



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
December 16, 2025 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes-December 2, 2025 Regular Township Board Meeting
 - C. Bills
 - D. Board and Commission Reappointments
 - E. Haslett Road Corridor Study Proposal
 - F. Amendments to Ingham County Trails & Parks Millage Grant Agreements TR054 and TR068
10. HEARING
 - A. Haslett Village Square Brownfield Redevelopment Plan Amendment #2
11. ACTION ITEMS
 - A. Supervisor Pro Tem
 - B. 4th Quarter Budget Amendments
 - C. Senior Center-Okemos Public Schools Memorandum of Understanding
12. BOARD DISCUSSION ITEMS
 - A. Haslett Village Square Brownfield Redevelopment Plan Amendment #2
 - B. Cornell Road, White Oak Drive, Wrightwind Drive, Fox Chase Sanitary Sewer Payback District
13. COMMENTS FROM THE PUBLIC
14. OTHER MATTERS AND BOARD MEMBER COMMENTS
15. CLOSED SESSION – Motion to enter closed session pursuant to MCL 15.268(1)(h) to consult with the Township attorney regarding a confidential written legal opinion and pursuant to MCL 15.268(1)(e) to consult with the Township Attorney regarding settlement strategy in connection with specific pending litigation in the Ingham County Circuit Court, being Case No. 25-3647-CZ, because discussion of litigation and settlement strategy at an open meeting would have a detrimental financial impact on the litigation and settlement position of the Township.
16. ADJOURNMENT

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor. Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary. Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Tim 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.

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meridian.mi.us



9.A

**CONSENT AGENDA
BOARD
COMMUNICATIONS**

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Possible Remedy To Sower Blvd. Speeding Problem
Date: Thursday, November 27, 2025 10:39:13 AM

Good Morning Arthur, and Happy Thanksgiving!

Thank you very much for reaching out to the Board regarding your question that you had submitted for our listening session regarding speed on Sower Blvd.

I'm sorry that you felt that our response didn't adequately capture the information you were hoping for about possible solutions. You rightly mention that the speed bump is not a viable solution on Capeside because of the short run between Hulett and Sower, and that any speed bump solutions on Sower between Capeside and Okemos road would require a petition to the Ingham County Road Department, and eventually an assessment of the neighborhood.

However, that does not mean that we are not attempting other enforcement mechanisms to slow motorists down on that road. I failed to mention (mostly because I was attempting to make sure time was spent on everyone's questions) that our police have installed speed monitoring displays on Sower just northeast of Graystone on several occasions which shows motorists their speed and blinks at them when they are speeding. I'm sure you have seen these from time to time. Sometimes they are not displaying the results, but they are still collecting data and sending that data back to the police department (as drivers will often alter their behavior when they see it but will drive normally when they are not displaying, giving the police a more accurate sample of behavior).

I am happy to include Chief Grillo on this response, so he is aware of the ongoing concern and thereby ask him to include Sower on the list of roads to have an increased enforcement presence. As you rightly point out, his department has been more able to spend increased focus on traffic enforcement as we return to full staffing.

I'll also let you know that as a part of our Local Road Program, the Township is exploring alternative traffic calming methods on nearby roads that, if successful, we may seek to implement on other roads where there are significant traffic concerns like the ones you are mentioning. On Hulett, for example, the Township is looking at a combination of traffic calming islands and mini-roundabouts to try to reduce speed between Bennett and Okemos Roads. We are still in the early stages of discussions with the Ingham County Road Department on this, but we'll hopefully be getting some answers soon.

Hopefully, that provides a more complete picture of the efforts we are and will be making to address speeding concerns throughout the Township as well as in our neighborhood.

Please do not hesitate to reach out if you have any further questions!

Sincerely,

Scott Hendrickson

Supervisor, Meridian Township



5151 Marsh Road | Okemos, MI 48864



From: Arthur Andrews <[REDACTED]>

Sent: Thursday, November 27, 2025 9:58 AM

To: Board <[REDACTED]>

Subject: Possible Remedy To Sower Blvd. Speeding Problem

Distinguished Board Members: At the Township's most recent "listening" session, my "speed hump" installation recommendation for Capside Drive was addressed, albeit unsatisfactorily with respect to the underlying safety hazard problem. What was offered was intended to place the onerous for the resolution of the safety hazard of motorists running the stop sign, at Capeside Drive, and speeding down Sower Blvd. (often to get to Okemos Rd.), on the residents of the Okemos Square subdivision.

After reviewing the Township's offered response, I now recognize that my offered solution to the stop sign running safety hazard problem (a speed hump on Capeside Drive - just before it intersects with Sower Blvd.) was incorrect. That suggestion would not be compliant with the County's speed hump policy. However, there is an alternative problem mitigation strategy that remains within the purview of the Township to employ: INCREASED POLICE PRESENCE ON SOWER BLVD. NEAR CAPESIDE DRIVE. This problem mitigation strategy should be more feasible, now that the Township has significantly increased its number of police officers to 42.

In closing, I would like to see the Township show as much interest in mitigating the referenced safety hazard problem as I have. Your Township Supervisor has, thus far, shown very little interest or creativity in resolving the referenced problem. Should the Township continue to ignore the problem, and there is a stop sign-running related injury or fatality, it will have been complicit, and possibly partially liable, for the tragedy. I ENCOURAGE THE TOWNSHIP TO MAKE A GOOD FAITH EFFORT TO RESOLVE THE PROBLEM. THE RESIDENTS OF MERIDIAN TOWNSHIP SHOULD NOT HAVE TO SETTLE FOR LESS THAN THAT FROM THE PEOPLE

IT ELECTED.
Sent from my iPad

From: [REDACTED]
To: [REDACTED]
Subject: Views on Proposed Central Park Estates Development
Date: Tuesday, December 2, 2025 4:54:32 PM

[Some people who received this message don't often get email from [REDACTED]
[REDACTED]]

Hello esteemed board members,

Due to a last minute circumstance, I am unable to attend tonight's board meeting. However, I wanted to provide my views on the proposed development adjacent to Central Park Estates.

Overall, as a resident of Central Park Estates, I am opposed to this proposed development for several reasons. One reason being that the proposal of RHI being a high-density development will do just that - increase the overall density in an already semi-dense neighborhood while increasing local and road traffic, light pollution, and noise pollution. One of the features of Central Park Estates that drew me to the development as it is was the balance of population density and quietness that the development provides. I am concerned that adding more population to an already dense area (with new townhomes just down the way) will only increase the factors I am concerned about above. Several other members of the area have expressed similar concerns, especially when it comes to road safety on an already busy stretch of road in front of the development.

A second concern is upending the local wildlife population and overall beauty of the area. Though the developers have said they are keeping local ecosystems in mind, I still find it hard to believe with the robust population of wildlife in the region, that there won't be any impact at all. It was refreshing to move here and find a healthy wildlife population and the greenery that is increasingly becoming lost as high density housing (oftentimes being borderline unaffordable) continues to be prioritized.

