Jurisdictions on  
    the Base Year Taxable Value/ Initial Taxable Value (ITV)

    Table 4b – Estimated Future Taxable Value (FTV) Information

    Table 4c – Impact of Tax Capture on Taxing Jurisdictions

    Table 4d – Reimbursement of Eligible Activities & Disbursements

**Figures**

Figure 1 – Scaled Property Location Map .....10

Figure 2 – Eligible Property Map .....10

**Exhibits**

- A. Legal Description and Eligible Property Boundary Map
  
- B. Table 4 – Tax Increment Financing Estimates

**PROJECT SUMMARY SHEET: BROWNFIELD PLAN AMENDMENT NO.1 –  
Elevation at Okemos Pointe Project**

**Project Name:** Elevation at Okemos Pointe

**Applicant/Developer:** Entity Name: Okemos Pointe, LLC (“Owner” or “Developer”)  
Contact: Will Randle  
Mailing Address: 2410 Woodlake Dr.  
Okemos, MI 48864  
Phone: 517-580-2550

**Eligible Property Location:** The Eligible Property (“Property”) consists of six (6) parcels located at:  
2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;  
2398 Jolly Road (portion) – Tax ID #33-02-02-33-353-015;  
2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;  
2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;  
2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and  
Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100  
Okemos, Meridian Charter Township, Michigan.

One parcel, 2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010, adds a small portion of Property (approximately +/- 0.09 Acres) with this Plan Amendment.

**Property Size:** Approximately 37.38 acres

**Type of Eligible Property:** Facility (Contaminated) and adjacent or contiguous to at least one of the Property’s “facility” parcels.

**Project Description and Total Capital Investment:** The primary purpose of the original 2016 Brownfield Plan was to facilitate the development of all six (6) original parcels in a key area of Meridian Charter Township. It was anticipated that multiple phases would occur within this area, but the originally conceived project plan needed to change to adjust to market conditions and site conditions and as such cannot be completed as originally planned in 2016.

This Plan Amendment is the result of a newly proposed adjustment to the redevelopment project (“Project”), a mixed-use redevelopment of the underutilized, abandoned, vacant and contaminated parcels and adjacent and contiguous parcels which was first developed in 1963 and has been substantially underutilized since 1999 (17 years).

The parcels are located north of Jolly Road and west of Jolly Oak Road and Farrins Parkway (see Exhibit A). This mixed-use redevelopment is a multi-phase, \$60 million project (Phase 1 and Phase 1A, excluding land and financing costs) that will comprise commercial/amenity space and 284 market-rate apartment units. Phase descriptions have changed from the original Plan and Phase 2 (formerly Phase III) may be completed but is dependent upon the success and market condition outcomes upon completion of Phase 1A. Phase 2 capital investment is not a part of the aforementioned Project cost.

Okemos Pointe, LLC is the Owner and Developer of the Project and is seeking reimbursement through tax increment financing (TIF) for Brownfield eligible activities.

Phase 1 construction began in 2017 and was completed in 2018. Phase 1A construction is scheduled to begin in the Summer 2019 and will be completed by the end of 2020.

**Uniqueness & Significance of Project to Township**

The amended mixed-use redevelopment Project will:

- Bring a significant investment and major improvement to the area;
- Be transformative in nature;
- Add to the economic vitality of the Township;
- Add to the success of the Township’s broader development strategy;
- Bring quality market rate apartment housing to the Township;
- Be a uniquely designed project with high quality durable materials, and;
- Result in community and municipal benefits of increased property taxes on the Property.

**Purpose of Amendment:**

Brownfield Plan Amendment No.1 (“Plan Amendment”) purpose is to:

- Add a small portion to Eligible Property from a parcel located at 2360 Jolly Road, Tax ID #33-02-02-33-376-010 (see Exhibit A);
- Identify and describe the amended Project;
- Identify new projected taxable value and tax increment revenues because of the proposed amended Project;
- Identify new eligible activity costs and associated contingency, interest, Plan Amendment Preparation, Plan Amendment Implementation for Developer, Authority Administration & Application Fees, and County Authority & Township Authority capture for Local Brownfield Revolving Fund (LBRF) at \$5,898,251, and;
- Extend the Plan’s tax increment revenue capture period an additional 7-years through 2035 (last year of tax capture), making the Plan an 18-year tax increment revenue capture plan.

**Estimated Job Creation:**

Upon Project completion, up to eight (8) new local full-time-equivalent jobs are projected to be created.

**Estimated Duration of Plan**

**Capture:** 18 years (2018-2035), total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan and Amendment costs, Brownfield Plan Implementation Fees, Authority Administration & Application Fees, and LBRF capture for County & Township. NOTE: Plan capture of tax increment revenues shall not exceed 30 years.

**Estimated Duration of Plan:** 20 years (2016-2035) estimated but valid up to 35 years.

**Base Year of Plan:** 2016 with the exception of the newly added portion of parcel Tax ID #33-02-02-33-376-010 which shall be tax year 2019.

**First Year of Plan Capture:** 2018

**Total Taxes Captured Estimate:**  
(Total Plan Duration under Plan Amendment)

<b>Total Taxes Captured During Brownfield Plan Tax Capture Period</b>	<b>Total/ Cumulative</b>	<b>Annual Average</b>
Meridian Township BRA Administration	\$ 299,070	\$ 16,615
Ingham County BRA Local Brownfield Revolving Fund (LBRF)	\$ 86,344	\$ 4,797
Meridian Township BRA Local Brownfield Revolving Fund (LBRF)	\$ 213,080	\$ 11,838
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 5,299,758	\$ 294,431
<b>Total New Tax Capture (See Table 1a)</b>	<b>\$ 5,898,251</b>	<b>\$ 327,681</b>
* To meet Developer Reimbursement Obligations.		

**New/Incremental Tax Gain (not captured) Breakdown Estimate:**  
 (Total Plan Duration under Plan Amendment)

New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	Estimated Tax Capture Period in Number of Years =	18
		New Tax Revenue Received	
		Total/ Cumulative	Annual Average
<b>MERIDIAN CHARTER TOWNSHIP</b>			
Operating	25%	\$ 241,249	\$ 13,403
Pathways	25%	\$ 19,198	\$ 1,067
CATA Redi Ride	25%	\$ 11,481	\$ 638
Fire Protection	25%	\$ 36,781	\$ 2,043
Police Protection	25%	\$ 34,911	\$ 1,939
Land Preservation	25%	\$ 18,949	\$ 1,053
Community Services	25%	\$ 8,609	\$ 478
Local Roads	25%	\$ 14,352	\$ 797
Parks/Recreation	25%	\$ 38,280	\$ 2,127
Debt	100%	\$ 44,166	\$ 2,454
Police & Fire Protection	25%	\$ 85,708	\$ 4,762
<i>Subtotal to Above</i>	-	<b>\$ 553,682</b>	<b>\$ 30,760</b>
<b>INGHAM COUNTY</b>			
County Operating	25%	\$ 391,776	\$ 21,765
Indigent Veterans Relief Fund	25%	\$ 1,911	\$ 106
Potter Park Zoo	25%	\$ 23,737	\$ 1,319
Public Transportation	25%	\$ 34,737	\$ 1,930
911 System	25%	\$ 49,211	\$ 2,734
Juvenile Justice	25%	\$ 34,737	\$ 1,930
Farmland Preservation	25%	\$ 8,105	\$ 450
Health Services	25%	\$ 20,263	\$ 1,126
Parks/Trails	25%	\$ 28,948	\$ 1,608
Animal Control	25%	\$ 13,895	\$ 772
Jail/Justice	25%	\$ 49,211	\$ 2,734
<i>Subtotal to Above</i>	-	<b>\$ 656,530</b>	<b>\$ 36,474</b>
Capital Region Airport Authority - CRAA	25%	\$ 40,469	\$ 2,248
Capital Area Transportation Authority - CATA	25%	\$ 174,090	\$ 9,672
<b>LIBRARY</b>			
Capital Area District Library - CADL	25%	\$ 90,316	\$ 5,018
<b>INTERMEDIATE SCHOOL DISTRICTS (ISD)</b>			
RESA Operating	25%	\$ 11,579	\$ 643
RESA Special Education	25%	\$ 260,887	\$ 14,494
RESA Vocational Education	25%	\$ 74,829	\$ 4,157
<b>COMMUNITY COLLEGE</b>			
Lansing Community College - LCC	25%	\$ 220,418	\$ 12,245
<i>Subtotal to Above</i>	-	<b>\$ 872,588</b>	<b>\$ 48,477</b>
<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>			
School Debt	100%	\$ 1,545,798	\$ 85,878
School Building and Site ("Sinking Fund" millage available for tax capture)	25%	\$ 57,189	\$ 3,177
<i>Subtotal to Above</i>	-	<b>\$ 1,602,987</b>	<b>\$ 89,055</b>
<i>Subtotal of All of the Above</i>	-	<b>\$ 3,685,787</b>	<b>\$ -</b>
<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>			
State Education Tax - SET	100%	\$ 1,324,970	\$ 73,609
Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	100%	\$ 3,974,910	\$ 220,828
<i>Subtotal to Above</i>	-	<b>\$ 5,299,880</b>	<b>\$ 294,438</b>
<b>GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE</b>	-	<b>\$ 8,985,667</b>	-

## Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$5,898,251 as outlined in the below table. Based upon current estimates of projected Taxable Value, the identified Eligible Activities to the Developer totaling \$5,299,758 in Table 1a are after annual tax capture payments to:

- Ingham County BRA/Authority Local Brownfield Revolving Fund (LBRF);
- Meridian Township BRA/Authority Local Brownfield Revolving Fund (LBRF), and;
- Meridian Township BRA/Authority Reimbursement of Administration Expenses.

