



AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority

June 7, 2021 7:30 am
VIRTUAL ZOOM MEETING
Municipal Building - Town Hall Room
5151 Marsh Road, Okemos



1. CALL MEETING TO ORDER
2. ROLL CALL (Pursuant to SB 1108 and locally declared state of emergency, members of a public body must state they are participating and provide the physical location (county, municipality and State) from which they are participating remotely; this information must be included in the meeting minutes)
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 – May 3, 2021
6. PUBLIC REMARKS
7. FINANCIAL REPORT
 - A. Monthly Financials
8. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy Bill May 2021
9. OLD BUSINESS
 - A. Village of Okemos Update
10. NEW BUSINESS
 - A. Downtown Development Authority Meeting Start Times
 - B. Downtown Development Authority Loan Forgiveness Letter
11. REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
12. OPEN DISCUSSION/BOARD COMMENTS
13. PUBLIC REMARKS
14. NEXT MEETING DATE
 - A. July 12, 2021, 7:30am – Town Hall Room, 5151 Marsh Road, Okemos
15. ADJOURNMENT

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



Charter Township of Meridian
Downtown Development Authority (DDA)
Municipal Building, 5151 Marsh Rd., Okemos, MI 48864
Monday, May 3, 2021 – Minutes

Members

Present: Susan Fulk, Renee Korrey, Scott Weaver, Bill Cawood, Supervisor Ron Styka, Jim Raynak, Jim Spanos, Will Randle and Tom Stanko

Members

Absent: Peter Campbell

Staff

Present: Community Planning & Development Director Mark Kieselbach, Neighborhoods & Economic Development Director Amber Clark, Assistant to the Treasurer Mary Ann Groop and Township Manager Frank L. Walsh

Others

Present: Planning Commissioner Mark Blumer

1. CALL MEETING TO ORDER

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

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER FULK TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CAWOOD.
MOTION APPROVED 9-0.**

3. APPROVAL OF MEETING MINUTES OF MARCH 1, 2021

MOTION BY MEMBER FULK TO APPROVE THE AMENDED MINUTES. SUPPORTED BY MEMBER STANKO. MOTION APPROVED 9-0.

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

A. DDA Annual TIF Report and DDA Plan

Director Clark reported that, as of 2018, the DDA is required by the state to report its tax capture numbers twice a year. This is the second year of the tax capture on the revised DDA Plan. The total DDA TIF revenue is \$22,000 and the total capture is \$800,000.

MOTION BY MEMBER FULK TO APPROVE THE 2020 ANNUAL REPORT AND TO SUBMIT TO THE STATE OF MICHIGAN, POST ON THE TOWNSHIP WEBSITE AND MAKE AVAILABLE FOR MEMBERS OF THE PUBLIC. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 9-0.

B. Monthly Financial Reporting

Director Clark reported on the finances. Suggestion regarding discussing ways to pay down the debt owed to the Township in October. The current fund balance is (\$90,000). The finance report was placed on file.

6. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill March 2021 and April 2021

Director Clark stated the March and April 2021 bills have been paid.

MOTION BY SUPERVISOR STYKA TO APPROVE THE PAYMENTS OF THE MARCH AND APRIL 2021 CONSUMERS ENERGY BILLS IN THE TOTAL AMOUNT OF \$261.01. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 9-0.

7. OLD BUSINESS

Director Clark stated the Village of Okemos has submitted the request for the demolition portion of the project. The Meridian Economic Development Corporation (EDC) will review the submissions made to the Meridian Redevelopment Fund (MRF) and the Brownfield Redevelopment Authority (BRA). The project was approved for more funding from the MRF than will be awarded.

Member Randle stated they are finishing demolition work on the project. Currently, construction costs are at an all-time high, fueled by lumber. The construction costs, for the Village of Okemos Project, have gone up 30% since January. The development team is working on ways to value engineer the project.

The Elevation in Okemos has 287 total units with an occupancy level of 90%.

8. NEW BUSINESS

A. Village of Okemos Celebration- Subcommittee Event and Celebration Planning

The subcommittee consisting of Director Clark, Chair Korrey, Vice-Chair Fulk, Member Stanko, Member Weaver and Township Communications Manager Yates has been meeting. The event is tentatively scheduled for October 9, 2021 from 12:00pm-4:00pm to celebrate the revitalization of Downtown Okemos. The event would invite people to comeback Downtown through a safe walkable art tour. The art tour would be virtual, as well as, in person. The event would include a food truck and drawings of the Village of Okemos project. Looking for a name for the event. Art and About, Artwork in Okemos were suggested names.

B. Independent Bank Authorized Signatories Resolution

Currently, the signatories on at Independent Bank are Chair Fulk, Chair Korrey, Member Spanos, and Manager Walsh. Director Clark is proposing that the new signatories include Chair Korrey, Vice-Chair Fulk, Member Campbell, and Manager Walsh.

MOTION BY MEMBER STANKO TO ADOPT THE RESOLUTION OF THE CHARTER TOWNSHIP OF

MERIDIAN TO OPEN/CHANGE SIGNATORIES ON THE DDA ACCOUNT, AS PRESENTED. SUPPORTED BY SUPERVISOR STYKA. MOTION APPROVED 9-0.

9. REPORTS

A. Township Board

Supervisor Styka reported the following:

- The Board will be conducting a citizen survey. It will include questions on recreational marihuana. A citizen group has been established to get signatures to put recreational marihuana on the November ballot.

B. Township Manager

Manager Walsh reported the following:

- Jim Spanos donated the dollars for the flags in Downtown Okemos
- Pine Village will be submitting their building permit shortly
- Joe's on Jolly restaurant is moving forward
- Mark is retiring and his celebration will be on May 25th 3:00pm-4:30pm
- The new Planning & Development Director will be Tim Schmitt from the City of Howell
- Deer management program called 326 deer this year
- Dave Lee, Assessor will be leaving in the next few months
- City of Mason is discussing Meridian providing additional building services to the city
- Investigated a March 10th arrest and held a press conference
- 18 miles of local road work will occur this year
- Rezoning project at Jolly and Kansas of the Midwest Power site

C. Planning Commission

Planning Commissioner Mark Blumer provided a summary of recent Planning Commission activities.

D. Chair Report

None.

E. Staff Report

Director Clark will host a development Zoom for the Haslett community on Wednesday, May 12th at 7:00pm and an Okemos development Zoom for the Okemos community on Wednesday, May 26th at 7:00pm. These events are open to anyone.