So overall, I am writing to voice my opposition regarding the development given that I am no longer able to attend the meeting. Thank you for your time and I genuinely hope that you take our concerns to heart.

Shayna Streu

From: [REDACTED]
To: [REDACTED]
Subject: CPE Development
Date: Wednesday, December 3, 2025 11:08:20 AM

I am respectfully requesting that the Board deny the proposed variance change for the planned CPE development. The primary reasons for this are:

There will be traffic and road congestion, which will undoubtedly impact pedestrian and resident safety.

There will be a Strain on Infrastructure in the form of fire and other emergency services, and water/sewer systems will face added pressure.

There will be new security concerns, greater noise, and privacy issues, will arise due to a more dense population.

And the desirability of the area will decline, negatively affecting home values.

The developers' proposal to address these concerns contains several inconsistencies and unsupported statements.

<!--[if !supportLists]-->• <!--[endif]-->For example, the traffic analysis relies on unrealistic scenarios, estimating data for a large retail store unlikely to occupy the site, and underreporting residential vehicle flow.

<!--[if !supportLists]-->• <!--[endif]-->Stormwater runoff claims are made without data to support them.

<!--[if !supportLists]-->• <!--[endif]-->Density figures use the total land area instead of the amount actually available for building.

<!--[if !supportLists]-->• <!--[endif]-->Assertions about economic or public benefits lack financial or market evidence.

The tie vote from the Planning Commission demonstrates that there are significant concerns about this project, and even then, they are not able to recommend moving forward.

We recognize that some development will eventually occur on this property, but we request that any future proposals adhere to existing zoning and variance guidelines, which were in place when we chose our properties in CPE.

We trust that the board will take the very serious concerns of residents and the planning commissions into consideration and deny approval of this project.

Thank you
Paulette Grace

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Request for Verification of SHOALS RESIDENTIAL ASSOCIATION
Date: Wednesday, December 10, 2025 2:33:31 PM
Attachments: [image001.png](#)
[Outlook-signature_.png](#)
[Outlook-y01hf3xh.png](#)
[Outlook-signature_.png](#)
[Outlook-e4g5nz5j.png](#)

Dear Shahzad,

Thank you for checking in.

I reached out to the contact provided in your email and was informed that the SHOALS RESIDENTIAL ASSOCIATION is a voluntary social club. This group collects donations and has been notifying neighbors about the group, which is likely why you received an interest form. You are welcome to contact the group directly for more information.

Additionally, there is no record of a homeowner's association by that name in the state of Michigan's business entity database. Because HOAs are private entities, they are not required to maintain records with the Township.

To search the MiBusiness Registry Portal, please visit: <https://mibusinessregistry.lara.state.mi.us/>

Please let me know if I can be of further assistance.

Sincerely,



Angela Demas

Meridian Township Clerk

[REDACTED]
Main: 517.853.4300 | Direct: [REDACTED]
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us/elections



A Prime Community

To check your voter registration status, request an absent voter ballot or to track your ballot, please visit www.michigan.gov/vote

From: Shahzad Khalid <[REDACTED]>
Sent: Wednesday, December 10, 2025 8:47 AM
To: Angela Demas <[REDACTED]>; Communications (DG) <[REDACTED]>

[Redacted]

Cc: [Redacted]

[Redacted]

Subject: Re: Request for Verification of SHOALS RESIDENTIAL ASSOCIATION

Some people who received this message don't often get email from [Redacted]

Dear Angela,

I'm checking in to see if there are any updates on the review of my inquiry. I understand these things take time, and I appreciate the work your office is doing. I just wanted to make sure there's nothing else you need from me at this stage.

Thank you again for your help, and I look forward to hearing from you when you have more information.

Sincerely,

Shahzad Khalid,
CHFI, CISSP, CISA, CCSP, ITIL, PMP

Cell: [Redacted]
Email: [Redacted]



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From: Angela Demas [Redacted]

Sent: Friday, December 5, 2025 6:42 PM

To: Shahzad Khalid <[Redacted]>

[Redacted]

Cc: [Redacted]

[Redacted]

Subject: Re: Request for Verification of SHOALS RESIDENTIAL ASSOCIATION

Dear Shahzad,

Thank you for reaching out, and thank you for your patience.

I'm writing to confirm that my office has received your inquiry. We are in the process of reviewing your request and preparing further information in response.

For your awareness, your communications have been received by the Township Board and will be included in the upcoming Board Packet unless indicated otherwise.

Communications to the Township Board received through the board@meridian.mi.us email address will be included in the Board packet as part of the official record. If communication is received after publication of an upcoming Board packet, it will be included in the following packet as part of the official record.

Please reach out if you have any questions or need further assistance in the meantime.

Sincerely,



Angela Demas

Meridian Township Clerk

[Redacted]
Main: 517.853.4300 | Direct: [Redacted]
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us/elections



A Prime Community

To check your voter registration status, request an absent voter ballot or to track your ballot, please visit www.michigan.gov/vote

From: Shahzad Khalid <[Redacted]>

Sent: Friday, December 5, 2025 8:57 AM

To: [Redacted]
[Redacted]
[Redacted]
[Redacted]

Cc: [Redacted]
[Redacted]
[Redacted]

Subject: Re: Request for Verification of SHOALS RESIDENTIAL ASSOCIATION

S [redacted] email from [redacted]

Dear Meridian Township Clerk,

I hope you are doing well. I am following up on my email regarding the SHOALS RESIDENTIAL ASSOCIATION and the request for clarification on whether there is a registered or recognized homeowners association for The Shoals subdivision.

I have not yet received a response and wanted to check on the status of this inquiry. When you have a moment, please let me know if there is any update or if you need any additional information from me to help move this forward.

Thank you for your time and assistance. I appreciate your help in determining the proper next steps.

Regards,

Shahzad Khalid,

CHFI, CISSP, CISA, CCSP, ITIL, PMP

Cell: [redacted]

Email: [redacted]



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From: Shahzad Khalid [redacted] >

Sent: Wednesday, December 3, 2025 2:42 PM

To: [redacted]
[redacted]
[redacted]
[redacted]

Cc: [redacted]
[redacted]
[redacted]

Subject: Request for Verification of SHOALS RESIDENTIAL ASSOCIATION

Dear Meridian Township Clerk,

I am a homeowner in The Shoals subdivision and have lived here since 2016. My realtor at the time, Lynne VanDeventer ([REDACTED]), told me there was no active homeowners association for this neighborhood.

In the last few years, I have been receiving mail in my mailbox stating that a two-year SHOALS RESIDENTIAL ASSOCIATION (HOA) fee of \$48 needs to be submitted (see attached PDF of the letter received).

Since this was unexpected, I posted the situation on the Nextdoor neighborhood app to understand whether other residents had similar information. You can see that discussion here:

https://nextdoor.com/p/LyYfDdDpgKSh?utm_source=share&extras=MjUwMjQyMDU%3D&utm_campaign=1764784243172&share_action_id=eb6bf598-2757-496a-aaf4-88f157f4c327

I would like to request assistance from the Township in clarifying the following:

1. Is there any record of a registered or recognized homeowners association for The Shoals subdivision (SHOALS RESIDENTIAL ASSOCIATION)?
2. If so, can you provide or direct me to copies of the bylaws, covenants, or Articles of Incorporation on file?
3. If no such records exist, what is the proper process for verifying whether this SHOALS RESIDENTIAL ASSOCIATION (HOA) is authorized to collect fees from homeowners in this neighborhood?