Eligible Activities	Eligible Costs
<b>DEQ Eligible Activities</b>	
<b>Department-Specific Activities</b>	
Baseline Environmental Assessment (BEA) Activities	\$ 69,600
Due Care Activities	\$ 82,349
Additional Response Activities	\$ 2,482,447
<b>MSF Non-Environmental Eligible Activities</b>	
Demolition Activities	\$ 1,752,279
Lead and Asbestos Abatement Activities	\$ 36,794
Infrastructure Improvements Activities	\$ -
Site Preparation Activities	\$ -
Contingency (15% only for Phase 1A)	\$ 103,656
Interest (Simple Interest: Capped per Township)	\$ 600,000
<i>Subtotal</i>	\$ 5,127,125
Brownfield Plan Preparation	\$ 152,633
Brownfield Plan Implementation (to Developer)	\$ 15,000
Local Application Fees	\$ 5,000
<b><i>Subtotal: To Developer *</i></b>	<b>\$ 5,299,758</b>
Meridian Township BRA Administration	\$ 299,070
Ingham County BRA Local Brownfield Revolving Fund (LBRF)	\$ 86,344
Meridian Township BRA Local Brownfield Revolving Fund (LBRF)	\$ 213,080
<b><i>Subtotal: To BRA</i></b>	<b>\$ 598,493</b>
<b>GRAND TOTAL</b>	<b>\$ 5,898,251</b>
* To meet Developer Reimbursement Obligations.	

## **INTRODUCTION**

### **A. General**

Meridian Charter Township, Michigan (the “Township”), established the Meridian Township Brownfield Redevelopment Authority (the “Authority”) on April 18, 2017, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The Michigan Department of State, Office of the Great Seal, acknowledged receipt and filing of the resolution on May 17, 2017. The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The purpose of this Brownfield Plan (the “Plan” and/or “Amendment”), as amended is to promote the redevelopment of and investment in certain “Brownfield” properties within the Township. Inclusion of Property within this Plan Amendment will facilitate financing of eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields” that are either environmentally contaminated (a “facility”), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan Amendment, is intended to promote economic growth for the benefit of the residents of the Township and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Plan Amendment shall not be integral to the effectiveness or validity of this Plan Amendment. This Plan Amendment is intended to apply to the Eligible Property identified in this Plan Amendment and, if tax increment revenues are proposed to be captured from that Eligible Property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the Eligible Property shall not necessitate an amendment to this Plan Amendment, affect the application of this Plan Amendment to the Eligible Property, or impair the rights available to the Authority under this Plan Amendment.

This Plan Amendment is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan Amendment for reference purposes.

This Plan Amendment contains information required by Section 13(2) of Act 381.

## **B. Brownfield Plan and Plan Amendment Summary**

This Plan Amendment is the first amendment to the original 2016 Brownfield Plan.

### ***Original 2016 Brownfield Plan Elevation at Okemos Pointe (“Plan”) -***

The Ingham County Brownfield Redevelopment Authority (“County Authority”) approved the Plan on October 14, 2016 followed by approval by Meridian Charter Township Board of Trustees on November 1, 2016 and Ingham County Board of Commissioners adoption of the Plan on December 13, 2016. Plan was estimated as 11-year (2018 through 2028) tax increment revenue capture plan for reimbursement of Eligible Activities and LSRRF deposits. Without amending the Plan, the proposed redevelopment of Phase 1A cannot be completed.

### ***2019 Brownfield Plan Elevation at Okemos Pointe (“Plan Amendment”) -***

This 2019 Plan Amendment will:

- Add a small portion to Eligible Property from a parcel located at 2360 Jolly Road, Tax ID #33-02-02-33-376-010 (see Exhibit A);
- Identify and describe the amended Project;
- Identify new projected taxable value and tax increment revenues because of the proposed amended Project;
- Identify new eligible activity costs and associated contingency, interest, Plan Amendment Preparation, Plan Amendment Implementation for Developer, Authority Administration & Application Fees, and County Authority & Township Authority capture for Local Brownfield Revolving Fund (LBRF) at \$5,898,251, and;
- Extend the Plan’s tax increment revenue capture period an additional 7-years through 2035 (last year of tax capture), making the Plan a 18-year tax increment revenue capture plan.

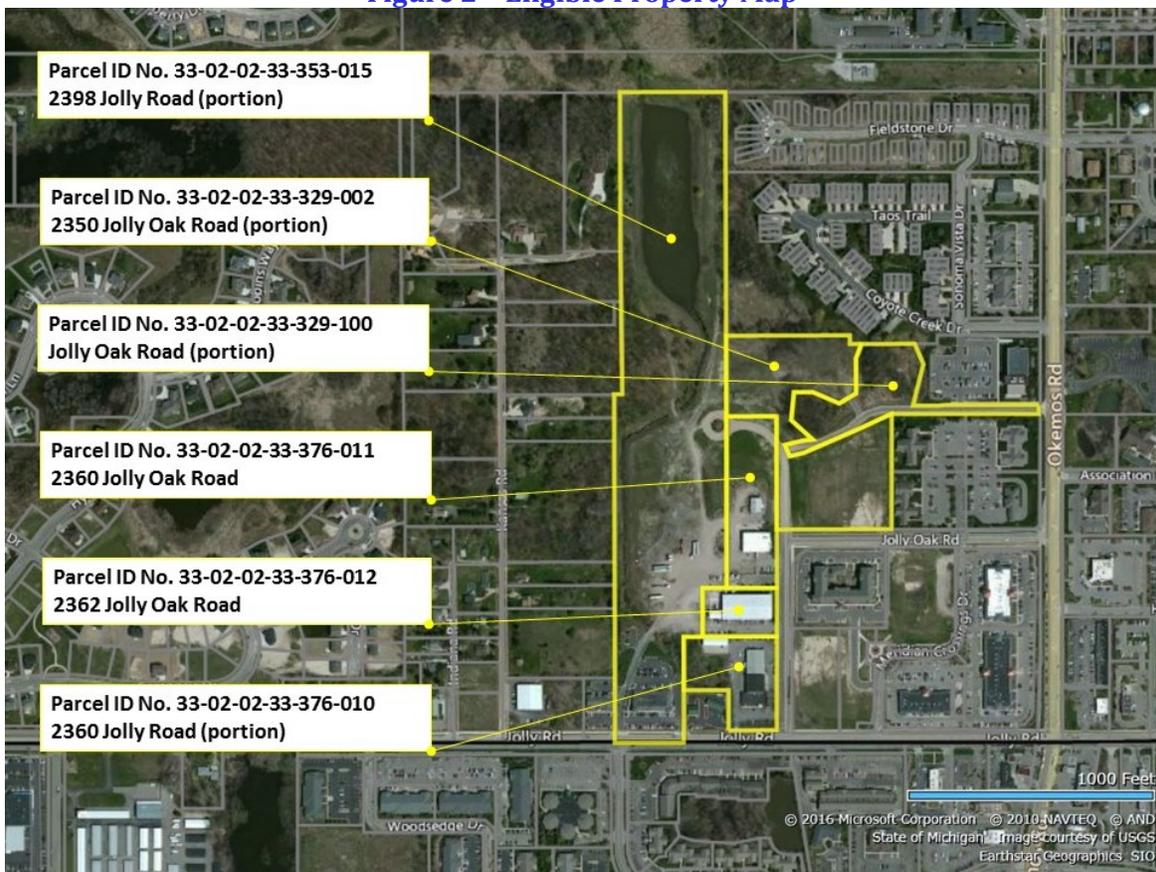
The Project recognized and planned under this Plan Amendment will result in a total estimated projected taxable value of \$13,223,656 (in Year 2022 upon full Project completion).

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

Figure 1 – Scaled Property Location Map



Figure 2 – Eligible Property Map



The Eligible Property (“Property”) consists of all or portion of six parcels located northwest of the intersection of Jolly Road and Jolly Oak Road, Okemos, Meridian Township, Ingham County, Michigan. The Property contains approximately 37.38 acres.

The Property is located in an area of the Meridian Charter Township (“Township”) that is characterized by commercial, multi-tenant residential, and recreational properties. A county drain is located on the western and central portions of the Property, which leads to a retention pond located in the northern portion, and the Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, electrical and gas utilities to the south.

The Eligible Property parcels are summarized in the below table. See Exhibit A, Legal Descriptions and Eligible Property Boundary Map. Please note that the Eligible Property in the table below identifies four parcels with a portion of that Tax ID number being included as Eligible Property. As such, the Legal Descriptions and Eligible Property Boundary Map in Exhibit A shall govern as the Eligible Property in this Plan Amendment.

<b>Eligible Property</b>		
<b>Address</b>	<b>Tax ID</b>	<b>Basis of Eligibility</b>
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property and Facility
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

The Property consists of six parcels of land. Five of the six parcels are a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended). In accordance with Act 381, the other parcel(s) included in this Plan are adjacent or contiguous to the facility-designated properties and are estimated to increase the captured taxable value of the facility-designated parcels. The parcels are located within the boundaries of Meridian Charter Township, Michigan.