Buddy's Pizza and Joe's on Jolly are restaurants are moving toward construction. The draft of the Citizens' Survey will be before the Board on May 18, 2021. Director Clark will forward the development project report to the DDA.

10. OPEN DISCUSSION/BOARD COMMENTS

Manager Walsh commended Bill Cawood on his work in his daughter's home.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

a. June 7, 2021, 7:30am

13. ADJOURNMENT

The meeting adjourned without objection.

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 4/30/2021 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS		
Cash		\$57,320.01
Due from General Fund		\$0.00
Taxes Receivable		\$0.00
Accounts Receivable		\$0.00
Prepaid Expense		\$0.00
	TOTAL ASSETS	<u><u>\$57,320.01</u></u>
LIABILITIES		
Accrued Interest Payable		\$0.00
Due to General Fund		\$0.00
Unearned Revenue		\$0.00
Deferred Inflows of Revenue		\$0.00
LT Note Payable		\$124,500.00
	TOTAL LIABILITIES	<u><u>\$124,500.00</u></u>
FUND BALANCE		
Fund Balance 12/31/20		(\$83,407.36)
2021 YTD Net Income		\$16,227.37
	TOTAL FUND BALANCE	<u><u>(\$67,179.99)</u></u>
	TOTAL LIABILITIES & FUND BALANCE	<u><u>\$57,320.01</u></u>

INCOME STATEMENT

REVENUES	<u>March</u>	<u>April</u>	<u>Year to Date</u>
Tax Capture	\$13,393.69	\$2,461.59	\$15,752.29
PPT Reimbursement	\$0.00	\$0.00	\$0.00
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
	<u>\$13,393.69</u>	<u>\$2,461.59</u>	<u>\$15,752.29</u>
EXPENDITURES			
Operating Costs	\$151.42	\$228.44	\$458.92
Professional Consultant/Contractual Services	\$0.00	\$0.00	\$0.00
Community Projects	\$0.00	\$0.00	\$0.00
Communications	\$0.00	\$0.00	\$0.00
Conferences	\$0.00	\$0.00	\$0.00
Special Events - Celebrate Expenses	\$0.00	\$0.00	\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Interest on Loan	\$0.00	\$0.00	(\$934.00)
	<u>\$151.42</u>	<u>\$228.44</u>	<u>(\$475.08)</u>
TOTAL EXPENDITURES	<u>\$151.42</u>	<u>\$228.44</u>	<u>(\$475.08)</u>
2021 Net Income	<u><u>\$13,242.27</u></u>	<u><u>\$2,233.15</u></u>	<u><u>\$16,227.37</u></u>

Fund 900 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
	RECEIVABLES-CUSTOMERS	0.00
	RECEIVABLES-TAXES	0.00
	Cash and Cash Equivalents	57,320.01
	Due From Other Funds	0.00
	Investments	0.00
	OTHER ASSETS	0.00
	Total Assets	<u>57,320.01</u>
*** Liabilities ***		
	Accounts Payable	0.00
	ACCRUED AND OTHER LIABILITIES	0.00
	Deferred Revenue	0.00
	Due to Other Funds	0.00
	Long Term Liabilities	124,500.00
	Unclassified	0.00
	UNEARNED REVENUE	0.00
	Total Liabilities	<u>124,500.00</u>
*** Fund Balance ***		
	UNASSIGNED FUND BALANCE	<u>(83,407.36)</u>
	Total Fund Balance	<u>(83,407.36)</u>
	Beginning Fund Balance	(83,407.36)
	Net of Revenues VS Expenditures	16,227.37
	Ending Fund Balance	(67,179.99)
	Total Liabilities And Fund Balance	57,320.01

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	YTD BALANCE 04/30/2021	ACTIVITY FOR MONTH 04/30/2021	AVAILABLE BALANCE	% BDGT USED
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
900-000.000-402.000	CURRENT PROPERTY TAXES	6,500.00	15,752.29	2,461.59	(9,252.29)	242.34
Total Dept 000.000		6,500.00	15,752.29	2,461.59	(9,252.29)	242.34
TOTAL REVENUES		6,500.00	15,752.29	2,461.59	(9,252.29)	242.34
Expenditures						
Dept 000.000						
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	458.92	228.44	2,541.08	15.30
900-000.000-995.000	DEBT SERVICE-INTEREST	3,735.00	(934.00)	0.00	4,669.00	(25.01)
Total Dept 000.000		6,735.00	(475.08)	228.44	7,210.08	(7.05)
TOTAL EXPENDITURES		6,735.00	(475.08)	228.44	7,210.08	(7.05)
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		6,500.00	15,752.29	2,461.59	(9,252.29)	242.34
TOTAL EXPENDITURES		6,735.00	(475.08)	228.44	7,210.08	7.05
NET OF REVENUES & EXPENDITURES		(235.00)	16,227.37	2,233.15	(16,462.37)	6,905.26



INDEPENDENT

BANK

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

Last statement: March 31, 2021
This statement: April 30, 2021
Total days in statement period: 30

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

1-1698

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XXXXXX5474
(0)

Direct inquiries to:
800.355.0641

Independent Bank
2119 Hamilton RD
Okemos MI 48864



01698

INTRODUCING ONE WALLET, INDEPENDENT BANK'S NEW AND ENHANCED ONLINE AND MOBILE BANKING PLATFORM, LAUNCHING ON MONDAY, MAY 24! WITH ONE WALLET, YOU CAN BANK WHEN, WHERE, AND HOW YOU WANT-JUST ANOTHER WAY WE ARE HELPING YOU TO BE INDEPENDENT. TO BRING YOU THESE NEW ENHANCEMENTS, OUR CURRENT ONLINE AND MOBILE BANKING WILL BE UNAVAILABLE AS OF FRIDAY, MAY 21, AT 5 PM (ET). MEMBER FDIC.

