



## AGENDA

CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority  
June 2, 2025 7:30AM  
5151 Marsh Road, Okemos, MI  
Meridian Township – Township Hall



1. CALL MEETING TO ORDER
2. ROLL CALL
3. MISSION: The Meridian Township DDA mission is to beautify and revitalize downtown Okemos as a very desirable place to shop, live, and do business. It is a commitment to promoting and improved quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks.
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – APRIL 7, 2025 MEETING MINUTES
6. COMMUNICATIONS
7. PUBLIC REMARKS
8. FINANCIAL REPORT
  - A. Monthly Financial April
  - B. Monthly Financial March
9. AUTHORIZATION OF PAYMENTS
  - A. Consumers Energy Bill May 2025
  - B. Consumers Energy Bill June 2025
10. OLD BUSINESS
  - A. Property Discussion (Open Discussion)
11. NEW BUSINESS
  - A. Annual Training- MEDC updates and Development Incentives
    - i. [MEDC Field Guide and Investment Training – Intro Into Community Investing \(Module 1\)](#)
  - B. Village of Okemos Task Force & Site History
12. OPEN DISCUSSION/BOARD COMMENTS
13. PUBLIC REMARKS
14. NEXT MEETING DATE
  - A. July 7, 2025 7:30am – Town Hall Room, 5151 Marsh Road, Okemos

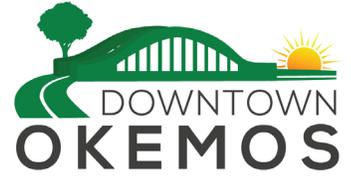
Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Timothy Dempsey, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.





**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority  
June 2, 2025 7:30AM  
5151 Marsh Road, Okemos, MI  
Meridian Township – Township Hall



- 
- i. Future Meeting Discussion – Selection of a DDA Chair – New Authorized  
Signer

15. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:  
Township Manager Timothy Dempsey, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.





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

**Members**

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

**Members**

**Absent:** Supervisor Hendrickson, Ron Sdao, and Peter Campbell

**Staff**

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

**Others**

**Present:** None

1. CALL MEETING TO ORDER

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

2. APPROVAL OF THE AGENDA

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

3. APPROVAL MEETING MINUTES OF MARCH 3, 2025

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

4. COMMUNICATIONS

None.

5. PUBLIC REMARKS

None.

6. FINANCIAL REPORT

A. Monthly Financial Report

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

7. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill April 2025

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

8. OLD BUSINESS

A. Property Condition Discussion

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

9. NEW BUSINESS

A. Vistaluxe Realty LLC Match on Main Application Request

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

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

10. OPEN DISCUSSION/BOARD COMMENTS

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

11. PUBLIC REMARKS

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

12. NEXT MEETING DATE

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

13. ADJOURNMENT

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

Providing a safe and welcoming, sustainable, prime community.



230 W Main St  
Ionia, MI 48846

# Statement Ending 02/28/2025

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXXX5474

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

## Managing Your Accounts

-  Okemos
-  800.355.0641
-  IndependentBank.com

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

## Summary of Accounts

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

## Business Freedom Checking - XXXXXXXX5474

### Account Summary

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

### Other Debits

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

### Daily Balances

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



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

**BALANCE SHEET**

Year to Date

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

**INCOME STATEMENT**

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



230 W Main St  
Ionia, MI 48846

# Statement Ending 03/31/2025

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXXX5474

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

## Managing Your Accounts

Okemos

800.355.0641

IndependentBank.com

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

## Summary of Accounts

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

## Business Freedom Checking - XXXXXXXX5474

### Account Summary

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

### Other Credits

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

### Other Debits

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

### Daily Balances

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





230 W Main St  
Ionia, MI 48846

# Statement Ending 12/31/2024

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXXX7927

MERIDIAN CHARTER TOWNSHIP  
5151 MARSH RD  
OKEMOS MI 48864-1104

## Managing Your Accounts

Okemos

800.355.0641

IndependentBank.com

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

## Summary of Accounts

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

## Government 7-31 Day - XXXXXXXX7927

### Certificate Summary

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

### Account Activity

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



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

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

Meridian Charter Township  
5151 Marsh Rd  
Okemos MI 48864

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

01-01-2025 to 05-02-2025

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



230 W Main St  
Ionia, MI 48846

# Statement Ending 04/30/2025

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXXX5474

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DOWNTOWN DEVELOPMENT AUTHORITY  
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## Managing Your Accounts