As of June 2016 the Property is a Mixed Use Planned Unit Development (MUPUD) that was conditionally zoned Community Service (C-2) Commercial, with a voluntary offer of a condition limiting development to a mixed use planned unit development with restriction of no more than 18 dwelling units per acre as allowed under the density bonus provisions in the mixed use planned unit ordinance. The C-2 zoning district allows for a mixed use planned unit development. Mixture of uses proposed on Property is adequately served by essential public facilities and services, such as police, fire, stormwater drainage, existing roadways, public water, and sanitary sewer. Property was formerly zoned Industrial, Commercial, Residential, Professional and Office and currently contains one industrial/commercial building and a tire storage building. Exterior portions of the Property currently include on the southern portion paved parking and landscaped areas while the eastern and northern portions are grass-covered and wooded land. The central portion of the Property has been recently redeveloped into Phase 1 of the Elevation at Okemos Pointe Project which consists of a commercial/amenity building and 170 market-rate apartments. A county drain is located on the western and central portions of the Property, which leads to a retention pond located in the northern portion.

The Project proposes to redevelop an underutilized property into a contemporary multi-use development through the completion of Phase 1A adding 114 market-rate apartments. The redevelopment integrates design elements, environmental response activities, and economic

development to further goals of the Meridian Charter Township, Ingham County (“IC”), the Michigan Department of Environmental Quality (“MDEQ”) and the Michigan Economic Development Corporation (“MEDC”). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead and asbestos abatement, building demolition and site demolition of the wide-spread fill and debris found across most of the Property, environmental due care and additional response activities, and redevelopment into a mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the “Property.” Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed reimbursement agreement between the Developer and the Authority.

***CURRENT COMPLETED PHASE 1 (2018)***

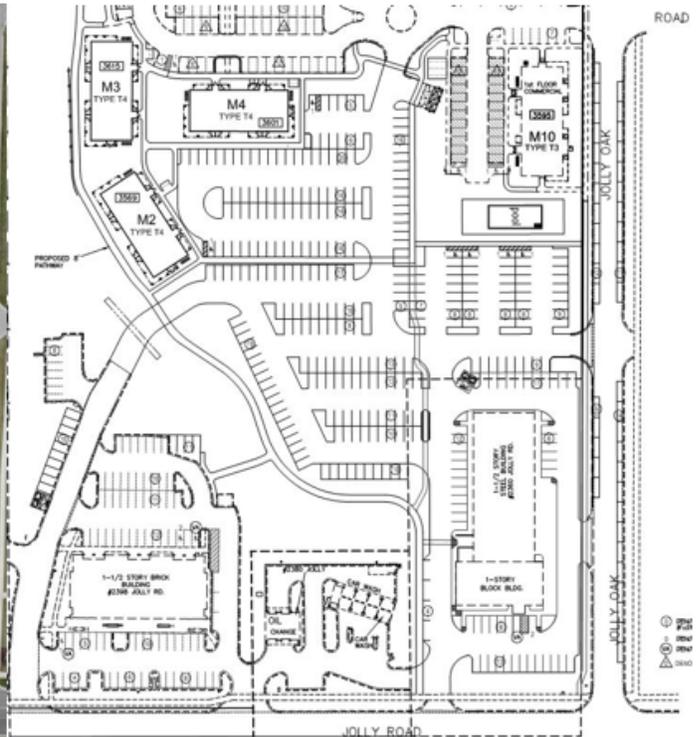




**PROPOSED PHASE 1A PROJECT SITE PLAN AFTER COMPLETION (2020)**

**Current (April 2019)**

**After Project Phase 1A Completion (2020)**



**2. BASIS OF ELIGIBILITY (SECTION 13(2)(H), SECTION 2(P)), SECTION 2(R)**

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial or industrial purpose; (b) five of the six parcels comprised by the Property have been determined to be a “facility”; (c) includes parcels that are adjacent or contiguous to that Property because the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property; and, (d) the Property is in Meridian Charter Township, which is not a qualified local governmental unit.

Eligible Property		
Address	Tax ID	Basis of Eligibility
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property and Facility
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

Refer to the 2016 Brownfield Plan Exhibit B which includes an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. The added parcel, portion of Tax ID #33-02-02-33-376-010, is eligible to be contained in this Plan Amendment because it is adjacent and contiguous to a “facility” parcel and is a “facility”. As Eligible Property, the Property is eligible for redevelopment incentives from the Authority.

### **3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B))**

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment (BEA) {Phase I ESA, Phase II ESA, and BEA}, due care activities, additional response activities, lead & asbestos survey and abatement, demolition {site and building}, preparation of Brownfield Plan (including this Amendment), Brownfield Plan implementation, contingency, interest, LBRF capture, and Authority administration & application fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if site or environmental conditions change. If conditions change, an eligible activity may fall under a different category (such as an Environmental or Non-Environmental eligible activity) so long as the Plan does not involve the capture of State School Tax Increment Revenue (i.e., an Act 381 Work Plan). Local-only Tax Capture Plans can adjust between Environmental and Non-Environmental activity categories. Furthermore, for the eligible activities identified in the Plan Amendment, the costs of any activities may be adjusted after the date the Plan Amendment is approved by the Authority, so long as the costs do not exceed the combined total of all eligible activity costs (combined Environmental and Non-Environmental costs) plus a pro-rata contingency amount (but excluding the interest amount), to the extent that the adjustments do not violate the terms of any approved documents, such as a Development Reimbursement Agreement, or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the Property. Amendments to Act 381 that were signed in to law on December 28, 2012 allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan (including Plan Amendments), if those costs and the eligible property are subsequently included in an approved Plan or Plan Amendment. In the event that eligible activities are performed prior to Plan or Plan Amendment approval, approved eligible activity costs will be reimbursable in accordance with Act 381.

In accordance with this Plan Amendment and the associated Development Reimbursement Agreement (the “Agreement”) with the Authority, the amount advanced by the Developer will be repaid by the Authority, together with capped interest of \$600,000 yields a resultant simple interest rate of 1.42%, solely from the tax increment revenues realized from the Eligible Property. However, if the actual cost of eligible activities turns out to be lower than the estimates, interest reimbursement may be lower, subject to the 1.42% simple interest calculation.

Tax increment revenues generated by this Project will be governed by the Agreement. No state school tax capture was assumed to reimburse eligible activity costs in this Plan Amendment. The eligible activities identified in the Plan Amendment are as a local-only tax capture cost by the Authority, together with the interest rate provided above.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan Amendment that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Total eligible activity costs identified shall not exceed \$5,898,251. All costs will be reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available.

<b>Table 1a - Itemized Eligible Activities</b>	<b>Notes</b>	<b>Eligible Activity Amount Supported in Brownfield Plan (Local Tax Capture Only)</b>
<b>DEQ Eligible Activities</b>		
<b>Department-Specific Activities</b>		
Baseline Environmental Assessment (BEA) Activities		\$ 69,600
Due Care Activities		\$ 82,349
Additional Response Activities		\$ 2,482,447
<b>DEQ Environmental Eligible Activities Total</b>		<b>\$ 2,634,396</b>
<b>MSF Eligible Activities</b>		
Demolition Activities		\$ 1,752,279
Lead and Asbestos Abatement Activities		\$ 36,794
Infrastructure Improvements Activities		\$ -
Site Preparation Activities		\$ -
<b>MSF Non-Environmental Eligible Activities Total</b>		<b>\$ 1,789,073</b>
	<b>Percentage/ Rate</b>	
Contingency: DEQ Environmental (Phase 1A only)	15.0%	\$ 43,868
Contingency: MSF Non-Environmental (Phase 1A only)	15.0%	\$ 59,788
<i>Sub Total: Contingencies</i>		\$ 103,656
Interest: DEQ Environmental (Simple Interest: Capped per Township)	1.41931489%	\$ 354,962
Interest: MSF Non-Environmental (Simple Interest: Capped per Township)	1.41931489%	\$ 245,038
<i>Sub Total: Interest</i>		\$ 600,000
<b><i>Sub Total: EAs + Contingencies + Interest</i></b>		<b>\$ 5,127,125</b>
Brownfield Plan Preparation		\$ 152,633
Brownfield Plan Implementation (to Developer)		\$ 15,000
Local Application Fees		\$ 5,000
<b>Total Developer Administration: Brownfield Plan Preparation + Brownfield Plan Implementation (to Developer) + Application Fees</b>		<b>\$ 172,633</b>
<b><i>Sub Total: EAs + Contingencies + Interest + Developer Administration</i></b>		<b>\$ 5,299,758</b>
Meridian Township BRA Administration		\$ 299,070
Ingham County BRA Local Brownfield Revolving Fund (LBRF)		\$ 86,344
Meridian Township BRA Local Brownfield Revolving Fund (LBRF)		\$ 213,080
<b>Total BRA : BRA Administration + LBRF</b>		<b>\$ 598,493</b>
<b>GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA</b>		<b>\$ 5,898,251</b>

<b>Table 1b - Summary of Eligible Activities</b>	<b>Notes</b>	<b>Eligible Activity Amount Supported in Brownfield Plan</b>
<b>Total Local Tax Capture for Developer Eligible Activities, Contingency and Interest</b>		<b>\$ 5,299,758</b>
Total Local Taxes to Meridian Township BRA Administration		\$ 299,070
Total Local Taxes to Ingham County BRA Local Brownfield Revolving Fund (LBRF)		\$ 86,344
Total Local Taxes to Meridian Township BRA Local Brownfield Revolving Fund (LBRF)		\$ 213,080
<b>Total Local Tax Capture to BRA</b>		<b>\$ 598,493</b>
<b>GRAND TOTAL</b>		<b>\$ 5,898,251</b>

#### **4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C),(F))**

This Plan Amendment anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan Amendment in accordance with the Brownfield Reimbursement Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2016 tax values with the exception of the newly added portion of parcel Tax ID #33-02-02-33-376-010 which shall be tax year 2019. Tax increment revenue is currently being generated under the Plan and will continue with this Plan Amendment on all Property. Estimates project that the Authority is expected to capture the tax increment revenues through 2035 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of all redevelopment project in the Plan and this Plan Amendment. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan Amendment as Exhibit B, Table 4 - Tax Increment Financing Estimates.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements (both real and personal property) on the Property set through the property assessment process by the local unit of government and equalized by the County(s). The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan Amendment will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment projects that are eligible and approved for capture.