Business Freedom Checking

Account number	XXXXXX5474	Beginning balance	\$55,086.86
Low balance	\$55,086.86	Total additions	2,461.59
Average balance	\$56,824.99	Total subtractions	228.44
		Ending balance	\$57,320.01

DEBITS

Date	Description	Subtractions
04-15	' POS Purchase MERCHANT PURCHASE TERMINAL 55432861 CONSUMERS ENERGY C O 800-477-5 MI XXXXXXXXXXXXX2615 SEQ # 200572995353	118.85
04-30	' POS Purchase MERCHANT PURCHASE TERMINAL 55432861 CONSUMERS ENERGY C O 800-477-5 MI XXXXXXXXXXXXX2615 SEQ # 200698074474	109.59

CREDITS

Date	Description	Additions
04-09	' Deposits	2,461.59



01698

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	55,086.86	04-15	57,429.60		
04-09	57,548.45	04-30	57,320.01		

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 900 DOWNTOWN DEVELOPMENT AUTHORITY							
Assets							
Department 000.000							
01/2021			900-000.000-001.000 CASH		BEG. BALANCE		55,086.86
04/07/2021	GJ	JE	DEPOSIT -WINTER DPP TAX COLLECTION	61707	2,461.59		57,548.45
04/14/2021	GJ	JE	COMSUMERS PMT (SERVICE 2.15-3.15)	62123		118.85	57,429.60
04/29/2021	GJ	JE	COMSUMERS PMT (SERVICE 3.16-4.14)	62115		109.59	57,320.01
04/30/2021			900-000.000-001.000	END BALANCE	2,461.59	228.44	57,320.01
TOTAL FOR DEPARTMENT 000.000					<u>2,461.59</u>	<u>228.44</u>	
TOTAL Assets					<u>2,461.59</u>	<u>228.44</u>	57,320.01
TOTAL FOR FUND 900 DOWNTOWN DEVELOPMENT AUTHORITY					<u>2,461.59</u>	<u>228.44</u>	57,320.01



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

Amount Due: \$109.59
Please pay by: May 07, 2021



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



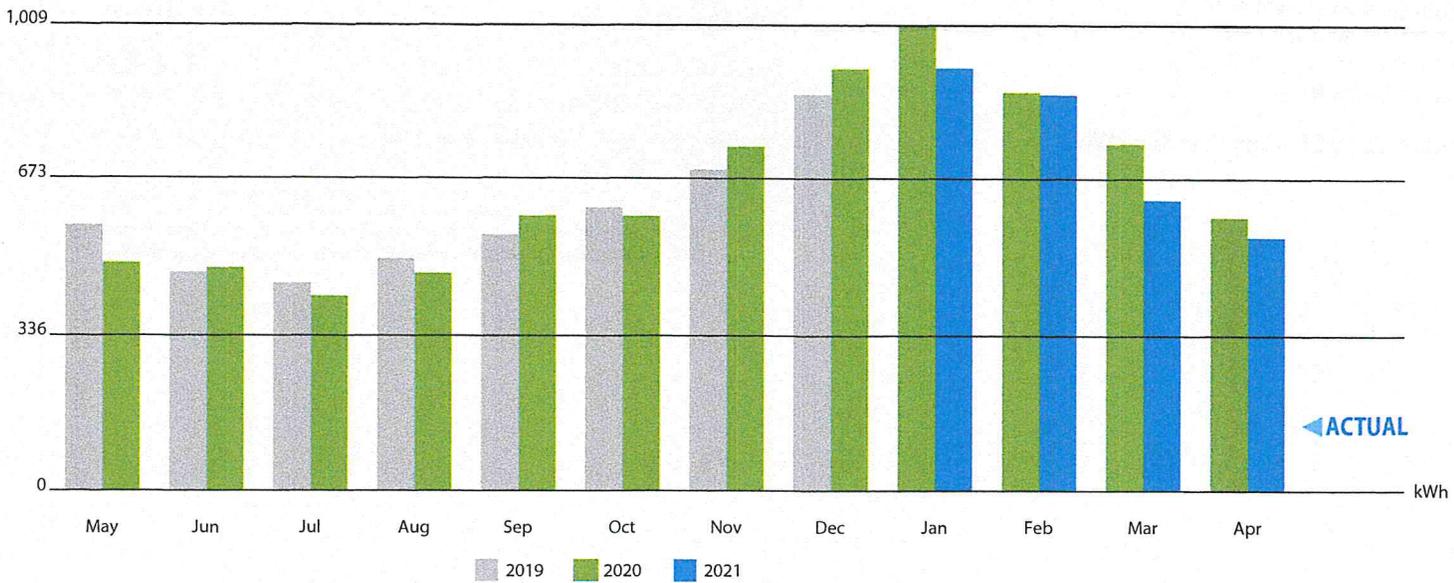
▶ **Thank You** - We received your last payment of **\$118.85** on **April 14, 2021**

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

April Energy Bill

Service dates: **March 16, 2021 - April 14, 2021 (30 days)**

Total Electric Use (kWh - kilowatt-hour)



April Electric Use

546 kWh
April 2020 use: 589 kWh



Cost per day:

\$3.57



kWh per day:

18



Prior 12 months electric use

7,639 kWh

STAY SAFE: Call 9-1-1 and 800-477-5050. We'll respond day or night.



Downed power lines.
Stay 25 feet away. Call from a safe location.



If you smell natural gas.
If the "rotten egg" odor of gas is apparent, call from a safe location.



Protecting the Environment

Our Environmental Policy is a promise to keep priorities in check. That means providing you with reliable energy while keeping our environment protected for generations to come. Find out more at www.ConsumersEnergy.com/community/sustainability/environment

Fold, detach and mail this portion with your check made payable to Consumers Energy. Please write your account number on your check.



You can pay your bill by mail, by phone or online
See reverse side for more information

Account: **1000 5603 2681**

Amount Due: \$109.59
Please pay by: May 07, 2021
Enclosed:

Service Address:
MERIDIAN CHARTER TOWNSHIP
2167 Hamilton Rd
Okemos MI 48864-1643

PAYMENT CENTER
PO BOX 740309
CINCINNATI OH 45274-0309

I 100056032681 000000109595 0000 2056 9 000000000000 H

From: [Consumers Energy](#)
To: [Amber Clark](#)
Subject: Consumers Energy: Payment Posted
Date: Thursday, April 29, 2021 5:05:01 PM



 LOG IN

Payment Posted

Account Number: xxxx xxxx 2681

Service Address: 2167 Hamilton Rd Okemos MI 48864-1643

Hello,

Your payment for C/O DOWNTOWN DEV AUTH at 2167 Hamilton Rd Okemos MI 48864-1643 in the amount of \$109.59 has been applied on April 29, 2021.

Your confirmation number is: 1644680848.

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

Thanks for being our customer.

Sincerely,
Consumers Energy

Please do not reply to this automated email message.

[Terms & Conditions](#)



To: Downtown Development Authority Members

From: Neighborhoods & Economic Development Director Amber Clark

Date: June 7, 2021

RE: Village of Okemos Development Update

Will Randle of Tru North Development team will provide the DDA directors with an update on the Village of Okemos project. The report will include information on the current status and proposed changes to the project.