Any guidance or documents you can share would be helpful. If this request should go to a specific department or staff member, please let me know and I will reach out accordingly.

Regards,

Shahzad Khalid,

CHFI, CISSP, CISA, CCSP, ITIL, PMP

Cell: [REDACTED]

Email: [REDACTED]



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From: [REDACTED]
To: [REDACTED]
Subject: Concerns about Continental Properties' Proposal
Date: Wednesday, December 3, 2025 3:14:16 PM

Some people who received this message don't often get email from [REDACTED]

Dear Meridian Township Board of Trustees,

Please kindly forward this message to all trustees of the Meridian Township Board.

I want to sincerely thank you for the considerate comments, questions, and suggestions you raised at last night's meeting regarding Continental Properties' development proposal. Your thoughtful discussion and engagement reflect a true commitment to the long-term well-being of our residents and community. All of the points you raised are valid and deeply appreciated.

I would like to respectfully emphasize a few more concerns following the meeting:

1. Misleading framing regarding “density reduction.”

The developer claims that they have reduced the project's density and increased the setback in response to resident concerns. However, it appears that these changes are driven primarily by the presence of wetlands, land-use limitations, and drainage requirements. In other words, they are unable—or unwilling—to build in certain areas due to environmental constraints, not because they are prioritizing community needs. Presenting these unavoidable restrictions as an act of compromise creates an inaccurate impression of goodwill toward both residents and the township.

2. Developer's long-term intentions conflict with their public statements.

The developer's own corporate website (<https://www.cproperties.com/investors/income-fund>) indicates their development plan:

Years 4–6: pursue opportunistic sales

Years 6–10: pursue strategic sales

This information directly conflicts with their statements at the meeting, where they claimed they “do not sell their properties.” The truth appears to be that they have not sold yet, not that they do not intend to. Their documented strategy clearly includes selling as part of their long-term business model. This should raise serious concerns regarding the stability and reliability of this development, as well as its long-term consequences for the township.

3. Concerns regarding the developer's quality and management.

There are numerous complaints nationwide about the quality and management of Continental Properties developments. These concerns are particularly prevalent in spaces like Reddit, where renters share experiences openly and without developer influence. Common complaints include cheaply built units, constant maintenance issues, and unresponsive property management. Allowing this development in Okemos risks compromising the township's reputation, decreasing residents' quality of life, and negatively affecting the property values of nearby communities, including CPE homeowners.

4. Clarifications regarding the 1,000–1,500 unit development goal in the township.

At the meeting, Director Tim Schmitt stated that the township should build approximately

1,000–1,500 residential units in the next five years (if I recall correctly—please correct me if needed). I respectfully seek clarification:

- How was this target calculated?
- If the township does not meet this goal, what consequences would follow?
- Is this a mandated requirement, or an estimate/projection?

If this development goal is meaningful, it should not be used as justification for approving a single controversial project at increased density. Meridian Township has many vacant commercial properties with existing foundations that could be responsibly adapted for residential use. These areas represent opportunities for sustainable redevelopment without imposing environmental, infrastructural, or social burdens on established neighborhoods. The projected goal should not serve as justification for setting aside valid density concerns.

Thank you again for your thoughtful dialogue and leadership. I hope these points can be further reviewed and discussed in upcoming meetings. As a resident of Meridian Township, I hope every development project can contribute to—and protect—the long-term interests, reputation, and growth of our community.

Best Regards,
Jade Shi



From: 
To: 
Subject: Concerns Regarding Misleading Claims by Continental Properties
Date: Wednesday, December 3, 2025 11:00:00 PM
Attachments: [Photo 3.png](#)
[Photo 4.png](#)

Dear Township Board Members and Township Manager,

I want to sincerely thank you for the considerate comments, questions, and suggestions raised at last night's meeting regarding Continental Properties' development proposal. Your thoughtful discussion reflects a true commitment to the long-term well-being of our residents and community, and your engagement is deeply appreciated.

I am writing to express serious concerns regarding several misleading claims made by Continental Properties throughout their application process. These inaccuracies undermine trust and raise questions about the developer's good faith engagement with the Township and residents.

1. The 110-Foot Setback

Continental has repeatedly stated that they added a 110-foot setback in response to public comments. This is inaccurate. As shown clearly in the attached diagram, two wetlands are located directly along the property line, meaning they were never permitted to build in that area. The setback was a legal necessity, not a voluntary concession, and presenting it as a community-driven compromise is misleading. See photo 1.

2. The Reduction to 288 Units

Continental also claims the reduction to 288 units was made because of public input. This is incorrect. The reduction was due entirely to the presence of Wetland B2, which prevents construction in that section. This was an environmental restriction, not a voluntary response to residents. See photo 2.

Together, these examples show that the developer's presented "compromises" were not true adjustments based on community concerns, but unavoidable outcomes dictated by wetland boundaries. Framing them otherwise is deceptive. If a developer begins a project with misleading statements, how can the Township trust them to act responsibly and transparently throughout construction and long-term management?

3. Long-Term Community Impacts of Rental Apartments

While rental apartments may satisfy short-term housing demand, they do not contribute to long-term community stability. Condo ownership can meet similar housing needs while offering greater benefits to the Township, such as strengthening the tax base, encouraging neighborhood investment, supporting stable schools, and preserving property values. The type of housing approved today shapes the strength and health of our community tomorrow. I am not advocating for condos, but strictly from the standpoint of addressing housing needs, large-scale rental apartments offer the least long-term benefit to Meridian Township.

4. Concerns About Property Management Quality

I am attaching two Google reviews from residents living in Continental-owned properties. These reviews highlight ongoing issues with maintenance, responsiveness, and overall management practices, raising additional concerns about the long-term impact on surrounding

neighborhoods and township services. See photo 3 and 4.

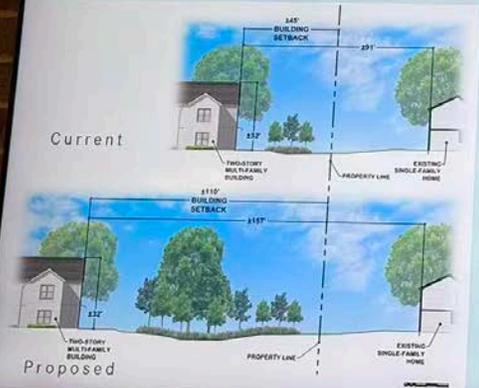
Given these concerns, I respectfully urge the Township Board to approach this application with extreme caution and to consider whether this developer has demonstrated the honesty, transparency, and accountability that Meridian Township expects and deserves.

Thank you for your time and for your continued service to our community.