<b>Table 2 - Estimated Captured Incremental Taxable Values &amp; Tax Increment Revenues Captured</b>		
<b>Tax Year</b>	<b>Captured Incremental Taxable Values</b>	<b>Tax Increment Revenues Captured</b>
2016 - Base Year		
2017	\$ -	\$ -
2018 - Start of Tax Capture	\$ 521,632	\$ 14,162
2019	\$ 7,267,099	\$ 197,304
2020	\$ 7,386,208	\$ 200,538
2021	\$ 8,904,567	\$ 241,762
2022	\$ 12,006,065	\$ 325,968
2023	\$ 12,294,340	\$ 333,795
2024	\$ 12,588,900	\$ 341,792
2025	\$ 12,889,882	\$ 349,964
2026	\$ 13,197,425	\$ 358,314
2027	\$ 13,511,672	\$ 366,846
2028	\$ 13,832,770	\$ 375,564
2029	\$ 14,160,868	\$ 384,472
2030	\$ 14,496,118	\$ 393,574
2031	\$ 14,838,677	\$ 402,875
2032	\$ 15,188,704	\$ 412,378
2033	\$ 15,546,361	\$ 422,088
2034	\$ 15,911,815	\$ 432,011
2035	\$ 16,285,236	\$ 442,149
<b>Total</b>	<b>-</b>	<b>\$ 5,995,556</b>
<i>Approximate Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis</i>		\$ 97,305
<b>Total Estimated Tax Increment Revenues Captured</b>		<b>\$ 5,898,251</b>

## **5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(2)(D))**

Eligible activities are to be financed by the Developer. The Developer, County Authority and Township Authority will be reimbursed for eligible costs as listed in Tables 1a and 1b above. So long as there are available revenues, the current estimated amount of capture will be used to reimburse:

- Developer for costs in this Plan Amendment at \$5,299,758.
- Ingham County Authority/BRA Local Brownfield Revolving Fund (LBRF) at \$86,344 so long as there are available revenues.
- Meridian Township Authority/BRA Local Brownfield Revolving Fund (LBRF) at \$213,080 so long as there are available revenues.
- Meridian Township Authority/BRA Administration at \$299,070 so long as there are available revenues.

All reimbursements authorized under this Plan Amendment shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan Amendment. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan Amendment is intended to authorize the Authority to fund such reimbursements and does not obligate the Authority or the Township to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan Amendment, or which are permitted to be reimbursed under this Plan Amendment. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan Amendment, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan Amendment, will be provided solely under the Agreement contemplated by this Plan Amendment.

## **6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(2)(E))**

The Authority will not incur a note or bonded indebtedness for this Brownfield project under this Plan Amendment.

## **7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(2)(F))**

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2018 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan Preparation costs, Brownfield Plan Implementation Fees, Authority Administration & Application Fees, and LBRF capture is estimated at 18 years (2018-2035).

Furthermore, this Plan Amendment, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan Amendment (or any subsequent amendment thereto) when it finds that the purposes for which this Plan Amendment was established have been accomplished.
- b. The governing body may terminate this Plan Amendment (or any subsequent amendment thereto) if the Project for which eligible activities were identified in this Plan Amendment (or

any subsequent amendment thereto) fails to occur with respect to the Eligible Property for at least five (5) years following the date of the governing body resolution approving this Plan Amendment (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan Amendment (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on all obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

## 8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(2)(G))

The following table presents a summary of the remaining impact to taxing jurisdictions, over the next 18-years, if the redevelopment Project identified in this Plan Amendment is completed, together with prior completed investments to the Property.

<b>Table 3 - Impact to Taxing Jurisdictions</b>			
<b>Taxing Unit</b>	<b>Incremental Taxes Paid</b>	<b>Taxes Returned to Taxing Unit</b>	<b>Impact to Taxing Jurisdiction</b>
<b>MERIDIAN CHARTER TOWNSHIP</b>	-	-	-
Operating	\$ 920,192	\$ 241,249	\$ 678,943
Pathways	\$ 73,227	\$ 19,198	\$ 54,029
CATA Redi Ride	\$ 43,790	\$ 11,481	\$ 32,310
Fire Protection	\$ 140,292	\$ 36,781	\$ 103,512
Police Protection	\$ 133,159	\$ 34,911	\$ 98,249
Land Preservation	\$ 72,277	\$ 18,949	\$ 53,328
Community Services	\$ 32,837	\$ 8,609	\$ 24,228
Local Roads	\$ 54,743	\$ 14,352	\$ 40,391
Parks/Recreation	\$ 146,012	\$ 38,280	\$ 107,732
Debt	\$ 44,166	\$ 44,166	\$ -
Police & Fire Protection	\$ 326,914	\$ 85,708	\$ 241,206
<b>INGHAM COUNTY</b>	-	-	-
County Operating	\$ 1,494,345	\$ 391,776	\$ 1,102,570
Indigent Veterans Relief Fund	\$ 7,287	\$ 1,911	\$ 5,377
Potter Park Zoo	\$ 90,540	\$ 23,737	\$ 66,803
Public Transportation	\$ 132,497	\$ 34,737	\$ 97,760
911 System	\$ 187,704	\$ 49,211	\$ 138,493
Juvenile Justice	\$ 132,497	\$ 34,737	\$ 97,760
Farmland Preservation	\$ 30,916	\$ 8,105	\$ 22,811
Health Services	\$ 77,290	\$ 20,263	\$ 57,027
Parks/Trails	\$ 110,414	\$ 28,948	\$ 81,467
Animal Control	\$ 52,999	\$ 13,895	\$ 39,104
Jail/Justice	\$ 187,704	\$ 49,211	\$ 138,493
<b>Capital Region Airport Authority - CRAA</b>	\$ 154,359	\$ 40,469	\$ 113,890
<b>Capital Area Transportation Authority - CATA</b>	\$ 664,031	\$ 174,090	\$ 489,940
<b>LIBRARY</b>	-	-	-
Capital Area District Library - CADL	\$ 344,492	\$ 90,316	\$ 254,176
<b>INTERMEDIATE SCHOOL DISTRICTS (ISD)</b>	-	-	-
RESA Operating	\$ 44,166	\$ 11,579	\$ 32,587
RESA Special Education	\$ 995,097	\$ 260,887	\$ 734,210
RESA Vocational Education	\$ 285,421	\$ 74,829	\$ 210,591
<b>COMMUNITY COLLEGE</b>	-	-	-
Lansing Community College - LCC	\$ 840,738	\$ 220,418	\$ 620,320
<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>	-	-	-
School Debt	\$ 1,545,798	\$ 1,545,798	\$ -
School Building and Site ("Sinking Fund" millage available for tax capture)	\$ 218,134	\$ 57,189	\$ 160,946
<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>	-	-	-
State Education Tax - SET	\$ 1,324,970	\$ 1,324,970	\$ -
Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	\$ 3,974,910	\$ 3,974,910	\$ -
<b>Totals</b>	<b>\$ 14,883,919</b>	<b>\$ 8,985,667</b>	<b>\$ 5,898,251</b>
<b>Total Tax Increment Revenues Captured</b>			<b>\$ 5,898,251</b>

The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$5,898,251. Table 1a identifies the total amount required for the project's eligible activities so long as there are sufficient revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit B, Table 4.

#### **9. DISPLACEMENT OF PERSONS (SECTION 13(2)(I-L))**

At the time of this Plan Amendment the Property remaining to be redeveloped is vacant and there are no persons or businesses residing on that portion of the Property. Phase 1 of the redevelopment is complete and is occupied by residences and commercial operations owned by the Developer. The Developer will not displace or relocate any of the residences or businesses. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no displacement or relocation of persons or businesses under this Plan Amendment.

#### **10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)**

The County Authority has established an LSRRF (now called LBRF) and the Township Authority has established an LBRF. If the redevelopment Project is completed and all eligible activities are incurred as summarized in Table 1a, the Authority anticipates capturing incremental local taxes to fund the County Authority LBRF up to \$86,344 and the Township Authority LBRF up to \$213,080, to the extent allowed by law. See Table 4d for LBRF distribution. The funds will be used in a manner consistent with the requirements of Act 381 of 1996, as amended ("the Act").

#### **11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)**

The Authority shall not pay to the Department of Treasury any millages captured under this Plan Amendment for the State of Michigan Brownfield Redevelopment Fund (MBRF).

#### **12. OTHER INFORMATION (SECTION 13(2)(M))**

The Authority and the Township, in accordance with the Act, may amend this Plan Amendment in the future in order to fund additional eligible activities, if needed.