To: Downtown Development Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: June 7, 2021
RE: Downtown Development Authority Meeting Start Times

Currently the start times for the Downtown Development Authority meetings are 7:30am. This meeting time is included in your meeting resolution this body approves annually. A suggestion has been made to alter the meeting time by 30 minutes and begin at 8:00am

MOTION TO APPROVE ALTERATION OF DOWNTOWN DEVELOPMENT AUTHORITY MEETING
START TIME TO 8:00AM FOR EVERY REGULARLY SCHEDULED MEETING

Your concurrence is appreciated.



To: Downtown Development Authority Members

From: Neighborhoods & Economic Development Director Amber Clark

Date: June 7, 2021

RE: Downtown Development Authority Loan Forgiveness Letter

In response to COVID-19 the Federal government established the American Rescue Plan with stimulus funding planned for each community. In order to be prepared staff proposes to request that the Meridian Township board forgive the remaining \$124,500 on the loan. Our current fund balance is (\$83,407.36) with total cash on hand of \$57,320.01.

A loan agreement was formed by the DDA and Meridian Township Board for \$190,000 for streetlight installations throughout the DDA. 2012 the Township was notified of a tax appeal made by the DDA's largest commercial operator. The tax appeal was approved with a reduction in tax value in 2010 for \$1.2 million, 2011 for \$1.5 million, and over \$2 million in 2012. The DDA as the responsible tax authority then owed this establishment \$84,078.41. At the time the cash on hand was \$ 27,751. To pay the remaining they required additional funding in a loan from the Meridian Township General Fund.

Beginning in 2017 the DDA began making payments on the principal annually; last year was the first year that the DDA did not elect to pay down a large portion of the principal. With the newly established loan agreement written in 2013 the DDA was required to pay \$10,000 with no requirement to pay on the principal of the loan until 2023. In 2017 the DDA paid \$50,000 down on the principal and additionally elected to pay \$25,000 down on the principal in 2019. The current taxable value of the DDA is \$21,109,492 an increase since 2019 of \$1,210,880.

Attached is a draft letter to submit to the Township board for discussion and hopeful concurrence to forgive the DDA of their remaining debt.

Your comments, edits and concurrence is appreciated.

MOTION TO APPROVE THE ATTACHED LETTER WITH EDITS AND SUBMIT TO MERIDIAN TOWNSHIP BOARD FOR DISCUSSION AND APPROVAL



June 3, 2021

To: Meridian Township Board

From: Meridian Township Downtown Development Authority

Re: Downtown Development Authority Loan Forgiveness

Members of the Township Board;

Today we are asking for the Meridian Township board to forgive the remaining \$124,500 on the loan the Downtown Development Authority (DDA) took out with the Township in 2013. In 2010 the DDA purchased the streetlights that align Okemos Road and Hamilton Road through the roundabout onto Marsh Road for \$190,000. This was a loan with through the General Fund of Meridian Township. The original agreement was for the purchase and installation of the units for 15 years. In 2012 a local business won tax appeal for 2010 tax year for \$1.2 million, the 2011 tax year for \$1.5 million, and 2012 tax year for over \$2 million. Reduction in tax value at the property required the DDA to pay back a total of \$84,078.41 for these years in 2012. At the time the cash on hand was \$27,751 and the DDA needed to take out another loan to cover the remaining \$60,000 owed. In 2013 the DDA had a total debt of \$250,000 for the streetlights and the tax appeal. The loan agreement required the DDA to pay \$10,000 down on the principal up front and did not require principal payments until 2023. In our efforts to become financially sound, we have elected to each year to pay a large sum down on the principal. Beginning in 2017 we paid \$50,000 down and \$25,000 in 2019 toward the principal. With the adoption of the DDA's Tax Increment Financing plan in 2017 the total remaining owed to Meridian Township at that time was \$149,000. Since 2013 the DDA has paid over \$80,000 on the principal and \$40,000 in interest to the Township for the loan.

With the oncoming improvements made by the Village of Okemos project, Okemos bridge reconstruction and future developments we respectfully request the Meridian Township Board to forgive the remaining debt of the DDA. This tax authority will be the anchor for funding sources for improvements in the DDA. We will be in much better standing to assist with these projects without a debt payment to continue to be made. These enhancements are equally enjoyed by all and redevelopment of Okemos is our priority. Another reason in support of eliminating the DDA's debt is related to the accounting of the Township's overall finances. As the DDA is an entity of the Township, our account show the debt owed to the Township, annually this must be explained. We are confident that soon the Downtown area will begin to resemble the former "downtown" feel it once did. We are actively reengaging the current businesses and meet regularly as a commission to ensure the path to redevelopment of the area. We will be stronger without the debt and appreciate your concurrence. For more information related to the history of the debt please review the included attachments.

Sincerely,

Renee Korrey
Downtown Development Authority Chair
Charter Township of Meridian

MEMORANDUM

TO: Township Board

FROM:

Mark Kieselbach
Director of Community Planning and Development

Peter Menser
Associate Planner

DATE: May 31, 2013

RE: DDA loan refinance request

The DDA loan refinance request was discussed at the May 21, 2013 Township Board meeting. The DDA Board is requesting to restructure the existing streetlight loan with the Township to include a new infusion of a \$60,000 new payment schedule. The current loan balance is \$140,000 and the new loan balance would be \$200,000. The primary motivation behind the loan refinance request is the property tax appeal filed for 2010, 2011, and 2012 by the Meijer store located at 2055 Grand River Avenue. If not for the property tax appeal, the DDA would be financially stable and still have the funds to continue payments on the balance of the existing streetlight loan. The situation is not one of financial mismanagement, but instead an unpredictable expenditure. The obligation to refund \$84,132.86 in property taxes has a significant impact on the DDA budget. There are three options under discussion:

Option 1: \$60,000 additional loan (total of \$200,000 outstanding) at 2% with interest-only payments for 4 years and the principal paid over 10 years beginning in 2018 through 2027. (Total interest payments from 2013-2027 = \$40,664)

Option 2: \$60,000 additional loan (total of \$200,000 outstanding) at 3% with interest-only payments for 6 years and the principal paid over 8 years beginning in 2020 through 2027. (Total interest payments from 2013-2027 = \$65,164)

Option 3: Dissolve the DDA and use General Fund reserves to liquidate the liabilities. This would reduce fund balance by approximately \$190,000 with break-even in 2021 and loss of \$154,000 of county taxes.

Illustrative Cash Flow Projections for 2013 thru 2027 are provided for each option. Future revenues may be impacted by many variables, but the projections use current status and therefore are presented using the following assumptions: current taxable values were used for all years, the Douglas J. project proceeds on schedule (with Brownfield relief for 4 yrs., 2014-2017), no other property tax appeal refunds occur, and no new legislation is introduced impacting finances.