Sincerely,
Yidi Du
Central Park Estates Resident

Setbacks

- Increase building setback from 45' to 110' minimum



Wetlands

- 5.94 ac
jurisdictional
wetlands on site

- 0.04 ac
impact to
jurisdictional
wetlands

Preserving over
~99% of existing
jurisdictional
wetland features

Limiting impacts to
strategic areas and
non-jurisdictional
features.





Audrey Macsuga

2 reviews · 1 photo



★☆☆☆☆ 2 years ago

These apartments are "technically" really nice; they look new, they have updated appliances, they have amenities, etc. From the looks of it, it looked like a promising complex to live in. However, for the outrageous price you are paying, I ... [More](#)





Authentix Cottage Grove



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Authentix Cottage Grove Throwaway

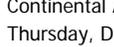
1 review · 34 photos



★☆☆☆☆ Edited 4 months ago

Disclaimer: This review reflects my personal experience and opinions only. I'm sharing it to help future tenants make informed decisions. I'm using a throwaway account because this place made me fearful of retaliation for speaking honestly. ... [More](#)



From: 
To: 
Subject: Continental Apartment construction
Date: Thursday, December 4, 2025 4:58:43 PM

“Growth for the Sake of Growth is the Strategy of the Cancer Cell”

- Edward Abbey

Our Township Board seems intent on enabling the construction of 288 new apartments, by Continental Properties, of Menomonee, Wisconsin in the natural area off Central Park Dr. During their “deliberations”, they brought up, to their apparently profound dismay, that we are somehow, “falling behind” in facilitating the construction of thousands of new home sites in Meridian Township. Their support for this latest large development project completely ignores the strident pleas that were expressed by residents to *stop* this development. Do they feel that we are somehow not doing our part in supporting the construction industry? The Board’s endless promotion of one building project after another begs the existential question, “**how much growth is healthy for Meridian Township**”? If you ask current residents of Meridian Township, it is obvious that we have already crossed the line into *overdevelopment*, and we are already suffering the consequences of urban sprawl: overburdened roads, high property taxes, unsafe streets, lack of community identity, lowered quality of life for residents, fragmented green spaces, etc.

This new development, which has been enthusiastically opposed by Township residents, (in person, in written correspondence to the Board, and with a signed petition), seems nevertheless to have strong support from the current Board. I believe it is past time for residents of Meridian Township to **elect a new Board** whose priorities are in alignment with township residents. This Board has proven that they are not interested in representing or even *listening* to their constituents.

Sincerely,

Charles Kotz

From: [REDACTED]
To: [REDACTED]
Subject: Urban Growth Means Lower Taxes - And Other Myths - The Donella Meadows Project
Date: Tuesday, December 9, 2025 5:02:48 PM
Attachments: [WebPage.pdf](#)

Dear Board:

I would ask that you take the time to read the attached article, that debunks most, if not all of the arguments that I hear during your discussions, where you promote more sprawl in Meridian Township. Incidentally, I hope history does not repeat itself, with using fluctuations in school enrollment to push for new subdivisions in order to “fill” our schools. This fallacy was used in the past by developers to justify the subdivisions that now occupy the former farmstead that once occupied the land across from Okemos High School. Well, the houses were built, and thanks to school of choice, enrollment has been maintained. The developer got what he wanted, and we now have more traffic congestion, a lower quality of life, and sprawl.

Lesson learned?

Sincerely,

Charles Kotz

<https://donellameadows.org/archives/urban-growth-means-lower-taxes-and-other-myths/>

Urban Growth Means Lower Taxes – And Other Myths

by Donella Meadows

— February 25, 1999 —

We need to bring in business to bring down taxes. This development will give us jobs. Environmental protection will hurt the economy. Growth is good for us.

If we've heard those arguments once, we've heard them a thousand times, stated with utmost certainty and without the slightest evidence. That's because there is no evidence. Or rather, there is plenty of evidence, most of which disproves these deeply held pro-growth beliefs.

Here is a short summary of some of the evidence. For more, see Eben Fodor's new book "Better, Not Bigger," which lists and debunks the following "Twelve Big Myths of Growth."

Myth 1: Growth provides needed tax revenues. Check out the tax rates of cities larger than yours. There are a few exceptions but the general rule is: the larger the city, the higher the taxes. That's because development requires water, sewage treatment, road maintenance, police and fire protection, garbage pickup — a host of public services. Almost never do the new taxes cover the new costs. Fodor says, "the bottom line on urban growth is that it rarely pays its own way."

Myth 2: We have to grow to provide jobs. But there's no guarantee that new jobs will go to local folks. In fact they rarely do. If you compare the 25 fastest growing cities in the U.S. to the 25 slowest growing, you find no significant difference in unemployment rates. Says Fodor: "Creating more local jobs ends up attracting more people, who require more jobs."

Myth 3: We must stimulate and subsidize business growth to have good jobs. A “good business climate” is one with little regulation, low business taxes, and various public subsidies to business. A study of areas with good and bad business climates (as ranked by the U.S. Chamber of Commerce and the business press) showed that states with the best business ratings actually have lower growth in per capita incomes than those with the worst. Fodor: “This surprising outcome may be due to the emphasis placed by good-business-climate states on investing resources in businesses rather than directly in people.”

Myth 4: If we try to limit growth, housing prices will shoot up. Sounds logical, but it isn't so. A 1992 study of 14 California cities, half with strong growth controls, half with none, showed no difference in average housing prices. Some of the cities with strong growth controls had the most affordable housing, because they had active low-cost housing programs. Fodor says the important factor in housing affordability is not so much house cost as income level, so development that provides mainly low-paying retail jobs makes housing unaffordable.

Myth 5: Environmental protection hurts the economy. According to a Bank of America study the economies of states with high environmental standards grew consistently faster than those with weak regulations. The Institute of Southern Studies ranked all states according to 20 indicators of economic prosperity (gold) and environmental health (green) and found that they rise and fall together. Vermont ranked 3rd on the gold scale and first on the green, while Louisiana ranked 50th on both.

Myth 6: Growth is inevitable. There are constitutional limits to the ability of any community to put walls around itself. But dozens of municipalities have capped their population size or rate of growth by legal regulations based on real environmental limits and the real costs of growth to the community.

Myth 7: If you don't like growth, you're a NIMBY (Not In My Backyard) or an ANTI (against everything) or a gangplank-puller (right after you get aboard).

These accusations are meant more to shut people up than to examine their real motives. Says Fodor, "A NIMBY is more likely to be someone who cares enough about the future of his or her community to get out and protect it."

Myth 8: Most people don't support environmental protection. Polls and surveys have disproved this belief for decades; Fodor cites examples from Oregon, Los Angeles, Colorado, and the U.S. as a whole. The fraction of respondents who say environmental quality is more important than further economic growth almost always tops 70 percent.

Myth 9: We have to grow or die. This statement is tossed around lightly and often, but if you hold it still and look at it, you wonder what it means. Fodor points out, quoting several economic studies, that many kinds of growth cost more than the benefits they bring. So the more growth, the poorer we get. That kind of growth will kill us.