Okemos

800.355.0641

IndependentBank.com

Thinking about tapping into your entrepreneurial spirit? You can earn up to \$500\* when you open a new Business ONE checking account with Independent Bank! Earn \$250\* when you deposit \$3,000 in new money within 30 calendar days of account opening and maintain that \$3,000 as a minimum balance for at least 90 calendar days. Plus, earn \$250\* when you swipe your new debit card 20 times within the first 90 calendar days of account opening. Learn more and get started at [IndependentBank.com/500-Bonus\\*](http://IndependentBank.com/500-Bonus*).

## Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX5474	\$70,132.73

## Business Freedom Checking - XXXXXXXX5474

### Account Summary

Date	Description	Amount
04/01/2025	Beginning Balance	\$70,669.15
	0 Credit(s) This Period	\$0.00
	2 Debit(s) This Period	\$536.42
04/30/2025	Ending Balance	\$70,132.73

### Other Debits

Date	Description	Amount
04/07/2025	External Withdrawal CONSUMERS ENERGY DIRECT DEBITING - ENERGYBILL	\$119.04

### Checks Cleared

Check Nbr	Date	Amount
1146	04/15/2025	\$417.38

\* Indicates skipped check number

### Daily Balances

Date	Amount	Date	Amount	Date	Amount
04/01/2025	\$70,669.15	04/07/2025	\$70,550.11	04/15/2025	\$70,132.73





## Consumers Energy: Bill Ready

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

Date Tue 4/15/2025 2:04 PM

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



LOG IN BUTTON LOG IN

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

## Your Consumers Energy Bill Is Available

Amount Due  
**\$118.31**

Due Date: May 6, 2025

Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

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

### April Energy Usage

Click below to access your energy dashboard

[Electric Usage Graph](#)

[Consumers Promotional Image](#)

[Terms & Conditions](#)



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## Consumers Energy: Bill Ready

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

Date Thu 5/15/2025 2:09 PM

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



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

## Your Consumers Energy Bill Is Available

Amount Due  
**\$103.80**

Due Date: June 5, 2025

Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

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

### May Energy Usage

Click below to access your energy dashboard

[Terms & Conditions](#)



**To: Meridian Township Downtown Development Authority Members**

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

**Date: June 2, 2025**

**Re: Annual Downtown Development Authority Member Training**

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**SUMMARY:**

The Township's development boards are directed to review best practices in economic development to effectively support redevelopment within the community. These practices are promoted by Michigan State University (MSU) Extension, the Michigan Economic Development Corporation (MEDC), and other organizations. It is strongly recommended that these practices be reviewed annually.

As part of the Township's active Redevelopment Ready Communities (RRC) status, several learning modules are available to the Downtown Development Authority (DDA). The Township first achieved RRC certification in 2017 and was recertified in 2023. This year, DDA Directors will review articles and modules to focus the DDA's potential to enhance the district.

**BACKGROUND:**

*Place, People, and Prosperity. People, Planet, and Purpose.* These guiding principles for sustainable growth and community appeal are increasingly adopted by Fortune 500 companies and economic development organizations alike. They serve as foundational pillars to align all aspects of an organization with the community's strategic plan. The DDA members are to review Module One of MEDC's [Introduction into Community Investing](#) and review [MEDC's Field Guide and Investment Training Packet](#).

**NEXT STEPS:**

Following the review of Module One and the Field Guide, DDA members will participate in a future meeting will discuss the module and prepare some strategies to begin crowdfunding to support initiatives members would like to see completed in the DDA. This strategic planning exercise will help define goals and outline actionable steps to advance economic development in Meridian Township.

There is no formal motion at this time, your concurrence is appreciated. Please review the two articles by the next DDA meeting, July 7, 2025.