Township Board (June 4, 2013)

DDA loan refinance request

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The overall goal of the DDA, as outlined in Article II of the DDA bylaws, is to “undertake public improvements and other activities that have the greatest impact to halt property value deterioration and increase property tax valuation where possible, to eliminate the causes of such deterioration, and promote economic growth in and surrounding the Downtown Development Authority District.” DDA Board members, staff, and volunteers have worked diligently over the years progressing towards this goal.

Given the relatively small budget (average of approximately \$37,000 per year), the larger scale projects identified in the DDA Development Plan, such as burial of utility lines, building façade grants, and additional parking remain challenging. The DDA has been able to leverage funds and spur growth in the downtown through other impactful means, mostly through streetscape projects and community building efforts. As a result, the taxable value of the DDA district has increased, from \$16,762,550 in 2005 to \$18,286,147 today. The following is a list of some of the activities undertaken by the DDA since inception:

- Planted perennials along Okemos Road and Hamilton Road
- Entered into a loan agreement with the Township Board to purchase and install 21 decorative L.E.D. streetlights with internal drip irrigation system
- Worked with Midwest Sculpture Initiative to lease several sets of sculptures for public display
- Developed a long-range downtown plan
- Paid electricity costs to operate streetlights and irrigation system (monthly)
- Applied, received, and supported grants to offset costs related to streetscape projects, public art, and the Celebrate Downtown Okemos event
- Purchased three Disco Fish sculptures for public display
- Purchased a steel bench sculpture for public display
- Purchased and installed eight concrete planters for flower display (volunteers purchase, plant, and water the flowers)
- Purchased and installed banners and snowflakes for display on the street poles (seasonally)
- Purchased 21 hanging flower baskets for the street poles (annually)
- Planned, financed, and administered an increasingly popular Celebrate Downtown Okemos event

The original adopted 2013 DDA budget is shown in the table below, paired with a draft budget for 2014. The 2013 budget was approved by the Township Board before the Meijer property tax appeal was settled, as was the decision to move forward with the Celebrate Downtown Okemos event. The 2014 draft budget contains only minimal spending, just enough to pay the electricity on the streetlights, shovel the sidewalks, install banners and snowflakes on the streetlights, purchase hanging flower baskets for seasonal display on the streetlights, water the flowers, and pay the debt service on the existing streetlight loan. The 2014 DDA budget will not be approved until August of 2013 when all Township departments begin the budget process.

Township Board (June 4, 2013)

DDA loan refinance request

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	2013	2014
Personnel Costs	\$0	\$0
Operating Costs	\$5,100	\$0
Outside Services	\$10,000	\$5,000
Special Events	\$7,000	\$0
Capital Items	\$0	\$0
Debt Service	\$15,000	\$15,000
TOTAL	\$37,100	\$20,000

The above draft budget for 2014 reflects the following cuts:

- Discontinuation of contribution towards ad in Greater Lansing Visitor's Guide
- Elimination of funding for potential repairs or service to the irrigation system
- Reserve funding for any potential future property tax refunds
- Office supplies
- Organizational membership in the Michigan Downtown Association
- Funding for the Celebration Downtown Okemos event
- Leasing or purchase of public art/sculptures
- Any potential landscape/streetscape maintenance or repair projects

Attachments

1. Historical Grand Total of DDA Tax Revenue – County and Township
2. History of the current loan from Township to DDA
3. Illustrative 2013 Cash Flow Projection for DDA
4. Illustrative 15 Year Projection of Cash Flow for DDA
 - a. Current Status
 - b. Restructured Loan Option 1
 - c. Restructured Loan Option 2
5. Illustrative 2013 Dissolution of the DDA

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2021	Captured Value
33-02-02-21-254-016	402	4837 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	36,680	14,870	-21,810
33-02-02-21-254-017	202	OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	27,000	16,600	-10,400
33-02-02-21-254-018	202	4825 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	27,000	16,600	-10,400
33-02-02-21-254-030	201	4767 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	128,285	135,732	7,447
33-02-02-21-254-031	201	4787 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	120,621	127,623	7,002
33-02-02-21-254-032	201	4815 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	256,679	271,581	14,902
33-02-02-21-254-037	201	2131 GRAND RIVER AVE	Active	0.0000	DDA #2-OKEMOS	1,297,251	1,486,100	94,425*
33-02-02-21-276-003	201	2041 GRAND RIVER AVE	Active	0.0000	DDA #2-OKEMOS	218,172	230,839	12,667
33-02-02-21-276-005	201	2037 GRAND RIVER AVE	Active	0.0000	DDA #2-OKEMOS	196,417	207,821	11,404
33-02-02-21-276-006	201	2049 GRAND RIVER AVE	Active	0.0000	DDA #2-OKEMOS	573,699	607,008	33,309
33-02-02-21-276-009	201	2045 GRAND RIVER AVE	Active	0.0000	DDA #2-OKEMOS	537,816	585,469	47,653
33-02-02-21-276-011	201	2085 GRAND RIVER AVE	Active	0.0000	DDA #2-OKEMOS	642,923	1,282,200	639,277
33-02-02-21-276-012	201	4800 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	547,266	579,041	31,775
33-02-02-21-276-014	201	2075 GRAND RIVER AVE	Active	0.0000	DDA #2-OKEMOS	935,100	982,015	46,915
33-02-02-21-276-015	201	2055 GRAND RIVER AVE	Active	0.0000	DDA #2-OKEMOS	4,001,605	4,198,900	197,295
33-02-02-21-277-001	201	4780 OKEMOS RD #1	Active	0.0000	DDA #2-OKEMOS	184,554	195,269	10,715
33-02-02-21-277-002	201	4780 OKEMOS RD #2	Active	0.0000	DDA #2-OKEMOS	132,589	152,400	19,811
33-02-02-21-277-003	201	4780 OKEMOS RD #3	Active	0.0000	DDA #2-OKEMOS	184,554	195,269	10,715
33-02-02-21-277-004	201	4780 OKEMOS RD #4	Active	0.0000	DDA #2-OKEMOS	135,109	142,952	7,843
33-02-02-21-402-007	202	METHODIST ST	Active	0.0000	DDA #2-OKEMOS	20,250	21,078	828
33-02-02-21-402-008	202	4217 ARDMORE AVE	Active	0.0000	DDA #2-OKEMOS	20,250	21,078	828
33-02-02-21-403-003	201	2154 METHODIST ST	Active	0.0000	DDA #2-OKEMOS	50,836	53,787	2,951
33-02-02-21-403-004	202	METHODIST ST	Active	0.0000	DDA #2-OKEMOS	20,250	21,078	828
33-02-02-21-403-007	201	4733 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	94,200	99,668	5,468
33-02-02-21-403-008	401	4731 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	44,016	46,570	2,554