**Exhibit A**

**Legal Description  
And  
Eligible Property Boundary Map**



# SKETCH PLAN

**PROPOSED BROWNFIELD LEGAL DESCRIPTION:**

A parcel of land in the Southwest 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the boundary of said parcel described as: Commencing at the Southwest corner of said Section 33; thence N89°46'20"E along the South line of said Section 33 a distance of 858.00 feet to the point of beginning of this description; thence N00°36'06"W parallel with the West line of Section 33 a distance of 1996.56 feet; thence N89°46'12"E 35.84 feet; thence N00°27'14"W 642.58 feet to the East-West 1/4 line of said Section 33; thence N89°44'23"E along said East-West 1/4 line 433.70 feet to the West line of Fieldstone Village Condominium, Subdivision Plan No. 184, Ingham County Records; thence S00°18'07"E along said West line and the West line of Coyote Creek Condominium, Subdivision Plan No. 82, Ingham County Records, a distance of 989.98 feet; thence along the South line of said Coyote Creek Condominium the following three courses: N89°45'08"E 503.25 feet, South 34.97 feet and N89°45'08"E 255.61 feet to the Westerly line of Unit 1 of Okemos Pointe Office Park Condominium, Subdivision Plan No. 267, Ingham County Records; thence along said Westerly line the following two courses: S22°44'37"E 82.61 feet and S14°02'26"W 172.95 feet to the North line of Farrins Parkway; thence along said North line the following four courses: S89°51'41"W 85.18 feet, Southwesterly 180.54 feet on a curve to the left, said curve having a radius of 232.50 feet, a delta angle of 44°29'30" and a chord length of 176.04 feet bearing S67°37'04"W, Southwesterly 206.25 feet on a curve to the right, said curve having a radius of 277.50 feet, a delta angle of 42°35'09" and a chord length of 201.54 feet bearing S66°39'56"W and Southwesterly 77.04 feet on a curve to the left, said curve having a radius of 197.50 feet, a delta angle of 22°20'57" and a chord length of 76.55 feet bearing S76°47'04"W to the East line of Water Lily Way; thence along said East line the following three courses: Southeasterly 106.18 feet on a curve to the right, said curve having a radius of 205.00 feet, a delta angle of 29°40'31" and a chord length of 104.99 feet bearing S14°50'20"E, S00°00'04"E 221.47 feet and Southeasterly 47.24 feet on a curve to the left, said curve having a radius of 30.00 feet, a delta angle of 90°13'36" and a chord length of 42.51 feet bearing S45°06'52"E to the North line of Jolly Oak Road; thence S89°46'20"W along the extension of said North line 90.12 feet to the West line of Jolly Oak Road; thence S00°00'04"E along said West line 445.00 feet to the North line of the South 80 feet of Lot 2 of Jolly-Okemos Industrial Park as recorded in Liber 27, Pages 20-21, Ingham County records; thence S89°46'10"W along said North line 201.11 feet to the West line of said Lot 2; thence S00°48'30"E along the West line of Lots 1 and 2 of said plat 197.00 feet; thence S89°46'20"W parallel with said South section line 181.50 feet; thence S00°48'30"E along a line parallel with said West line of Lots 1 and 2 a distance of 213.00 feet to said South line; thence S89°46'20"W along said South line 280.06 feet to the point of beginning; said parcel containing 37.38 acres, more or less, subject to all right-of-way for road purposes; said parcel subject to all easements and restrictions if any.



03/25/19

**ERICK R. FRIESTROM**                      **DATE**  
**PROFESSIONAL SURVEYOR**            **NO. 53497**

	<b>KEBS, INC.</b> <b>KYES ENGINEERING</b> <b>BRYAN LAND SURVEYS</b>
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014    FAX. 517-339-8047  13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800    FAX. 269-781-9805
DRAWN BY <b>KDB</b>	SECTION <b>33, T4N, R1W</b>
FIELD WORK BY <b>AH</b>	JOB NUMBER:
SHEET <b>2</b> OF <b>2</b>	<b>88667.BND-BROWNFIELD</b>

## **Exhibit B**

### **Table 4 - Tax Increment Financing Estimates**

**Table 4a1 - Base Year/Initial Taxable Value (ITV) Information**

ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP

BROWNFIELD PLAN AMENDMENT NO. 1

Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification									Total Taxes Paid on Base Year/ ITV		Notes
	Address	Tax Parcel Number	Land (entire parcel)	% of Existing Parcel (Land Area) to be Included in Brownfield Plan	Notes	Land (portion included in Brownfield Plan)	Land Improvements	Building	Real Property Subtotal	Personal Property (Estimated Value)	TOTAL	Real Property	Personal Property	BASE YEAR = 2016 (Amended 2019: Added Parcel)
	2360 Jolly Road (Portion A)	Major Portion of 33-02-02-33-376-010	\$ 244,334	33.98%	Splits off the rear western portion of property (where 1 building is currently located), measuring 181.5' x 217.01' = 39,387.32 sf; divide by (2.661 acres x 43,560 sf in an acre) 115,913.16 sf = 33.98%.	\$ 83,025	\$ 1,889	\$ 46,574	\$ 131,487	\$ -	\$ 131,487	\$ 8,862	\$ -	Based on Actual Taxable Value for 2016 (as of 12/31/2015). On the existing parcel, 2 buildings currently exist, but the existing parcel will be split and only 1 building will be on the portion of the parcel included in the BP, as follows: 1. Garage/ Storage building of 3,000 sf is included in BP and Base Year Value (was originally proposed for demolition, but now will remain); 2. Store/ Warehouse of 16,900 sf is on the portion of the parcel to be excluded from BP and Base Year Value.
	2360 Jolly Road (Portion B)	Minor Portion of 33-02-02-33-376-010	\$ 260,800	3.47%	Small portion of property (approx. 4,025 square feet) added to the Brownfield Plan Amendment No. 1.	\$ 9,056	\$ 206	\$ -	\$ 9,262	\$ -	\$ 9,262	\$ 624	\$ -	Base Year = 2019
	2398 Jolly Road	33-02-02-33-353-015	\$ 422,665	100%	100% assumes shopping center fronting onto Jolly Road is included; if excluded, approximately 70% +/- (per Appraisal, Page 55 of 161, dated 10-9-2015).	\$ 422,665	\$ 1,547	\$ 132,026	\$ 556,238	\$ -	\$ 556,238	\$ 37,491	\$ -	Base Year = 2016
	2350 Jolly Oak Road (portion)	Portion of 33-02-02-33-329-002	\$ 215,903	50%	50% - per Appraisal, Page 55 of 161, dated 10-9-2015	\$ 107,952	\$ -	\$ -	\$ 107,952	\$ -	\$ 107,952	\$ 7,276	\$ -	Base Year = 2016
	2360 Jolly Oak Road	33-02-02-33-376-011	\$ 111,280	100%	-	\$ 111,280	\$ 324	\$ 24,822	\$ 136,426	\$ -	\$ 136,426	\$ 9,195	\$ -	Base Year = 2016
	2362 Jolly Oak Road	33-02-02-33-376-012	\$ 84,701	100%	-	\$ 84,701	\$ -	\$ 191,525	\$ 276,226	\$ -	\$ 276,226	\$ 18,618	\$ -	Base Year = 2016
	Jolly Oak Road (portion)	Portion of 33-02-02-33-329-100	\$ -	-	No \$ value assessed so not necessary to assign %; Common Element for Okemos Pointe Office Park Condominium: Includes road (Farrins Parkway) & 2 wetland area; Parkway/road not included in BP, but the 2 wetland areas are included per the Site Plan.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Base Year = 2016
	<b>Totals</b>		\$1,339,683	-	-	\$ 818,679	\$ 3,967	\$ 394,946	\$ 1,217,591	\$ -	\$ 1,217,591	\$ 82,066	\$ -	-
											<b>Real &amp; Personal Combined =</b>	\$ 82,066		

**Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on  
the Base Year Taxable Value/ Initial Taxable Value (ITV)**

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP  
BROWNFIELD PLAN AMENDMENT NO. 1**

**Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)**

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	Base Year	2016 (Amended 2019: Added Parcel)
				BP Year Number	0
-	<b>MERIDIAN CHARTER TOWNSHIP</b>	-	-	-	-
-	Operating	4.1670	4.1670		\$ 5,074
-	Pathways	0.3316	0.3316		\$ 404
-	CATA Redi Ride	0.1983	0.1983		\$ 241
-	Fire Protection	0.6353	0.6353		\$ 774
-	Police Protection	0.6030	0.6030		\$ 734
-	Land Preservation	0.3273	0.3273		\$ 399
-	Community Services	0.1487	0.1487		\$ 181
-	Local Roads	0.2479	0.2479		\$ 302
-	Parks/Recreation	0.6612	0.6612		\$ 805
-	Debt	0.2000	0.2000		\$ 244
-	Police & Fire Protection	1.4804	1.4804		\$ 1,803
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<b>9.0007</b>	<b>9.0007</b>		<b>\$ 10,959</b>
-	<b>INGHAM COUNTY</b>	-	-	-	-
-	County Operating	6.7670	6.7670		\$ 8,239
-	Indigent Veterans Relief Fund	0.0330	0.0330		\$ 40
-	Potter Park Zoo	0.4100	0.4100		\$ 499
-	Public Transportation	0.6000	0.6000		\$ 731
-	911 System	0.8500	0.8500		\$ 1,035
-	Juvenile Justice	0.6000	0.6000		\$ 731
-	Farmland Preservation	0.1400	0.1400		\$ 170
-	Health Services	0.3500	0.3500		\$ 426
-	Parks/Trails	0.5000	0.5000		\$ 609
-	Animal Control	0.2400	0.2400		\$ 292
-	Jail/Justice	0.8500	0.8500		\$ 1,035
-	<b>Capital Region Airport Authority - CRAA</b>	0.6990	0.6990		\$ 851
-	<b>Capital Area Transportation Authority - CATA</b>	3.0070	3.0070		\$ 3,661
-	<b>LIBRARY</b>	-	-	-	-
-	Capital Area District Library - CADL	1.5600	1.5600		\$ 1,899
-	<b>INTERMEDIATE SCHOOL DISTRICTS (ISD)</b>	-	-	-	-
-	RESA Operating	0.2000	0.2000		\$ 244
-	RESA Special Education	4.5062	4.5062		\$ 5,487
-	RESA Vocational Education	1.2925	1.2925		\$ 1,574
-	<b>COMMUNITY COLLEGE</b>	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		\$ 4,636
-	<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>	-	-	-	-
-	School Debt	7.0000	7.0000		\$ 8,523
-	School Building and Site ("Sinking Fund" millage available for tax capture)	0.9878	0.9878		\$ 1,203
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<b>34.3997</b>	<b>34.3997</b>		<b>\$ 41,885</b>
-	<b>Total Local: Annual</b>	<b>43.4004</b>	<b>43.4004</b>		<b>\$ 52,844</b>
-	<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 7,306
-	Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	18.0000	6.0000		\$ 21,917
-	<b>Total State &amp; Local School: Annual</b>	<b>24.0000</b>	<b>12.0000</b>		<b>\$ 29,222</b>
-	<b>TOTAL LOCAL AND STATE &amp; LOCAL SCHOOL: ANNUAL</b>	<b>67.4004</b>	<b>55.4004</b>		<b>\$ 82,066</b>