**To:** Meridian Township DDA Members

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

**Date:** June 2 2025

**Re:** Village of Okemos Task Force & Site History

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**Board Summary & Discussion:**

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

**Creation of the Taskforce:**

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

**Budgetary Implications:**

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



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

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

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

**Attachments:**

1. Draft Village of Okemos Prospectus



## Village of Okemos Site Prospectus

### Prospectus Contents

1. Site History
2. Stakeholders
  - A. Property Owner
  - B. Financial Partners
3. Approving Authorities
  - A. Ingham County Road Department
  - B. Ingham County Drain Office
  - C. Meridian Township Board
  - D. Meridian Township Planning Commission
  - E. Township Community Planning and Development Department
4. Infrastructure
  - A. AT&T
  - B. Consumers Energy
  - C. Meridian Township Water & Sewer
  - D. Local Roads (Meridian Township- Hamilton, Ardmere, Clinton & Methodist)
  - E. County Road (Ingham County – Okemos Road)
  - F. Site Stormwater Management (Ingham County Drain office)
5. Defined Project Goals
  - A. Mixed-Use Residential and Commercial Project
  - B. Current Zoning and Zoning Capabilities
  - C. Community Focused Amenities
  - D. Walkability
  - E. Investment in Downtown Meridian Township
6. Identification of Assets
  - A. Zoning Overlay and Density Increase Parameters
  - B. Prioritization of the Project - PICA
7. Site Specifics
  - A. Site description, Address, Size, Intersection, surrounding commercial
  - B. For Sale Price
  - C. Terminated BRA Plan, SUP approval, MUPUD approval as examples only!
8. Strategic Goal Alignment Options
  - A. Propose a Project
  - B. Finance Project
  - C. Construct Project



D. Development Timeline based on potential project type and zoning

9. Identified Financial Support Incentives

- A. Meridian Township DDA TIF
- B. Meridian Township BRA TIF
- C. Commercial Rehabilitation Act PA 225
- D. MSF Community Revitalization and Placemaking Grant/Loan
- E. MSF Brownfield TIF
- F. LITC Low Income Tax Credits

10. Community Demographic and Market Information

- A. Housing Needs
- B. Commercial Market Study/Report

11. Meridian Township Masterplan & Economic Development Strategy

12. Summary from Economic Development Director Amber Clark



### **NORTHWEST AND SOUTHWEST CORNERS OF HAMILTON/OKEMOS ROAD SITE HISTORY**

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

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

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

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

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

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

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

Support for the proposal must include financial contributions and development incentives. Aging infrastructure (water & sewer controlled by Meridian Township), site contamination from leaking gas storage tanks, leaking solvents from a previous laundromat, and a need to update stormwater management (Ingham County Drain) must be calculated in the total cost of improvement. To address these financial implications, Meridian Township authorized Eric Helzer, President of Advanced Redevelopment Solutions to update the Township's Downtown Development Authority (DDA) Tax Increment Financing (TIF) Plan.



The updated TIF requires approval from the impacted tax jurisdictions (Ingham County, Lansing Community College, Capital Area Regional Airport Authority, Meridian Township, and Capital Area Transportation Authority). Capital Area District Library did not authorize participation. A 20-year TIF Plan is approved through 2038.

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

December 19, 2018: Meridian Township Brownfield Redevelopment Authority (BRA) approves the request from the development team and the Township to enter into an agreement with the Michigan Department of Environmental Great Lakes and Energy (EGLE). The agreement will provide a \$1M grant and \$1M loan between the BRA and developer with EGLE to support site clean-up of the property.

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

The project receives an approved MUPUD July 10, 2019: Plans 205 residential units 241,995 bldg. sq. ft. & 52,650 sq. ft. of commercial

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

Amendment request for the approved MUPUD for the Village of Okemos proposal is received in the Community Planning Development Department, December 2020. The process to amend an approved MUPUD varies based on the requested changes.

**2021:**

January 6, 2021: Site demolition in southwest block of Hamilton and northwest block of Hamilton commences. Demolition includes abatement of existing buildings (excluding one at the northwest corner of Hamilton and Okemos). Demolition is completed by January 15<sup>th</sup>.

January 17, 2021: The buildings on the southwest corner of Okemos Road complete demolition, with sheeting and shoring placed at the corner of Hamilton and Ardmere. The sheeting and shoring were paid for by the EGLE grant acquired by the developer with the assistance of Meridian Township. EGLE removed the building at the corner of Ardmere and Hamilton, excavating the building's foundation to leave room for a basement in the proposed development.



A request to amend the approved MUPUD for the Village of Okemos proposal is under review in the Community Planning & Development Department. The proposal qualified as a “Minor Amendment” and allows for an administrative public hearing held by the Community Planning Director.