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2021	Captured Value
33-02-02-21-403-009	401	4717 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	54,763	57,941	3,178
33-02-02-21-403-011	201	4747 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	120,069	127,040	6,971
33-02-02-21-404-001	401	2188 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	82,943	87,757	963*
33-02-02-21-404-002	401	4705 ARDMORE AVE	Active	0.0000	DDA #2-OKEMOS	49,168	52,022	2,854
33-02-02-21-404-007	201	2160 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	149,372	117,800	-31,572
33-02-02-21-405-005	202	2148 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	72,937	77,171	4,234
33-02-02-21-405-008	201	4700 ARDMORE AVE	Active	0.0000	DDA #2-OKEMOS	155,817	300,000	144,183
33-02-02-21-405-009	201	4695 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	197,676	209,152	11,476
33-02-02-21-405-010	201	2138 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	152,067	160,895	8,828
33-02-02-21-406-001	201	4708 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	134,899	142,730	7,831
33-02-02-21-406-002	201	4696 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	74,849	79,194	4,345
33-02-02-21-406-003	202	4703 MOORE ST	Active	0.0000	DDA #2-OKEMOS	42,289	44,742	2,453
33-02-02-21-406-004	202	MOORE ST	Active	0.0000	DDA #2-OKEMOS	5,240	5,542	302
33-02-02-21-406-005	201	4690 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	182,488	193,082	10,594
33-02-02-21-406-006	201	2114 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	154,626	163,603	8,977
33-02-02-21-408-001	201	2175 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	186,402	197,224	10,822
33-02-02-21-408-009	201	4663 ARDMORE AVE	Active	0.0000	DDA #2-OKEMOS	436,090	461,410	25,320
33-02-02-21-409-001	201	2153 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	26,033	27,174	1,141
33-02-02-21-409-002	201	2149 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	74,115	87,310	13,195
33-02-02-21-409-003	201	2143 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	86,292	54,500	-31,792
33-02-02-21-409-004	201	2137 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	50,743	24,800	-25,943
33-02-02-21-409-006	202	2150 CLINTON ST	Active	0.0000	DDA #2-OKEMOS	32,700	33,787	1,087
33-02-02-21-409-008	201	4661 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	124,051	75,200	-48,851
33-02-02-21-409-009	201	4675 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	75,656	82,557	6,901
33-02-02-21-410-007	201	4646 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	105,163	111,268	6,105

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2021	Captured Value
33-02-02-21-410-008	201	4659 MOORE ST	Active	0.0000	DDA #2-OKEMOS	165,216	174,808	9,592
33-02-02-21-410-010	099	OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	0	0	0
33-02-02-21-410-012	201	2119 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	145,278	153,712	8,434
33-02-02-21-410-015	202	CLINTON ST	Active	0.0000	DDA #2-OKEMOS	63,046	66,705	3,659
33-02-02-21-411-001	401	2177 CLINTON ST	Active	100.0000	DDA #2-OKEMOS	14,523	15,365	842
33-02-02-21-411-002	201	2165 CLINTON ST	Active	0.0000	DDA #2-OKEMOS	51,663	54,661	2,998
33-02-02-21-412-002	401	2149 CLINTON ST	Active	0.0000	DDA #2-OKEMOS	38,716	40,963	2,247
33-02-02-21-412-003	401	4633 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	36,337	38,445	2,108
33-02-02-21-412-004	401	4625 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	46,909	49,631	2,722
33-02-02-21-412-005	401	4619 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	80,846	85,539	4,693
33-02-02-21-412-006	401	2155 CLINTON ST	Active	100.0000	DDA #2-OKEMOS	78,607	83,170	4,563
33-02-02-21-413-001	401	2120 CLINTON ST	Active	0.0000	DDA #2-OKEMOS	98,339	104,048	5,709
33-02-02-21-413-002	401	2122 CLINTON ST	Active	100.0000	DDA #2-OKEMOS	92,898	98,291	5,393
33-02-02-21-413-003	401	2124 CLINTON ST	Active	0.0000	DDA #2-OKEMOS	92,686	98,066	5,380
33-02-02-21-413-004	401	2126 CLINTON ST	Active	100.0000	DDA #2-OKEMOS	101,218	107,094	5,876
33-02-02-21-413-100	402	CLINTON ST	Active	0.0000	DDA #2-OKEMOS	0	0	0
33-02-02-21-426-001	201	4750 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	145,400	153,841	8,441
33-02-02-21-426-012	202	4649 MARSH RD	Active	0.0000	DDA #2-OKEMOS	62,542	66,172	3,630
33-02-02-21-426-013	202	4657 MARSH RD	Active	0.0000	DDA #2-OKEMOS	13,907	14,713	806
33-02-02-21-426-014	202	4663 MARSH RD	Active	0.0000	DDA #2-OKEMOS	47,990	50,775	2,785
33-02-02-21-426-015	202	4669 MARSH RD	Active	0.0000	DDA #2-OKEMOS	11,537	12,205	668
33-02-02-21-426-016	202	4675 MARSH RD	Active	0.0000	DDA #2-OKEMOS	77,991	82,518	4,527
33-02-02-21-426-020	201	2110 METHODIST ST	Active	0.0000	DDA #2-OKEMOS	118,102	124,958	6,856
33-02-02-21-426-021	301	4704 MOORE ST	Active	0.0000	DDA #2-OKEMOS	238,072	251,893	13,821
33-02-02-21-426-022	201	2104 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	187,596	198,487	10,891