Myth 10: Vacant land is just going to waste. Studies from all over show that open land pays far more — often twice as much — in property taxes than it costs in services. Cows don't put their kids in school; trees don't put potholes in the roads. Open land absorbs floods, recharges aquifers, cleans the air, harbors wildlife, and measurably increases the value of property nearby. We should pay it for to be there.

Myth 11: Beauty is no basis for policy. One of the saddest things about municipal meetings is their tendency to trivialize people who complain that a proposed development will be ugly. Dollars are not necessarily more real or important than beauty. In fact beauty can translate directly into dollars. For starters, undeveloped surroundings can add \$100,000 to the price of a home.

Myth 12: Environmentalists are just another special interest. A developer who will directly profit from a project is a special interest. A citizen with no financial stake is fighting for the public interest, the long term, the good of the whole community.

Maybe one reason these myths are proclaimed so often and loudly is that they are so obviously doubtful. The only reason to keep repeating something over and over is to keep others from thinking about it. You don't have to keep telling people that the sun rises in the east.

There are reasons why some of us want others of us to believe the myths of urban growth. More on that next time.

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From: [REDACTED]
To: [REDACTED]
Subject: Expanding eligibility to have home chickens for lots zoned RB
Date: Friday, December 12, 2025 9:49:21 AM

Some people who received this message don't often get email from [REDACTED]

Mary McConnaha

[REDACTED]
Okemos, MI 48864

12 December 2025

Meridian Township Board
5151 Marsh Rd.
Okemos, MI 48864

To the members of the Township Board:

I have been a resident of Meridian Township since July 2022, and I hope to never move again. In November, my son James and I attended a listening session and requested that the ordinance on keeping four chickens (hens) be amended to include houses zoned as RB (in addition to RAAA, RAA, and RA homes). Our single family home is zoned as RB. It is perfect for us—with a large backyard for our kids—except that we are not currently allowed to keep hens.

As written, there are requirements for the keeping of hens and rabbits that owners must adhere to, including a sanitary coop or pen, lockable food, no odor, no excessive noise (no roosters), and necessary distance from other properties. Although our lot is smaller than larger, more expensive lots in Meridian Township, we can meet the requirements as written, so an amendment to the ordinances would only require amending the language to read: *"The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA, [and RB] zoning districts is subject to the following requirements."*

Such an amendment is a move towards equity for homeowners in RB-zoned areas, which are not meant to be "lower quality than in the RR, RAA, and RA districts" (§86-374A). The amendment would increase access to environmental education and food security. And, as stated in the township listening session, very few people would be able to discern a difference between RB and RA lots.

I respectfully request that the ordinance be changed as early in the year 2026 as possible, in order for newly-eligible and interested families to participate in spring chick season.

Thank you so much for your consideration of this proposal and your commitment to equity among Meridian township homeowners. If you have any questions, please do not hesitate to reach out to me.

Warmly,

Mary "Maggie" McConnaha

[Redacted]

[Redacted]



FOR IMMEDIATE RELEASE
December 1, 2025

CONTACT: John Ostrander, Nokomis Executive Director
517.349.5777 | johnostrander@nokomis.org

Nokomis Cultural Heritage Center to Host 32nd Annual Holiday Art Market
Shop Local for Native American-Themed Gifts

Meridian Township, MI – Shop local for the holiday season at the 32nd Annual Holiday Art Market, hosted by the Nokomis Cultural Heritage Center.

The event will be held at the Nokomis Center (5153 Marsh Road, Okemos) over three days in December, and will feature Native American-themed art and jewelry created by local artists.

Holiday Art Market Dates:

- Saturday, December 6 | 10:00 am to 5:00 pm
- Sunday, December 7 | 10:00 am to 5:00 pm
- Saturday, December 13 | 10:00 am to 5:00 pm

All vendors accept cash. Whether they accept check, credit card, or use another digital method of payment will depend on the vendor.

The Nokomis Cultural Heritage Center is a 501(c)(3) organization that is dedicated to preserving the history, arts, culture, and language of the Anishinaabe people — the Ojibwe, Odawa, and Potawatomi nations. The center fulfills this mission by hosting various programs, exhibitions, and special events.

For questions, please contact the Nokomis Cultural Heritage Center at 517.349.5777 or info@nokomis.org. To learn more about the center, visit <https://www.nokomis.org/>.

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FOR IMMEDIATE RELEASE
December 10, 2025

CONTACT: Holly Cordill, Executive Director
517.347.7300 | cordill@meridianhistoricalvillage.org

Friends of Historic Meridian to Host Christmas in the Village Event
Enjoy an Afternoon with Christmas Traditions from the Victorian Era

Meridian Township, MI – The Friends of Historic Meridian will hold their annual Christmas in the Village event on Sunday, December 14, from 2:00 pm to 4:00 pm at the Meridian Historical Village (5151 Marsh Road, Okemos).

This event is free and open to the public. Cookies and hot chocolate will also be available for \$3 in the Barnes House.

Christmas in the Village activities are as follows:

- 2:00 pm to 4:00 pm | Meet and Greet with Santa in the Unruh Barn
- 2:00 pm to 4:00 pm | Building Tours
- 2:00 pm to 4:00 pm | General Store Gift Shop Open
 - Shop from a variety of gifts, stocking stuffers, and more
 - *Cash or credit card accepted*
- 2:00 pm to 2:30 pm | Barons of Brass in the Village Chapel
- 3:00 pm | Concert Featuring the Renaissance Singers in the Village Chapel
- 4:00 pm | Annual Tree Lighting Ceremony

For more information, please contact the Friends of Historic Meridian at 517.347.7300 or visit their website at <https://www.meridianhistoricalvillage.org/>.

Christmas in the Village Historian Level Sponsor: T-Mobile Fiber

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**CONSENT AGENDA
PROPOSED BOARD MINUTES**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of December 2, 2025 as submitted. (1)**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of December 2, 2025 with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
TUESDAY, December 2, 2025, 6:00PM

PRESENT: Supervisor Hendrickson, Clerk Demas, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

ABSENT: Treasurer Burghardt

STAFF: Township Manager Dempsey, Deputy Manager Opsommer, Director Schmitt, Director Clark, Chief Hamel

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the December 2, 2025, Regular Township Board meeting to order at 6:02 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Clerk Demas called the roll of the Board. Six Board members present at 6:03 pm.

Treasurer Burghardt was absent.

4. PRESENTATION

None

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Hendrickson opened public comment at 6:03 pm.

Vince Tomanica spoke about the Authentix Central Park Project, agenda item 12A.

Supervisor Hendrickson closed public comment at 6:08 pm.

6. TOWNSHIP MANAGER REPORT

Manager Dempsey gave updates on:

- November 13th Listening Session summary is available online, as well as prior session summaries.
- Tax bills have been sent, the issue with online payments will be resolved in the next few days.
- The Grand River bridge closure will be extended into next week due to weather, but Michigan Department of Transportation (MDOT) has not yet provided a specific date. The Township will notify residents when it is open.