[January 15, 2021: Community Planning & Development Approve the amendment to the MUPUD](#) for the site. The approval amended the project to include, 286 residential units 295,935 bldg. sq. ft. & 32,680 sq. ft. of commercial

The Economic Development Department/Department of Public Works submits a request to the Ingham County Road Department to include Okemos Road improvements in the Ingham County Transportation Improvement Plan (TIP) for the 2024-2027 allocation. The request is denied.

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

[July 21, 2021: The Community Planning Director grants the approval to amend the MUPUD for the “Village of Okemos” site to include plans for 200 residential units 201,080 bldg. sq. ft. & 17,610 sq. ft. of commercial space.](#)

## **2022:**

[Village of Okemos Redevelopment Project Fact Sheet](#) is presented to the Downtown Development Authority by the Economic Development Director. The FAQ is placed on the website to provide an overview to the public of the most requested questions related to the site.

[February 17, 2022: Meridian Township Brownfield Redevelopment Authority \(BRA\)](#) holds a public meeting to review the proposed plan to use Brownfield Tax Increment Financing (TIF) to address eligible site improvements associated with the project.

[March 15, 2022: The Township Board holds for discussion](#) and [moves for action](#) the allocation of \$1.25 Million to support the improvement of the public infrastructure



associated with the redevelopment of the Village of Okemos project site. This includes street milling, resurfacing, and updating the underground public water and sewer system on the 4 local streets (Clinton, Ardmore, Methodist, and Hamilton).

March 17, 2022: BRA approves the TIF Plan as proposed by the developer and Advanced Redevelopment Solutions for the Village of Okemos site. The Plan includes a request to Michigan Economic Development Corporation (MEDC) for the use of School Education Taxes (SET) to assist with full reimbursement of eligible activities. The proposal is approved by the Meridian Township Brownfield Redevelopment Authority. Submission to MEDC is pending the final development of the proforma.

April 22, 2022: Meridian Township Department of Public Works submits an application to Community Projects Fund (CPF) for Federal fund allocation in support of the redevelopment of Okemos Road. Application is submitted to Representative Elissa Slotkin's office for preselection for potential allocation.

June 3, 2022: The Economic Development Department submits an application for the Revitalization and Placemaking (RAP) Grant application to the Michigan Economic Development Corporation (MEDC). The request submitted supports the redevelopment of the Village of Okemos mixed-use project.

August 22, 2022: An amendment request for the approved MUPUD for the Village of Okemos proposal is received in the Community Planning Development Department in August 2022. The process to amend an approved MUPUD varies based on the requested changes. The proposal qualified as a "Minor Amendment" and allows for an administrative public hearing held by the Community Planning Director.

September 12, 2022: Economic Development Director and developer are notified MEDC did not select the "Village of Okemos" project as a recipient of the Revitalization and Placemaking grant.

October 6, 2022: Community Planning & Development approves an amended MUPUD for the Village of Okemos site to include 200 residential units 246,939 bldg. sq. ft. & 26,399 sq. ft. of commercial- MUPUD Amendment Submittal.