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2021	Captured Value
33-02-02-21-426-023	099	4734 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	0	0	0
33-02-02-21-427-001	201	4737 MARSH RD	Active	0.0000	DDA #2-OKEMOS	308,000	194,300	-113,700
33-02-02-21-428-006	099	2086 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	0	0	0
33-02-02-21-429-003	201	4650 MOORE ST	Active	0.0000	DDA #2-OKEMOS	118,206	136,200	17,994
33-02-02-21-429-004	202	2099 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	65,380	17,130	-48,250
33-02-02-21-429-005	202	2095 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	49,700	51,353	1,653
33-02-02-21-429-027	201	2109 HAMILTON RD	Active	0.0000	DDA #2-OKEMOS	208,617	220,728	12,111
33-02-02-21-451-005	099	4555 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	0	0	0
33-02-02-21-452-001	201	2248 MT HOPE RD	Active	0.0000	DDA #2-OKEMOS	350,741	421,000	70,259
33-02-02-21-452-002	099	OKEMOS R/W RD	Active	0.0000	DDA #2-OKEMOS	0	0	0
33-02-02-21-453-005	099	OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	0	0	0*
33-02-02-21-453-006	401	4622 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	46,261	48,946	2,685
33-02-02-21-453-007	401	4612 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	82,088	80,077	-2,011
33-02-02-21-453-008	201	4632 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	115,270	121,961	6,691
33-02-02-21-453-009	401	2123 CLINTON ST	Active	100.0000	DDA #2-OKEMOS	54,288	57,439	3,151
33-02-02-21-454-002	301	CONSUMERS R.O.W.	Active	0.0000	DDA #2-OKEMOS	5,211	5,513	302
33-02-02-21-454-007	401	4534 OKEMOS RD	Active	0.0000	DDA #2-OKEMOS	41,349	43,749	2,400
33-02-02-22-152-001	201	4775 MARSH RD	Active	0.0000	DDA #2-OKEMOS	235,703	249,387	13,684
33-02-02-22-152-002	301	MARSH RD	Active	0.0000	DDA #2-OKEMOS	7,984	8,400	416
33-02-02-90-200-115	251	LEASED EQUIPMENT	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-200-120	251	2110 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-200-121	251	4750 OKEMOS RD #101	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-200-164	251	LEASED EQUIPMENT	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-200-266	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-500-315	951	4787 OKEMOS RD #2	Active	100.0000	DDA #2-OKEMOS	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2021	Captured Value
33-02-02-90-501-800	251	4787 OKEMOS RD #1	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-502-350	951	2137 HAMILTON RD	Inactive	100.0000	DDA #2-OKEMOS	14,800	0	-14,800
33-02-02-90-502-815	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-502-902	251	4780 OKEMOS RD #1	Active	100.0000	DDA #2-OKEMOS	44,000	57,700	13,700
33-02-02-90-503-170	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-503-340	251	2154 METHODIST ST	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-504-305	251	4767 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	3,400	0	-3,400
33-02-02-90-505-620	951	4700 ARDMORE AVE #100	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-506-700	251	4663 ARDMORE AVE	Active	100.0000	DDA #2-OKEMOS	43,600	0	-43,600
33-02-02-90-510-705	251	4780 OKEMOS RD #4	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-510-800	251	2041 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-511-320	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-511-970	351	4704 MOORE ST	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-514-823	251	4646 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-514-900	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	1,838,600	1,642,700	-195,900
33-02-02-90-515-000	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	1,700	1,600	-100
33-02-02-90-515-300	951	2160 HAMILTON RD #A	Inactive	100.0000	DDA #2-OKEMOS	2,700	0	-2,700
33-02-02-90-515-504	251	VARIOUS LOCATIONS - DDA	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-515-558	251	2128 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	2,100	1,800	-300
33-02-02-90-517-700	251	4688 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-518-900	951	2143 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-519-000	251	4775 MARSH RD	Active	100.0000	DDA #2-OKEMOS	7,100	10,400	3,300
33-02-02-90-519-770	251	4775 MARSH RD	Active	100.0000	DDA #2-OKEMOS	4,800	4,500	-300
33-02-02-90-522-020	951	4737 MARSH RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-523-190	951	4661 OKEMOS RD #3	Active	100.0000	DDA #2-OKEMOS	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2021	Captured Value
33-02-02-90-523-590	251	4780 OKEMOS RD #3	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-523-950	251	4747 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-524-676	251	2108 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-525-333	251	2160 HAMILTON RD #100	Active	100.0000	DDA #2-OKEMOS	500	0	-500
33-02-02-90-525-472	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	800	500	-300
33-02-02-90-528-012	251	LEASED EQUIPMENT	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-528-054	251	2109 HAMILTON RD #109	Active	100.0000	DDA #2-OKEMOS	100	100	0
33-02-02-90-528-088	251	4692 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-528-176	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	104,400	80,300	-24,100
33-02-02-90-528-191	251	2160 HAMILTON RD #C	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-528-416	951	2055 GRAND RIVER AVE	Inactive	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-528-475	951	2112 HAMILTON RD	Inactive	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-528-549	951	4650 MOORE ST	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-528-659	251	4632 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	0	39,700	39,700
33-02-02-90-528-712	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	8,700	0	-8,700
33-02-02-90-528-736	251	4646 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-528-991	251	4700 ARDMORE AVE #106	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-017	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-018	951	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-019	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-020	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-032	251	1841 NEWMAN RD	Active	100.0000	DDA #2-OKEMOS	46,000	123,000	77,000
33-02-02-90-529-054	551	VARIOUS OKEMOS DDA	Active	0.0000	DDA #2-OKEMOS	196,400	220,700	24,300
33-02-02-90-529-226	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-227	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2021	Captured Value
33-02-02-90-529-241	951	2104 HAMILTON RD	Inactive	100.0000	DDA #2-OKEMOS	300	0	-300
33-02-02-90-529-309	251	2109 HAMILTON RD #100-C	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-340	251	2193 ASSOCIATION DR 100	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-344	951	2085 GRAND RIVER AVE	Inactive	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-379	251	4750 OKEMOS RD #2	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-462	251	2045 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	83,900	88,300	4,400
33-02-02-90-529-463	951	VARIOUS LOCATIONS	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-466	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-467	951	2055 GRAND RIVER AVE	Inactive	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-468	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-523	251	4659 MOORE ST	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-576	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-578	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-579	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-614	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-638	951	2114 HAMILTON RD	Inactive	100.0000	DDA #2-OKEMOS	300	0	-300
33-02-02-90-529-663	951	2160 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-797	251	2131 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	159,500	113,400	-23,050*
33-02-02-90-529-799	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	1,000	1,000
33-02-02-90-529-806	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	200	200
33-02-02-90-529-817	251	2112 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-826	251	2110 METHODIST ST	Active	100.0000	DDA #2-OKEMOS	1,200	0	-1,200
33-02-02-90-529-860	251	2055 GRAND RIVER AVE #B	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-865	951	4708 OKEMOS RD	Inactive	100.0000	DDA #2-OKEMOS	2,500	0	-2,500
33-02-02-90-529-866	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2021	Captured Value
33-02-02-90-529-967	251	2109 HAMILTON RD #110	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-529-997	951	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-011	251	4690 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-025	251	2104 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-030	951	4646 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-113	951	2160 HAMILTON RD #C	Inactive	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-133	251	4750 OKEMOS RD #108	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-152	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-153	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	800	800
33-02-02-90-530-160	951	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-203	090	2055 GRAND RIVER AVE #C	Active	0.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-241	251	2049 GRAND RIVER AVE #A	Active	100.0000	DDA #2-OKEMOS	20,000	56,200	36,200
33-02-02-90-530-248	951	4800 OKEMOS RD	Inactive	100.0000	DDA #2-OKEMOS	1,500	0	-1,500
33-02-02-90-530-291	251	LEASED EQUIPMENT-DDA	Active	100.0000	DDA #2-OKEMOS	27,500	0	-27,500
33-02-02-90-530-333	251	4717 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-356	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-357	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-358	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	1,000	1,000
33-02-02-90-530-359	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-360	251	2055 MEIJER	Inactive	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-361	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-363	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-391	251	2075 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	249,200	187,600	-61,600
33-02-02-90-530-401	251	4733 OKEMOS RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-411	251	2109 HAMILTON RD 201	Active	100.0000	DDA #2-OKEMOS	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2021	Captured Value
33-02-02-90-530-413	251	2155 CLINTON ST	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-434	951	4700 ARDMORE AVE 104	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-436	951	4700 ARDMORE AVE 106	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-508	251	2160 HAMILTON RD C	Active	100.0000	DDA #2-OKEMOS	0	7,700	7,700
33-02-02-90-530-589	251	4750 OKEMOS RD #103	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-591	251	4750 OKEMOS RD #104	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-592	951	4750 OKEMOS RD #105	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-593	251	4750 OKEMOS RD #106	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-594	251	4750 OKEMOS RD #107	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-530-595	951	4750 OKEMOS RD #112	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-434	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-440	251	LEASED EQUIPMENT	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-441	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-443	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-446	951	2075 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-449	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-450	251	LEASED EQUIPMENT	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-453	251	LEASED EQUIPMENT-DDA	Active	100.0000	DDA #2-OKEMOS	0	500	500
33-02-02-90-532-455	251	LEASED EQUIPMENT	Active	100.0000	DDA #2-OKEMOS	0	100	100
33-02-02-90-532-460	251	LEASED EQUIPMENT	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-469	251	LEASED EQUIPMENT	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-478	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2-OKEMOS	0	1,700	1,700
33-02-02-90-532-479	251	2055 GRAND RIVER - MEIJER	Active	100.0000	DDA #2-OKEMOS	0	2,100	2,100
33-02-02-90-532-484	251	LEASED EQUIPMENT	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-494	251	2037 GRAND RIVER AVE A	Active	100.0000	DDA #2-OKEMOS	0	1,000	1,000