- The Township’s Police Department has completed their final step of the reaccreditation process. Manager Dempsey and Supervisor Hendrickson thanked the police department, Chief Grillo, and Lieutenant Besonen for their work.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Wilson reported that Meridian Cares has raised funds for over 600 Holiday baskets. She attended the Okemos Public Schools open session and mentioned an online survey for the public to complete to help guide the superintendent selection process.

Trustee Lentz attended the Tri-County Regional Planning Commission Meeting and shared that the Commission has asked for people with connections to REO Motor Car Company to contact them. He also noted that Christmas in the Village will be December 14th.

8. APPROVAL OF AGENDA

Supervisor Hendrickson proposed moving Agenda item 11.A before 10.A.

Trustee Wilson moved to approve the Agenda with the change indicated to move 11.A before 10.A. Supported by Trustee Lentz.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

9. CONSENT AGENDA

Trustee Trezise moved to approve the Consent Agenda as presented. Supported by Trustee Sundland.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

10. ACTION ITEMS

A. Hagadorn Road Land Donation/Acquisition

Deputy Manager Opsommer summarized the discussion that has occurred so far and updated the Board on changes that have occurred since the last discussion.

Board members asked about resolution language, determination of property value, and potential future uses.

Trustee Lentz moved to approve the attached resolution to acquire the portions of Parcel #33-02-02-29-105-005 and 33-02-02-29-151-004 shown on Exhibit A of the Resolution, consisting of 22.4 acres of environmentally valuable land in the amount

of \$1 from Shangri La Real Estate LLC and authorize Township Supervisor and Clerk to execute the purchase agreement on behalf of the Township. Supported by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

At 6:28 pm, Supervisor Hendrickson called for a recess. The Board reconvened at 6:32 pm.

11. HEARING

A. Authentix Central Park Project

Director Schmitt gave a brief overview of the project and discussion that has occurred to date.

Supervisor Hendrickson opened the public hearing at 6:34 pm.

Milton Scales, Ray Gasser, Paulette Grace, Dianna Cavalier, Vince Tomonica, Yidi Du, Jade Shi, David Latimer, Praveen Raparathi, Prem Naliganti, and Rupender Veridhi spoke in opposition to the project. Comments included concerns regarding traffic, construction, affordability, desirability, infrastructure, overall benefit, neighborhood character, the environment, master plan compliance, zoning, density, drainage, sewage, dumpster placement, lighting, noise levels, impact to property values, impact to schools, impact to public services, and Planning Commission discussion.

Mark Clouse spoke in support of the project. Comments included use of property and development, housing diversity, Township growth, and court-ordered zoning.

The opportunity to speak during the public comment section was given.

Supervisor Hendrickson closed the public hearing at 7:09 pm.

12. BOARD DISCUSSION ITEMS

A. Authentix Central Park Project

Director Schmitt gave a detailed overview of the proposal and the trajectory of the Planning Commission's discussions. Stephen Dorn, Development Director for the applicant, presented information about their settlement agreement request. Matthew Kushel, Township attorney, was present to answer legal questions.

Questions were asked by Board members regarding wetland preservation, sidewalks, building lengths, variances, master plan compliance, density and composition of the zoning, flexibility of the Board to place requirements into the settlement, a letter of support from the third party on the initial litigation, Ingham County Road Department (ICRD) and Ingham County Drain Commission (ICDC) feedback, the applicant's existing portfolio, and the overall process.

Discussion was had by the Board regarding the Planning Commission discussion and decisions, the nature of this settlement verses other re-zonings, traffic studies, single-family housing, and housing market values.

Board members proposed rezoning the parcels to RD with restrictions on density calculations at around 207 units, calculating parcel density separately, seeking feedback from the ICRD and ICDC, confirming with Walmart's agreement to the plan or revisions, having a conservation easement on the east side of the parcel, sidewalks, a detailed grading plan, lighting standards, maintaining all wetlands, removing apartment buildings near edge of the neighborhood, and implementing bollards on Belvedere Ave. and Columbus Ave.

The Board requested this item come back for discussion.

At 8:37 pm, Supervisor Hendrickson called for a recess. The Board reconvened at 8:42 pm.

B. Haslett Road Corridor Study Proposal

Deputy Manager Opsommer gave an overview of the proposal.

Board members asked about traffic control structures to protect pedestrians, grant funding availability, ICRD financial contribution, and traffic speeds between School St. and Green Rd.

The Board indicated support of proposal and requested this item come back on the consent agenda.

13. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened public comment at 9:11 pm.

Erik Hahn spoke about the Authentix Central Park Project, agenda item 12A.

Joshua Nahum spoke about the Haslett Road Corridor Study Proposal, agenda item 12B.

Supervisor Hendrickson closed public comment at 9:13 pm.

14. OTHER MATTERS AND BOARD MEMBER COMMENTS

No comments made.

15. ADJOURNMENT

Trustee Lentz moved to adjourn. Supported by Trustee Wilson.

VOICE VOTE **YEAS: Supervisor Hendrickson, Clerk Demas, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

NAYS: NONE

Motion carried: 6-0

The meeting adjourned at 9:13 pm.

Scott Hendrickson
Township Supervisor

Angela Demas
Township Clerk



To: Board Members
From: Tim Dempsey, Township Manager
Date: December 16, 2025

**Charter Township of Meridian
Board Meeting
12/16/2025**

MOVE THAT THE TOWNSHIP BOARD APPROVE THE TOWNSHIP INVOICES/EXPENSES AS FOLLOWS:

COMMON CASH	\$	279,549.91
PUBLIC WORKS	\$	144,393.46
TRUST & AGENCY	\$	2,828.43
TOTAL CHECKS:	\$	426,771.80
CREDIT CARD TRANSACTIONS 11/26/2025 to 12/11/2025	\$	12,507.32
TOTAL PURCHASES:	\$	<u>439,279.12</u>
ACH PAYMENTS	\$	<u>1,271,750.70</u>