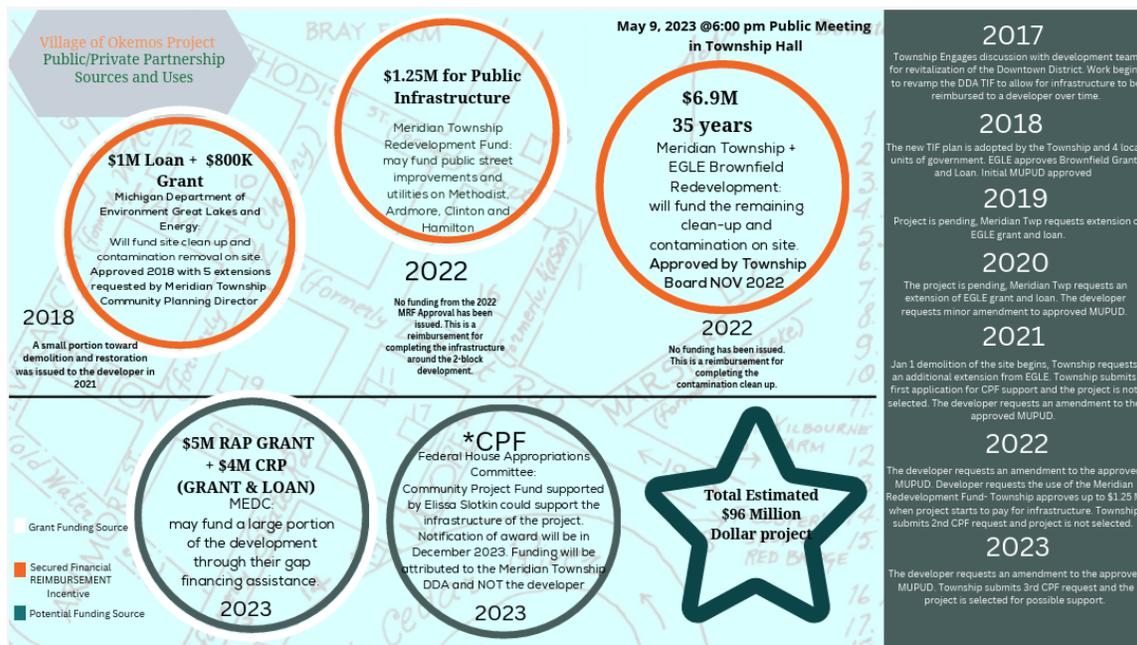
## **2023**

March 21, 2023: The Economic Development Department submitted a second request to the Federal Community Projects Fund, seeking support for the redevelopment of a mixed-

use housing development that includes a 10-year workforce housing component. The proposal was submitted to Representative Elissa Slotkin’s office for consideration in the fiscal year 2024 funding cycle.

April 17, 2023: Representative Elissa Slotkin’s office notified the Township that the Village of Okemos Affordable Housing Mixed-Use Redevelopment Project was selected for potential funding through the Community Project Funding (CPF) program for fiscal year 2024.

May 9, 2023: The Township held a special meeting to engage with the community about the project’s status and next steps. A recording of the meeting can be found [here](#), and the [presentation can be found here](#). Below is a snapshot of the project’s funding sources and uses. The infographic outlines the approved, secured, and potential sources of funding to address several elements of the proposed plan. Elements in orange are secured. Elements in blue are potential sources.



June 30, 2023: The Economic Development Department submitted the second [Revitalization and Placemaking \(RAP\)](#) Grant application to the Michigan Economic Development Corporation (MEDC). The request submitted supports the redevelopment of the Village of Okemos mixed-use project.



November 12, 2023: [The approved grant and loan agreement from the Michigan Department of Environment, Great Lakes & Energy \(EGLE\)](#) for the site revitalization and clean-up expired. Township staff meets with EGLE representatives to discuss termination of the Agreement.

## 2024

[April 22, 2024: Planning Commission reviewed an updated proposed concept plan](#) for the Village of Okemos site. The proposal included three potential development options that could feasibly begin construction in 2024. The proposal was not officially submitted, but a concept to first determine the public’s general acceptance of the changes. The Planning Commission provided the developer with comments.

May 6, 2024: [Meridian Downtown Development Authority \(DDA\) members review the three conceptual options for redevelopment of the “Village of Okemos site”](#). DDA members share their concerns and general comments. They provide a general desire to see something of quality completed onsite.

May 9, 2024: [Meridian Township Board hears the conceptual plan for redevelopment of 4.5 acres commonly referred to as the “Village of Okemos site”](#). The Board expressed a general lack of support for concepts that place buildings along Ardmore Ave and parking areas facing Okemos Road. The discussion also addressed emergency access via Hamilton Road. The Fire Department noted that it would not operate under power lines due to safety risks. Therefore, any boulevard constructed on Hamilton Road must ensure unobstructed access for emergency vehicles. [The comments of the Township Board and community can be here.](#)

June 12, 2024: Township Community and Economic Development staff receive a letter from the developer indicating the project is indefinitely on hold. The letter states that the previously approved MUPUD of 2022 is no longer feasible in the current economy.

## STAKEHOLDERS OF THE HAMILTON/OKEMOS ROAD PROJECT SITE

A. Property Owners: the property commonly referred to as “Village of Okemos” changed hands several times over a decade. Originally the 4.5 acres were divided into 11 separate parcels with different entities as owners. Meridian Charter Township held ownership of two parcels on the south block of Hamilton and Okemos until 2017.