**Table 4b - Estimated Future Taxable Value (FTV) Information**

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP**

**BROWNFIELD PLAN AMENDMENT NO. 1**

**Table 4b - Estimated Future Taxable Value (FTV) Information**

<b>Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements &amp; Land shown below (excludes any Personal Property): Upon 100% Completion</b>								
<b>Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below</b>								
					<b>Tax Year</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land Improvements &amp; Land Upon Completion</b>	<b>Estimated FTV</b>	<b>Estimated TCV</b>	<b>Notes</b>	<b>Assumes \$ Invested In:</b>	<b>% Completed Prior to 12/31/15</b>	<b>% Completed by 12/31/16</b>	<b>% Completed by 12/31/17</b>	
Phase 1: Multi-family Residential Housing (Tax Parcel: 33-02-02-33-353-018)	\$ 7,685,746	\$ -	-	2017-18	0%	0%	9.69328%	
<b>Subtotal</b>	<b>\$ 7,685,746</b>	<b>\$ -</b>	<b>-</b>		<b>-</b>	<b>-</b>	<b>-</b>	
Phase 1A: Multi-family Residential Housing	\$ 4,872,200	\$ -	-	2019-20-21	0%	0%	0%	
<b>Subtotal</b>	<b>\$ 4,872,200</b>	<b>\$ -</b>	<b>-</b>		<b>-</b>	<b>-</b>	<b>-</b>	
Existing Commercial Building and Land Improvements at 2398 Jolly Road (Base Year TV from original BP); Tax Parcel Number: 33-02-02-33-353-015	\$ 133,573	\$ -	Pre-Existing Building & Land Improvements	Completed prior to 2016	100%	100%	100%	
<b>Subtotal</b>	<b>\$ 133,573</b>	<b>\$ -</b>	<b>-</b>		<b>-</b>	<b>-</b>	<b>-</b>	
<b>Subtotal</b>	<b>\$ 12,691,519</b>	<b>\$ -</b>						
<b>Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Land</b>								
<b>Estimated Future Taxable Value (FTV) of Land</b>	<b>FTV</b>	<b>Notes</b>						
<b>Tax Parcel Number</b>								
Major Portion of 33-02-02-33-376-010	\$ 83,025	For purposes of FTV, all FTV for Land is removed upon completion of each Phase because the FTV is already included above in the FTV for each type of development. There may be a small FTV on Land up to the point of Phase completion, but this table assumes that there is no FTV during the term of construction for conservative estimation purposes only.						
Minor Portion of 33-02-02-33-376-010	\$ 9,056							
33-02-02-33-353-015	\$ 422,665							
Portion of 33-02-02-33-329-002	\$ 107,952							
33-02-02-33-376-011	\$ 111,280							
33-02-02-33-376-012	\$ 84,701							
Portion of 33-02-02-33-329-100	\$ -							
<b>Subtotal Future Taxable Value (FTV) of Land</b>	<b>\$ 818,679</b>							
<b>Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land &amp; Any Pre-Existing Personal Property</b>								
<b>Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land &amp; Personal Property minus Base Year/ ITV)</b>								

**Notes:**

All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of Future Taxable Value and Tax Increment Revenues exclude any estimate of the value of Personal Property because the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, Computer Equipment, etc; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). No Personal Property is included in the Plan's Base Year/Initial Taxable Value.



2023	2024	2025	2026	2027	2028	2029	2030	2031
2024	2025	2026	2027	2028	2029	2030	2031	2032
6	7	8	9	10	11	12	13	14
2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-
8,378,179	8,560,823	8,747,449	8,938,143	9,132,995	9,332,094	9,535,534	9,743,408	9,955,815
<b>8,378,179</b>	<b>8,560,823</b>	<b>8,747,449</b>	<b>8,938,143</b>	<b>9,132,995</b>	<b>9,332,094</b>	<b>9,535,534</b>	<b>9,743,408</b>	<b>9,955,815</b>
4,978,414	5,086,943	5,197,839	5,311,152	5,426,935	5,545,242	5,666,128	5,789,650	5,915,864
<b>4,978,414</b>	<b>5,086,943</b>	<b>5,197,839</b>	<b>5,311,152</b>	<b>5,426,935</b>	<b>5,545,242</b>	<b>5,666,128</b>	<b>5,789,650</b>	<b>5,915,864</b>
155,339	158,725	162,185	165,721	169,334	173,025	176,797	180,651	184,589
<b>155,339</b>	<b>158,725</b>	<b>162,185</b>	<b>165,721</b>	<b>169,334</b>	<b>173,025</b>	<b>176,797</b>	<b>180,651</b>	<b>184,589</b>
<b>13,511,931</b>	<b>13,806,492</b>	<b>14,107,473</b>	<b>14,415,016</b>	<b>14,729,263</b>	<b>15,050,361</b>	<b>15,378,459</b>	<b>15,713,710</b>	<b>16,056,268</b>
<i>13,511,931</i>	<i>13,806,492</i>	<i>14,107,473</i>	<i>14,415,016</i>	<i>14,729,263</i>	<i>15,050,361</i>	<i>15,378,459</i>	<i>15,713,710</i>	<i>16,056,268</i>
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
13,511,931	13,806,492	14,107,473	14,415,016	14,729,263	15,050,361	15,378,459	15,713,710	16,056,268
<b>\$ 12,294,340</b>	<b>\$ 12,588,900</b>	<b>\$ 12,889,882</b>	<b>\$ 13,197,425</b>	<b>\$ 13,511,672</b>	<b>\$ 13,832,770</b>	<b>\$ 14,160,868</b>	<b>\$ 14,496,118</b>	<b>\$ 14,838,677</b>

<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>

2.18%	2.18%	2.18%	2.18%	2.18%
0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-
10,172,852	10,394,620	10,621,222	10,852,765	11,089,355
<b>10,172,852</b>	<b>10,394,620</b>	<b>10,621,222</b>	<b>10,852,765</b>	<b>11,089,355</b>
6,044,830	6,176,607	6,311,257	6,448,843	6,589,428
<b>6,044,830</b>	<b>6,176,607</b>	<b>6,311,257</b>	<b>6,448,843</b>	<b>6,589,428</b>
188,614	192,725	196,927	201,220	205,606
<b>188,614</b>	<b>192,725</b>	<b>196,927</b>	<b>201,220</b>	<b>205,606</b>
<b>16,406,295</b>	<b>16,763,952</b>	<b>17,129,406</b>	<b>17,502,827</b>	<b>17,884,389</b>

16,406,295	16,763,952	17,129,406	17,502,827	17,884,389
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
16,406,295	16,763,952	17,129,406	17,502,827	17,884,389
<b>\$ 15,188,704</b>	<b>\$ 15,546,361</b>	<b>\$ 15,911,815</b>	<b>\$ 16,285,236</b>	<b>\$ 16,666,798</b>

## **Table 4c - Impact of Tax Capture on Taxing Jurisdictions**

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP  
BROWNFIELD PLAN AMENDMENT NO. 1**