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 12/16/2025 - 12/16/2025
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Vendor Name	Description	Amount
1. A T & T	NOV 28 - DEC 27 - INTERNET M1 321840834 - 2025	205.24
	DEC 5 2025 - JAN 4 2026 - INTERNET F3 327704413	149.00
	TOTAL	354.24
2. ABONMARCHE CONSULTANTS INC	2025 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION C	1,390.80
	2026 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION C	562.44
	TOTAL	1,953.24
3. ABSOLUTE ENVIRONMENTAL SOLUTIONS	REFUND REQUEST FOR OVERPAYMENT OF BUILDING PERMIT	8.00
4. AMERICAN RENTALS	10/21/25-11/21/25 - TRANSFER STATION PORTABLE TOIL	85.00
	11/21/25-12/31/25 - TRANSFER STATION PORTABLE TOIL	85.00
	TOTAL	170.00
5. A-OK HEATING & COOLING	CANCELED JOB, MECHANICAL PERMIT PM25-1255 50% R	115.00
6. AT & T	NOV 2 - DEC 1 - TELEPHONE P1 51734742859240 - 2025	149.16
	NOV 2 - DEC 1 - TELEPHONE F1-3 51734760215648 - 20	428.16
	NOV 2 - DEC 1 - TELEPHONE P1 51734768261735 - 2025	58.23
	NOV 2 - DEC 1 - TELEPHONE S1 51734797052196 - 2025	57.85
	TOTAL	693.40
7. BECKS PROPANE	2025 BLANKET PO - PROPANE FOR HARRIS NATURE CENTER	541.57
8. BENSON HILLS APARTMENTS	EMERGENCY RENTAL ASSISTANCE	500.00
9. BIDCORP.COM	COMMISSION FEE FOR SELLING ITEMS	59.75
10. BOARD OF WATER & LIGHT	2025 STREETLIGHT SERVICE	67.25
11. BOBCAT OF LANSING	MP - PARKS - 689	1,083.56
12. BRIAN CANEN	INVESTIGATIONS CLOTHING ALLOWANCE	325.00
13. BRIGHTLINE TECHNOLOGIES	2025 BRIGHTLINE HPE 36M II SUBSCRIPTION	4,276.00
	DECEMBER 2025 - ACRONIS BACKUP SERVER	2,518.00
	DECEMBER 2025 - BRIGHTLINE QUICKHELP SUBSCRIPTION	1,462.00
	DECEMBER 2025 - AUVIK NETWORK & SAAS MONITORING &	1,055.00
	TOTAL	9,311.00
14. BRK PRODUCTIONS LLC	BRIAN KUSCH 2025 HOMTV ENGINEERING WORK	1,995.00
15. BRYAN LEROY	INVESTIGATIONS CLOTHING ALLOWANCE	321.57
16. BRYANT MARTIN	INVESTIGATIONS CLOTHING ALLOWANCE	280.68
17. BULL ENTERPRISES	JANITORIAL SERVICES FOR TOWNSHIP BUILDINGS -2025	8,867.00
18. CEDAR CREEK APARTMENTS	EMERGENCY RENTAL ASSISTANCE	300.00
	EMERGENCY RENTAL ASSISTANCE	531.00
	TOTAL	831.00

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BANK CODE: GF53 - CHECK TYPE: PAPER CHECK
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Vendor Name	Description	Amount
19. CINTAS CORPORATION #725		
	MOTOR POOL - MECHANICS UNIFORMS 2025	54.89
	MOTOR POOL - MECHANICS UNIFORMS 2025	54.89
	TOTAL	109.78
20. CITY PULSE		
	11/26/25 TWP NOTICES	462.50
	CHRISTMAS IN THE VILLAGE CITY PULSE AD	239.00
	TOTAL	701.50
21. CLEAR VISION CLEANING SERVICE		
	VENDOR BOND REIMBURSEMENT	500.00
22. CLINTON COUNTY ASSESSOR ASSOCIATION		
	STC UPDATES COURSE - D. MULIETT	30.00
23. CMP DISTRIBUTORS INC.		
	AMMO	718.95
	STREAMLIGHT BATTERY	718.95
	FLASHLIGHT AND RED DOT RMR FOR HANDGUN	718.95
	TOTAL	2,156.85
24. COMCAST		
	DEC 16 2025 - JAN 15 2026 - INTERNET + TV F1 85291	179.85
	DEC 20 2025 - JAN 19 2026 - TV F1 8539114160280677	12.81
	TOTAL	192.66
25. CONSUMERS ENERGY		
	UTILITY ASSISTANCE 1000-5801-0289	207.59
26. DINGES FIRE COMPANY		
	REPLACEMENTS FOR 1 SET OF FIRE GEAR, 9 PAIRS OF BO	7,945.00
27. EGIS BLN USA INC		
	APPRAISAL FOR NOKOMIS CENTER LEASE - SENIOR CENTER	328.50
28. ELLA WISINSKI		
	FALL 2025 SOCCER REF PAYMENT	175.00

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Vendor Name	Description	Amount
29. FAHEY SCHULTZ BURZYCH RHODES PLC		
	LEGAL FEES-DEFECTIVE FIRE TRUCK	458.00
	LEGAL FEES-FIRE DEPT	184.00
	LEGAL FEES-ENFORCEMENT MATTERS	3,082.00
	LEGAL FEES-ADMINISTRATIVE FOIA	667.00
	LEGAL FEES-BROWNFIELD MATTERS	312.00
	LEGAL FEES-MARIHUANA REGULATION	23.00
	LEGAL FEES-PUBLIC WORKS	175.00
	LEGAL FEES-WINSLOW MOBILE HOMES	210.00
	LEGAL FEES-BWL FRANCHISE	1,472.00
	LEGAL FEES-CENTRAL PARK DR DEVELOPMENT	931.00
	LEGAL FEES-CARLTON ST	2,786.00
	LEGAL FEES-LITIGATION (25-3647-CZ)	1,758.00
	LEGAL FEES-COMMUNITY PLANNING & DEVELOPMENT	1,207.43
	LEGAL FEES-FIRE DEPARTMENT	1,080.80
	LEGAL FEES-HUMAN RESOURCES/LABOR	2,542.04
	LEGAL FEES-MANAGER	25.55
	LEGAL FEES-PUBLIC WORKS	562.06
	LEGAL FEES-TOWNSHIP BOARD	332.12
	LEGAL FEES (MTT 25-002444)	46.00
	LEGAL FEES-COMMUNITY/SENIOR CENTER TASK FORCE	46.00
	LEGAL FEES (24-003099)	900.00
	LEGAL FEES (MTT 25-000817)	230.00
	LEGAL FEES (25-001510)	67.00
	LEGAL FEES (25-001401)	67.00
	LEGAL FEES (25-001402)	46.00
	LEGAL FEES (MTT 25-001310)	21.00
	LEGAL FEES (MTT 25-001332)	21.00
	LEGAL FEES-COLLECTIVE BARGAINING	3,198.00
	LEGAL FEES-GRIEVANCES	1,932.00
	TOTAL	24,382.00
30. FEDEX	SHIPPING ITEM	22.35
31. FIRST COMMUNICATIONS	OCTOBER 2025 - TELEPHONE LINES 3142216 - 2025	56.28
32. FORESIGHT GROUP	WATER BILLS AND POSTAGE FOR 2025	2,047.62
33. FREEDOM MUNITIONS LLC	DEER MANAGEMENT AMMO	4,060.80
34. GRANGER WASTE SERVICES	2025 - SEASONAL TRASH SERVICE IN PARKS	103.73
35. GRANICUS	2025-2026 SWAGIT RENEWAL	36,916.61
36. IAN MANDERNACK	INVESTIGATIONS CLOTHING ALLOWANCE	291.46
37. IMAGE TREND INC	IMAGETREND REGIONAL EPCR SYSTEM FIRE ANNUAL RENEWA	941.61
38. INGHAM COUNTY DRAIN COMMISSIONER	AT-LARGE ASSESSMENT - UNRUH DRAIN	59,250.00
39. INGHAM COUNTY SHERIFF DEPT	SRT TRAINING	1,980.00
40. JEFFORY BROUGHTON	RADIO REPAIRS IN FIRE DEPARTMENT VEHICLES	664.50
41. KCI	2025 WINTER TAX BILL PRINTING AND MAILING	3,858.59
42. KIESLER'S POLICE SUPPLY INC	AMMUNITION	2,228.32
43. KIRKPATRICKS SUGAR SHACK	FARMERS MARKET VENDOR	34.00