B. Financial Partners:



- I. Meridian Township Board (Township Board)
- II. Meridian Downtown Development Authority (DDA)
- III. Meridian Brownfield Redevelopment Authority (BRA)
- IV. Meridian Economic Development Corporation (EDC)
- V. Michigan Economic Development Corporation (MEDC)
- VI. Michigan Department of Environment Great Lakes and Energy (EGLE)
- VII. Developer
- VIII. U.S. Department of Housing and Urban Development (HUD)

### APPROVING AUTHORITIES

- A. Ingham County Road Department: approves all public road improvement plans in Meridian Township. It is responsible for the authorization of all improvements to Okemos Road. The Township maintains authorization for construction and financial improvements associated with Ardmore Ave, Clinton St., Methodist St., and Hamilton Ave.
- B. Ingham County Drain Office: approves all stormwater management plans for development in Meridian Township. Stormwater management, drain relocation, easements of drain property, and access to public drains. This office does not have jurisdiction over all drains within Meridian Township.
- C. Meridian Township Board: is the final approving authority for Mixed-Use Planned Unit Development (MUPUD) or “specialized use” proposals. Approves any final Tax Increment Financing (TIF) Plan through DDA or BRA. The Township Board is the final authorizing agency to approve any special permitting use for the C-2 zoned property. Any use by right within C-2 does not receive scrutiny or approval by the Township Board.
- D. Meridian Planning Commission: approves the first iterations of a MUPUD or “specialized use” proposal. A Special Use Permit SUP falls within the power of the Planning Commission, and many do not require Township Board approval. Any use by right within C-2 does not receive scrutiny or approval by the Planning Commission.
- E. Meridian Township Community Planning & Development (CPD): The Township’s Planning & Development Department reviews and approves internally the proposed Site Plan and Construction building Plans that a developer will submit. CPD will



defer to the County Road Department and County Drain office before an official approval to commence construction is granted.

- F. Meridian DDA: approves any request for the use of DDA TIF and the required reimbursement agreement.
- G. Meridian EDC: this body has very limited authority related to support redevelopment in this district. The EDC previously managed the request for the use of the Meridian Redevelopment Fund (MRF). The MRF was eliminated in the 2022 budget.
- H. Meridian BRA: approves any request for the use of BRA TIF and the required reimbursement agreement.

## INFRASTRUCTURE

### KNOWN INFRASTRUCTURE AND COSTS

- A. AT&T currently has underground conduit and above-ground internet and cellular infrastructure along Okemos Road, mounted on utility poles. AT&T is responsible for the removal or relocation of this infrastructure if required. While this is not expected to impose financial costs on the development, it may affect the project timeline due to coordination and scheduling requirements.
- B. Consumers Energy: has 5 high voltage distribution transformers, one on each utility pole along Okemos Road. This is the Okemos-Holt High Voltage Distribution line that provides connectivity power to from Okemos to Holt in Michigan. Discussions with Consumers Energy have been held related to the utility line relocation and possible burial. Relocation of utilities may be a cost borne by Consumers Energy. Burial of the utility line is a cost that will be borne by the requestor. Cost estimates as of 2022 to bury the line estimates \$4.5M-\$7M.
- C. **Meridian Township Water and Sewer: updates will be required, and costs will be attributed to the developer. Waiting for final numbers from the Meridian Township Department of Public Works.**

### UNKNOWN INFRASTRUCTURE AND COSTS

- A. Local Roads: Improvements to all roads, access points, and traffic signalization will be required for a commercial project at this site. Okemos Road, Hamilton Avenue, Ardmore Avenue, Clinton Street, and Methodist Street are the roads that



will need improvement. A developer will be required to pay at least ½ of the road improvement costs of Okemos Road.

- B. Stormwater Management: The southwest block of Okemos and Hamilton parcel is heavily contaminated. There are no feasible sources to eliminate the entire contamination. Site cleanup has been conducted and completed in 2021. Stormwater cannot be collected in underground storage on the southwest block. The northwest block may have opportunities for storage, but access to a drainage pipe runs through the south block. Stormwater management will need the highest form of engineering to ensure the collection and movement of water meets the standard of the Michigan Department of Environment, Great Lakes and Energy (EGLE) and meets the standards of the Ingham County Drain office.