**Table 4c - Impact of Tax Capture on Taxing Jurisdictions**

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS Also noted, if known, is the duration/expiration date of each millage levy. <sup>1</sup>	Real Property: Retail/ Commercial/ Office & Residential Apartments					Commercial Personal Property					Percent (%) of Millage Rate Captured	Calendar/ Tax Year	2018	
	Buildings, Improvements to Land & Land					Furniture & Fixtures, Machinery & Equipment; Other								
	2018 Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	2018 Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured				
	BP Years 1-End					BP Years 1-End								BP Years: All Years
<b>MERIDIAN CHARTER TOWNSHIP</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Operating	4.1670	0.0000	4.1670	11.51%	11.51%	4.1670	0.0000	4.1670	11.51%	11.51%	75.00%	-	-	1,630
- Pathways	0.3316	0.0000	0.3316	0.92%	0.92%	0.3316	0.0000	0.3316	0.92%	0.92%	75.00%	-	-	130
- CATA Redi Ride	0.1983	0.0000	0.1983	0.55%	0.55%	0.1983	0.0000	0.1983	0.55%	0.55%	75.00%	-	-	78
- Fire Protection	0.6353	0.0000	0.6353	1.75%	1.75%	0.6353	0.0000	0.6353	1.75%	1.75%	75.00%	-	-	249
- Police Protection	0.6030	0.0000	0.6030	1.67%	1.67%	0.6030	0.0000	0.6030	1.67%	1.67%	75.00%	-	-	236
- Land Preservation	0.3273	0.0000	0.3273	0.90%	0.90%	0.3273	0.0000	0.3273	0.90%	0.90%	75.00%	-	-	128
- Community Services	0.1487	0.0000	0.1487	0.41%	0.41%	0.1487	0.0000	0.1487	0.41%	0.41%	75.00%	-	-	58
- Local Roads	0.2479	0.0000	0.2479	0.68%	0.68%	0.2479	0.0000	0.2479	0.68%	0.68%	75.00%	-	-	97
- Parks/Recreation	0.6612	0.0000	0.6612	1.83%	1.83%	0.6612	0.0000	0.6612	1.83%	1.83%	75.00%	-	-	259
- Debt	0.2000	0.2000	0.0000	0.00%	0.00%	0.2000	0.2000	0.0000	0.00%	0.00%	0.00%	-	-	-
- Police & Fire Protection	1.4804	0.0000	1.4804	4.09%	4.09%	1.4804	0.0000	1.4804	4.09%	4.09%	75.00%	-	-	579
- Subtotal of Local Government Unit (LGU): Annual	9.0007	0.2000	8.8007	24.31%	24.31%	9.0007	0.2000	8.8007	24.31%	24.31%	-	-	-	3,443
- Local Government Unit (LGU): Cumulative														3,443
<b>INGHAM COUNTY</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- County Operating	6.7670	0.0000	6.7670	18.69%	18.69%	6.7670	0.0000	6.7670	18.69%	18.69%	75.00%	-	-	2,647
- Indigent Veterans Relief Fund	0.0330	0.0000	0.0330	0.09%	0.09%	0.0330	0.0000	0.0330	0.09%	0.09%	75.00%	-	-	13
- Potter Park Zoo	0.4100	0.0000	0.4100	1.13%	1.13%	0.4100	0.0000	0.4100	1.13%	1.13%	75.00%	-	-	160
- Public Transportation	0.6000	0.0000	0.6000	1.66%	1.66%	0.6000	0.0000	0.6000	1.66%	1.66%	75.00%	-	-	235
- 911 System	0.8500	0.0000	0.8500	2.35%	2.35%	0.8500	0.0000	0.8500	2.35%	2.35%	75.00%	-	-	333
- Juvenile Justice	0.6000	0.0000	0.6000	1.66%	1.66%	0.6000	0.0000	0.6000	1.66%	1.66%	75.00%	-	-	235
- Farmland Preservation	0.1400	0.0000	0.1400	0.39%	0.39%	0.1400	0.0000	0.1400	0.39%	0.39%	75.00%	-	-	55
- Health Services	0.3500	0.0000	0.3500	0.97%	0.97%	0.3500	0.0000	0.3500	0.97%	0.97%	75.00%	-	-	137
- Parks/Trails	0.5000	0.0000	0.5000	1.38%	1.38%	0.5000	0.0000	0.5000	1.38%	1.38%	75.00%	-	-	196
- Animal Control	0.2400	0.0000	0.2400	0.66%	0.66%	0.2400	0.0000	0.2400	0.66%	0.66%	75.00%	-	-	94
- Jail/Justice	0.8500	0.0000	0.8500	2.35%	2.35%	0.8500	0.0000	0.8500	2.35%	2.35%	75.00%	-	-	333
- Capital Region Airport Authority - CRAA	0.6990	0.0000	0.6990	1.93%	1.93%	0.6990	0.0000	0.6990	1.93%	1.93%	75.00%	-	-	273
- Capital Area Transportation Authority - CATA	3.0070	0.0000	3.0070	8.31%	8.31%	3.0070	0.0000	3.0070	8.31%	8.31%	75.00%	-	-	1,176
- LIBRARY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Capital Area District Library - CADL	1.5600	0.0000	1.5600	4.31%	4.31%	1.5600	0.0000	1.5600	4.31%	4.31%	75.00%	-	-	610
- INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- RESA Operating	0.2000	0.0000	0.2000	0.55%	0.55%	0.2000	0.0000	0.2000	0.55%	0.55%	75.00%	-	-	78
- RESA Special Education	4.5062	0.0000	4.5062	12.45%	12.45%	4.5062	0.0000	4.5062	12.45%	12.45%	75.00%	-	-	1,763
- RESA Vocational Education	1.2925	0.0000	1.2925	3.57%	3.57%	1.2925	0.0000	1.2925	3.57%	3.57%	75.00%	-	-	506
- COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Lansing Community College - LCC	3.8072	0.0000	3.8072	10.52%	10.52%	3.8072	0.0000	3.8072	10.52%	10.52%	75.00%	-	-	1,489
- LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- School Debt	7.0000	7.0000	0.0000	0.00%	0.00%	7.0000	7.0000	0.0000	0.00%	0.00%	0.00%	-	-	-
- School Building and Site ("Sinking Fund" millage available for tax capture)	0.9878	0.0000	0.9878	2.73%	2.73%	0.9878	0.0000	0.9878	2.73%	2.73%	75.00%	-	-	386
- Subtotal of Non-LGU Local: Annual	34.3997	7.0000	27.3997	75.69%	75.69%	34.3997	7.0000	27.3997	75.69%	75.69%	-	-	-	10,719
- Non-LGU Local: Cumulative														10,719
- Total Local Tax Capture: Annual	43.4004	7.2000	36.2004	100.00%	100.00%	43.4004	7.2000	36.2004	100.00%	100.00%	-	-	-	14,162
- Total Local Tax Capture: Cumulative														14,162
- STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- State Education Tax - SET	6.0000	6.0000	0.0000	0.00%	0.00%	6.0000	6.0000	0.0000	0.00%	0.00%	0.00%	-	-	-
- Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	18.0000	18.0000	0.0000	0.00%	0.00%	6.0000	6.0000	0.0000	0.00%	0.00%	0.00%	-	-	-
- Total State & Local School: Annual	24.0000	24.0000	0.0000	0.00%	0.00%	12.0000	12.0000	0.0000	0.00%	0.00%	-	-	-	-
- Total State & Local School: Cumulative														-
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	67.4004	31.2000	36.2004	-	100.00%	55.4004	19.2000	36.2004	-	100.00%	-	-	-	\$ 14,162
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE														\$ 14,162
- Percentage of Local Millages/ Taxes Available & Captured	64.39%	-	100.00%	-	-									
- Percentage of State & Local School Millages/ Taxes Available & Captured	35.61%	-	0.00%	-	-									

**Notes:**

<sup>1</sup> The most current available millage rates are utilized and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.





## **Table 4d - Reimbursement of Eligible Activities & Disbursements**

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP  
BROWNFIELD PLAN AMENDMENT NO. 1**

**Table 4d - Reimbursement of Eligible Activities & Disbursements <sup>1</sup>**

DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY				Totals
-	Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses	5.00%	of available Local Tax Capture annually	\$ 299,070
-	Ingham County Local Brownfield Revolving Fund (LBRF): Local Tax Capture	2.50%	of available Local Tax Capture annually until the Capped amount is reached.	Capped Amount Subtotal \$ 86,344
-	Per the original Brownfield Plan (BP), the Ingham County LBRF will capture a capped amount equal to 2.5% of the Developer's Eligible Activity amount approved in the original BP, excluding Interest and Administrative Activities.			\$86,344
-	Meridian Township Local Brownfield Revolving Fund (LBRF): Local Tax Capture	2.50%	of available Local Tax Capture annually during IC LBRF capture.	Subtotal \$ 213,080
-	The Meridian LBRF will receive 2.5% of funds while the Ingham County LBRF (IC LBRF) is receiving 2.5%; once the capped amount is reached for the IC LBRF, the Meridian LBRF will receive the full 5% of funds.			5.00%
			of available Local Tax Capture annually after IC LBRF capture ends. <sup>2</sup>	Total \$ 299,424
-	Local Tax Increment: <u>Annual</u> Remaining Revenue Available for Reimbursement			
-	Local Tax Increment: <u>Cumulative</u> Remaining Revenue Available for Reimbursement			
-	State Education Tax (SET) Increment: <u>Annual</u> Remaining Revenue Available for Reimbursement			
-	State Local School Operating (LSO) Increment: <u>Annual</u> Remaining Revenue Available for Reimbursement			
-	Total State & Local School Tax Increment: <u>Annual</u> Remaining Revenue Available for Reimbursement			
-	Total State & Local School Tax Increment: <u>Cumulative</u> Remaining Revenue Available for Reimbursement			
-	<b>Total of Local Tax Increment and State &amp; Local School Tax Increment: <u>Annual</u> Remaining Revenue Available to Reimburse Developer</b>			
-	Total of Local Tax Increment and State & Local School Tax Increment: <u>Cumulative</u> Remaining Revenue Available for Reimbursement			