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2021	Captured Value
33-02-02-90-532-496	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	1,500	1,500
33-02-02-90-532-515	251	4700 ARDMORE 100B	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-516	951	4700 ARDMORE 102	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-535	251	2109 HAMILTON RD 100	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-536	251	2109 HAMILTON RD 206	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-537	251	2109 HAMILTON RD 230	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-538	951	2109 HAMILTON RD 130C	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-539	951	2109 HAMILTON RD 210B	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-540	251	2109 HAMILTON RD 203	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-541	951	2109 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-542	951	2109 HAMILTON RD 200	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-561	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-562	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	800	800
33-02-02-90-532-565	251	2055 GRAND RIIVER	Active	100.0000	DDA #2-OKEMOS	0	1,300	1,300
33-02-02-90-532-566	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	500	500
33-02-02-90-532-567	951	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-597	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-598	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	5,200	5,200
33-02-02-90-532-604	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-663	951	4700 ARDMORE 103	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-664	951	4700 ARDMORE 104	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-683	251	2109 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	500	500
33-02-02-90-532-684	251	2109 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	500	500
33-02-02-90-532-686	251	2109 HAMILTON RD STE 207	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-687	251	2109 HAMILTON RD #215	Active	100.0000	DDA #2-OKEMOS	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2021	Captured Value
33-02-02-90-532-688	951	2109 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	500	500
33-02-02-90-532-689	251	2109 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	500	500
33-02-02-90-532-709	951	2160 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-710	251	2160 HAMILTON RD	Active	100.0000	DDA #2-OKEMOS	0	500	500
33-02-02-90-532-913	251	2055 GRAND RIVER	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-532-928	251	LEASED EQUIPMENT	Active	100.0000	DDA #2-OKEMOS	0	0	0
33-02-02-90-632-926	251	LEASED EQUIPMENT	Active	100.0000	DDA #2-OKEMOS	0	5,400	5,400

***** DDA/LDFA Totals *****

DDA/LDFA	Count	Base Taxable Value	Taxable Value 2021	Captured Value
DDA #2-OKEMOS	257	19,823,387	21,109,492	1,210,880



Economic Development Updates 2021

New Businesses Opening/Relocating

- Klingmans Furniture-1705 Newman Road (former Toys R Us)
- Memorial Healthcare of Owosso 3544 Meridian Crossing
- Let's Say Cheese –Meridian Mall Selfie Museum
- Total Spectrum East Lansing 2248 Mt. Hope Road
- Studio C!
- Williams Audi Volkswagen Jolly Road (late June-Mid July)

Under Construction

- Haslett Marathon-1619 Haslett Road-new building construction/approved Brownfield Plan
- Fedewa Homes-1730 Chief Okemos-residential project
- Red Cedar Manor-Commercial/Residential Development
- Sierra Ridge final plat extension approved
- Silverstone Estates—residential development Powell Road with Special Assessment District for the road final platting approved
- Copper Creek-residential development Haslett Road phasing and infrastructure began in March
- Williams Volkswagen of Okemos-2186 Jolly Road-expansion working on sign permitting
- High Caliber Karting expansion at Meridian Mall –Summer
- Joe's on Jolly (restaurant and fitness training center)-2360 Jolly Road waiting for additional approvals from County Drain office

Approved/Not Commenced

- Woda Cooper submitted site plan approved
- Newton Park Apartments Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)-approval for SUP extended for another year
- Pine Village 1673 Haslett Road Commercial /Residential development approved
Meridian Township Brownfield Plan – site plan submitted May 17th
- Village of Okemos 4661 Okemos Road Commercial/Residential development
Approved EGLE Brownfield, Meridian Redevelopment Fund- First round of Reimbursement payments through EGLE Brownfield and Meridian Redevelopment Fund
- Buddy's Pizza--2010 Grand River (former Burger King) site plan submitted –Demo, Detention pond approved.

Closings/Postponements