New & Relocating							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
N/A	Alexander Martin Imagery	New Business Opening	1982 W. Grand River	New Commercial Development	1	Soon to Open	New photography studio to open at Meridian Mall. Tentative opening date of June 1, 2025
Meijer Gas Station Remodel	Meijer Gas Station Remodel	New Business Open	2055 Grand River	Update to exisitng Gas Station	1	Open	Canopy and exterior site improvements. Some interior remodeling to commence.

Under Construction							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Building Dept.	First phase of 150 single family home development.
Newman Equities II , LLC	Grand Reserve	Under Construction	1580 Woodland Way Okemos	Mixed Housing - Middle Housing	115	Building Dept.	Continued construction of approved 75 single family homes and 75 duplexes for rent off of Central Park, Powell Road. Duplexes to open May -June 2025
Dollar Tree #10729	Dollar Tree Retail Store	Under Construction	1589-1581 Haslett Road	New Commercial Development	1	Planning Dept. Building Dept.	Interior remodel of site to become Dollar Tree. Certificate of Occupancy may be issued by May 23 2025. Store will open to the public at the date of issuance.
DTN Property Management	Newton Pointe	Under Construction	626 Newton Road	New Commercial Development	1	Building Dept.	Planting of landscaping to separate the single family home section of this project/
Delta Dental of Michigan	Delta Dental	Under Construction	4100 Okemos Road	Exisiting Commercial Interior Renovation	1	Building Dept.	Interior remodeling of phase 1 north building underway. May receive temporary certificate of occupancy by end of May. Phase II of interior remodel to begin in June with a Fall possible completion.
Art Unlimited	Art Unlimited	Under Construction	1929 Grand River Ave.	Relocation	1	Building Dept.	Relocation of Art Unlimited. Interior construction underway.
Okemos Coffee Shop	Okemos Coffee Shop	Under Construction	1732 Hamilton Road	Redevelopment	1	Building Dept.	Redevelopment of original Midwest Power location into the Okemos Coffee House.

Meridain Retail Management II LLC	Starbucks Coffee	Under Construction	2731 Grand River Av	Redevelopment	i	Building Dept.	Construction of the Starbucks Coffee proposed at 2731 Grand River Ave.
Ashley Furnitue	Ashley Furnitue	Under Construction	1982 W. Grand River Ave	New Commercial Development	1	Building Dept.	Plans received for interior site improvements for Ashley Furniture. Soon to be issued approval for construction.
Black River Bells LLC	Taco Bell	Under Construction	2030 Grand River Ave	Renovation	1	Building Dept.	Interior plan approval for remodel of Taco Bell on Grand River. Soon to be issued approval for construction.

Under Plan Review							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Jim Giguere	Hulett Estates	<b>PUD Plan Resubmittal</b>	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7	Planning Commission	Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road.
SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290	Planning Dept. Building Dept. Engineering	Redevelopment of the remaining 19 acres at Haslett and Marsh road. Rehab an existing 10,000 sq ft building, build a new 11,000 sq ft commercial building.
N/A	Panda Express	Under Plan Review	4990 Marsh Road	New Commercial Development	1	Planning Dept.	New Application received
Austin Hamilton	1486 Haslett Road Development	New Applications	1486 Haslett Road	New Commercial Development	1	Building Dept.	Plans received to renovate the established lumber yard building at 1486 haslett road into a commercial suite and residential suite for rent unit. Commercial first floor with residential second floor is a conditional use by right.
Mister Car Wash	Mister Car Wash	New Applications	4880 Marsh Road	New Commercial Development	1	Planning Dept.	Proposed Car Wash at 4880 Marsh Road. Plans under review by Engineering, Planning Department (waiting for Drain and Road approval), and Building Department.
Wheat Jewelers	Wheat Jewelers	<b>Awaiting Applications</b>	4990 Marsh Road	Demolition	1	Building Dept.	Demolition of Wheat Jewelers buiding.

N/A	N/A	Awaiting Applications	1938 Grand River Ave(Old Chicago)	Redevelopment	1	Planning Dept	Redevelopment of the Old Chicago site to new commercial establishment.
N/A	N/A	Awaiting Request for C of O	4738 Grand River Ave	New Commercial Development	1	Building Dept.	Awaiting applications for new commercial business. Use of existing commercial to convert to same use.
	N/A	Awaiting Plans	4792 Marsh Road	New Commercial Development	1	Building Dept.	Currently under interior demo, this suite will be prepped for an existing business in Meridian Township to take over as their new location.