REIMBURSEMENT OF ELIGIBLE ACTIVITIES	Year that Expenses Identified in the Eligible Activities Table Will Be Recognized			
	2018	2019	2020	Totals
- <b>Environmental Activities: Michigan Dept. of Environmental Quality (DEQ)</b>				
- Local Tax Increment Reimbursement	\$ 2,433,577	\$ 757,282	\$ 15,000	\$ 3,205,858
- State & Local School Tax Increment Reimbursement (LSO & SET)	\$ -	\$ -	\$ -	\$ 0
- <b>TOTAL MDEQ REIMBURSEMENT (Eligible Costs)</b>	<b>\$ 2,433,577</b>	<b>\$ 757,282</b>	<b>\$ 15,000</b>	<b>\$ 3,205,858</b>
- Cumulative Reimbursement: MDEQ				
- Remaining Environmental Activities to be Reimbursed: with Local Taxes				
- Remaining Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET				
- <b>Non-Environmental Activities: Michigan Strategic Fund (MSF)</b>				
- Local Tax Increment Reimbursement	\$ 1,390,487	\$ 703,412	\$ -	\$ 2,093,899
- State & Local School Tax Increment Reimbursement (LSO & SET)	\$ -	\$ -	\$ -	\$ 0
- <b>TOTAL MSF REIMBURSEMENT (Eligible Costs)</b>	<b>\$ 1,390,487</b>	<b>\$ 703,412</b>	<b>\$ 0</b>	<b>\$ 2,093,899</b>
- Cumulative Reimbursement: MSF				
- Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes				
- Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET				
- <b>TOTAL ANNUAL REIMBURSEMENT: MDEQ &amp; MSF</b>	<b>\$ 3,824,064</b>	<b>\$ 1,460,694</b>	<b>\$ 15,000</b>	<b>\$ 5,299,758</b>
- <b>TOTAL CUMULATIVE REIMBURSEMENT: MDEQ &amp; MSF</b>				
- <b>Remaining Unreimbursed Balance</b>				
- <b>Surplus Revenue from Local Tax Increment =</b>				
- <b>Surplus Revenue from State &amp; Local School Tax Increment =</b>				

**Notes:**

<sup>1</sup> Unless amended by the local unit of government, the Plan is anticipated to remain in effect until all approved activities in the Plan are reimbursed, or the 30-year tax capture period ends.

Under the Brownfield Redevelopment Financing Act, the combined maximum total allocation to the LBRFs is the lesser of: 1. The total amount of tax increment capture to be generated over a five (5) year period at the end of the Brownfield Plan (BP) after all Eligible Activities (EAs) have been reimbursed; 2. The excess local tax increment capture shall not exceed the total cost of EAs approved in the BP. Allocations may also be made during BP tax capture, subject to the above.

The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments; generally, Reimbursement Payments for Eligible Activities, Bonds, etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

Calendar/ Tax Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
BP Year Number	1	2	3	4	5	6	7	8	9	10	11	12	13
Annual	\$ -	\$ 9,865	\$ 10,027	\$ 12,088	\$ 16,298	\$ 16,690	\$ 17,090	\$ 17,498	\$ 17,916	\$ 18,342	\$ 18,778	\$ 19,224	\$ 19,679
Cumulative	\$ 0	\$ 9,865	\$ 19,892	\$ 31,980	\$ 48,279	\$ 64,969	\$ 82,058	\$ 99,556	\$ 117,472	\$ 135,814	\$ 154,592	\$ 173,816	\$ 193,495
Annual	\$ 354	\$ 4,933	\$ 5,013	\$ 6,044	\$ 8,149	\$ 8,345	\$ 8,545	\$ 8,749	\$ 8,958	\$ 9,171	\$ 9,389	\$ 8,694	\$ -
Cumulative	\$ 354	\$ 5,287	\$ 10,300	\$ 16,344	\$ 24,493	\$ 32,838	\$ 41,383	\$ 50,132	\$ 59,090	\$ 68,261	\$ 77,650	\$ 86,344	\$ 86,344
Annual	\$ -	\$ 4,933	\$ 5,013	\$ 6,044	\$ 8,149	\$ 8,345	\$ 8,545	\$ 8,749	\$ 8,958	\$ 9,171	\$ 9,389	\$ 10,530	\$ 19,679
Cumulative	\$ 0	\$ 4,933	\$ 9,946	\$ 15,990	\$ 24,139	\$ 32,484	\$ 41,029	\$ 49,778	\$ 58,736	\$ 67,907	\$ 77,296	\$ 87,826	\$ 107,505
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 354,217
	\$ 13,808	\$ 191,382	\$ 371,866	\$ 589,451	\$ 882,823	\$ 1,183,238	\$ 1,490,852	\$ 1,805,819	\$ 2,128,302	\$ 2,458,463	\$ 2,796,471	\$ 3,142,495	\$ 3,496,712
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 354,217
	\$ 13,808	\$ 191,382	\$ 371,866	\$ 589,451	\$ 882,823	\$ 1,183,238	\$ 1,490,852	\$ 1,805,819	\$ 2,128,302	\$ 2,458,463	\$ 2,796,471	\$ 3,142,495	\$ 3,496,712
Year of Tax Capture <sup>3</sup>	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 63,363
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 63,363
	\$ 13,808	\$ 191,382	\$ 371,866	\$ 589,451	\$ 882,823	\$ 1,183,238	\$ 1,490,852	\$ 1,805,819	\$ 2,128,302	\$ 2,458,463	\$ 2,796,471	\$ 3,142,495	\$ 3,205,858
	\$ 2,419,768	\$ 2,999,477	\$ 2,833,993	\$ 2,616,407	\$ 2,323,036	\$ 2,022,620	\$ 1,715,007	\$ 1,400,039	\$ 1,077,557	\$ 747,395	\$ 409,388	\$ 63,363	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 290,853
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 290,853
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 290,853
	\$ 1,390,487	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 1,803,046
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 354,217
	\$ 13,808	\$ 191,382	\$ 371,866	\$ 589,451	\$ 882,823	\$ 1,183,238	\$ 1,490,852	\$ 1,805,819	\$ 2,128,302	\$ 2,458,463	\$ 2,796,471	\$ 3,142,495	\$ 3,496,712
	\$ 3,810,256	\$ 5,093,376	\$ 4,927,892	\$ 4,710,306	\$ 4,416,935	\$ 4,116,519	\$ 3,808,906	\$ 3,493,938	\$ 3,171,456	\$ 2,841,294	\$ 2,503,287	\$ 2,157,262	\$ 1,803,046
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0



**MERIDIAN TOWNSHIP BROWNFIELD REDEVELOPMENT  
AUTHORITY  
Aug-21**

Independent Bank Total Funds **\$43,624.67**

**TRANSACTION ACTIVITY - Deposits**

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>	
08/12/21	EGL E Grant	\$ 272,802.34	Check 105568 from GF (7/19 Deposit)
		\$ 272,802.34	

**CHECKS WRITTEN Since Last Bank Statement**

<u>Date</u>	<u>Ck. #</u>	<u>Amount</u>	<u>Paid to</u>
08/13/21	1005	\$ 272,802.34	Village of Okemos LLC

	<b>Total</b>	<b>\$43,624.67</b>
	<b>Bank Total</b>	<b>\$ 43,624.67</b>
	Difference	\$0.00



230 W Main St  
Ionia, MI 48846

# Statement Ending 08/31/2021

MERIDIAN TOWNSHIP

Page 1 of 2

Account Number: XXXXXXX2377

>004625 3701217 0001 093443 10Z

00520906  
MSP 713  
MERIDIAN TOWNSHIP  
BROWNFIELD REDEVELOPMENT AUTHORITY  
5151 MARSH RD  
OKEMOS MI 48864-1104

### Managing Your Accounts

- Okemos
- 800.355.0641
- IndependentBank.com



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

## Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX2377	\$43,624.67

## Business Freedom Checking-XXXXXXXX2377

### Account Summary

Date	Description	Amount
08/01/2021	Beginning Balance	\$43,624.67
	1 Credit(s) This Period	\$272,802.34
	1 Debit(s) This Period	\$272,802.34
08/31/2021	Ending Balance	\$43,624.67

### Other Credits

Date	Description	Amount
08/12/2021	Deposit	\$272,802.34

### Checks Cleared

Check Nbr	Date	Amount
1005	08/26/2021	\$272,802.34

\* Indicates skipped check number

### Daily Balances

Date	Amount	Date	Amount	Date	Amount
08/01/2021	\$43,624.67	08/12/2021	\$316,427.01	08/26/2021	\$43,624.67



\*check\*  
1003 / 1004 - ?

**MERIDIAN TOWNSHIP**  
BROWNFIELD REDEVELOPMENT AUTHORITY  
5151 MARSH RD  
OKEMOS, MI 48864

1005

74-265/724



August 13, 2021

Village of Okemos LLC

272,802.34

hundred seventy two thousand eight hundred two and 34/100



INDEPENDENT BANK MEMBER FDIC 888.300.3150 IndependentBank.com

NOT NEGOTIABLE



⑈001005⑈ ⑆072402652⑆ 0001⑈40237⑈7⑈

08-13-2021  
Check # 1005  
\$272,802.34 to village of okemos LLC

## Bernadette Faulkner

---

**From:** Deanne Muliett  
**Sent:** Monday, September 13, 2021 2:21 PM  
**To:** Bernadette Faulkner  
**Subject:** RE: Missing Brownfield checks

Bernie,

Check 1003 and 1004 were both voided as they were written with an incorrect amount on them. They are still in the checkbook with VOID on them. If you need copies, let me know and I can get you them.

Sorry about that.

Deanne

---

**From:** Bernadette Faulkner <faulkner@meridian.mi.us>  
**Sent:** Monday, September 13, 2021 2:11 PM  
**To:** Deanne Muliett <muliett@meridian.mi.us>  
**Subject:** Missing Brownfield checks

Hey Deanne ,

I am reconciling the bank statement for the brownfield (Independent bank) and I noticed we are missing checks 1003 and 1004 ,  
did we write any checks? Or did those get destroyed ? or did those just get skipped when writing the check 1005 to Village of Okemos.

Thanks for your help  
Bernie



A Prime Community

**Bernadette Faulkner**  
Accountant  
[faulkner@meridian.mi.us](mailto:faulkner@meridian.mi.us)  
W 517.853.4112 | F 517.853.4096  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)