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN

EXP CHECK RUN DATES 12/16/2025 - 12/16/2025

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Vendor Name	Description	Amount
44. LAFONTAINE FORD OF LANSING	MP - WATER #7	567.32
45. LANGUAGE LINE SERVICES	LANGUAGE LINE SERVICES	125.72
46. LANSING SANITARY SUPPLY INC	BUILDINGS - JANITORIAL SUPPLIES	963.43
47. LANSING UNIFORM COMPANY	UNIFORM PANTS	3,987.90
48. LEXISNEXIS RISK DATA MGT LLC	LEXIS NEXIS	200.00
49. LIFELOC TECHNOLOGIES INC	PORTABLE BREATH TESTERS - ORDER 284303	876.00
50. LOPEZ CONCRETE CONSTRUCTION	CONCRETE SPOT REPAIR CONTRACT 2025	2,269.02
51. MACQUEEN EMERGENCY GROUP	EXTRICATION TOOLS FOR NEW ENGINE	27,184.58
52. MEI TOTAL ELEVATOR SERVICES	BUILDINGS - ELEVATOR SERVICE	618.92
53. MERIDIAN CHARTER TOWNSHIP	2025 WINTER TAX BILL-E LAKE DR	61.83
	2025 WINTER TAX BILL-6105 MARSH RD	588.68
	2025 WINTER TAX BILL-RUTHERFORD AVE	55.37
	2025 WINTER TAX BILL-6146 PORTER AVE	276.96
	2025 WINTER TAX BILL-6166 PORTER AVE	36.02
	2025 WINTER TAX BILL-5682 SCHOOL ST	31.71
	2025 WINTER TAX BILL-CORNELL RD	25.67
	2025 WINTER TAX BILL-BENNETT RD	265.60
	TOTAL	1,341.84
54. MES SERVICE COMPANY LLC	SCBA MASK TO REPLACE ONE THAT BROKE DURING USE (FF	426.00
55. MICHAEL HAGBOM	INVESTIGATIONS CLOTHING ALLOWANCE	325.00
56. MID MICHIGAN EMERGENCY EQUIPMENT	MP - POLICE 720 REPLACE RADIO SCREEN	150.00
57. MIDWEST POWER EQUIPMENT	GROUNDS/BUILDINGS - SIDEWALK SALT	1,577.52
58. MORTON'S CATERING	HOLIDAY EMPLOYEE APPRECIATION LUNCHEON	4,319.50
	LINENS FOR EMPLOYEE HOLIDAY PARTY	180.00
	TOTAL	4,499.50
59. MY 3 SONS HEATING AND COOLING LLC	REFUND REQUEST FOR OVERPAYMENT OF MECHANICAL PERMI	20.00
60. MY GREEN MICHIGAN LLC	COMPOST SERVICE AT MARKETPLACE FEBRUARY-DECEMBER,	177.00
61. ON DEMAND MOSQUITO MAN INC	2025 - ANNUAL WEED CONTROL AND FERTILIZER AROUND B	5,510.00
	2025 - ANNUAL WEED CONTROL AND FERTILIZER AROUND B	1,070.00
	TOTAL	6,580.00
62. PAWSOME PETS OKEMOS LLC	K9 DOG FOOD	46.98
63. PEOPLEFACTS LLC	MONTHLY PRE-EMPLOYMENT CREDIT CHECKS	32.17
64. PLANTE & MORAN, PLLC	FINANCE -TEMPORARY STAFFING	8,868.75
65. PROGRESSIVE AE	2025 LAKE LANSING SAD PROFESSIONAL SERVICES CONTR	1,978.25

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
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Vendor Name	Description	Amount
66. PURITY CYLINDER GASES INC	MEDICAL OXYGEN FOR AMBULANCES	166.50
67. QUALITY COATINGS	MP - UNDERCOATING AND RUSTPROOFING - 738 AND 739	1,600.00
68. QUALITY TIRE INC	MP - STOCK	764.00
69. REBECCA HATCH	FARMERS MARKET VENDOR	58.00
70. REBECCA PAYNE	INVESTIGATIONS CLOTHING ALLOWANCE	325.00
71. REDWOOD LANDSCAPING	HBA LANDSCAPING BED MULCH RESTORATION - SIGNAL REP	1,055.00
	DITCH GRADING TOUCH UP FOR 2024 LRP PROJECT ON HIG	535.00
	TOTAL	1,590.00
72. SA SMITH PAVING & TRUCKING INC	ASPHALT SPOT REPAIR 2025	544.85
73. SHILA KIANDER	ASSES. BOR TRAINING	90.00
74. SPALDING DEDECKER ASSOCIATES	LRP BIOSWALE PROJECT - PHASE I PRELIMINARY INVESTI	14,040.50
75. ST MARTHA CONFERENCE OF	EMERGENCY RENTAL ASSISTANCE	441.00
	EMERGENCY RENTAL ASSISTANCE	1,000.00
	TOTAL	1,441.00
76. STAPLES	OFFICE SUPPLIES	1,179.40
77. SUPREME SANITATION	PORTABLE TOILETS FOR PARKS IN 2025	90.00
	PORTABLE TOILETS FOR PARKS IN 2025	90.00
	PORTABLE TOILETS FOR PARKS IN 2025	90.00
	TOTAL	270.00
78. T MOBILE	10/21/2025 - 11/20/2025 CELLULAR 517.980.0920 9602	30.74
79. TEAM FINANCIAL GROUP	2025 COPIER CONTRACT	2,552.82
80. THOMAS CARY	REIMB SUPPLIES FOR MARKET	18.98
81. UDDERLY MAGIC LLC	FARMERS MARKET VENDOR	93.00
82. UPAA	ASSES BOR TRAINING	25.00
83. VERIZON CONNECT	NOVEMBER 2025 - VEHICLE DATA 100000198152	1,435.50
84. VERIZON WIRELESS	2025 BLANKET PO VERIZON WIRELESS MOBILE SERVICES 6	5,545.70
85. VRC COMPANIES LLC	SHREDDING SERVICES	60.00
86. WASTE MANAGEMENT	2025 CARCASS REMOVAL DUMPSTER (DEAD DEER REMOVAL A	361.08
87. WEST SHORE FIRE INC	ANNUAL INSPECTION & PREVENTIVE MAINTENANCE FOR 16	7,282.50
88. WOODWARD WAY APARTMENTS	EMERGENCY RENTAL ASSISTANCE	434.53
89. YOUNG CHEVROLET OF ST JOHNS INC	MP - FIRE 701	162.90
TOTAL - ALL VENDORS		279,549.91

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 12/16/2025 - 12/16/2025
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Vendor Name	Description	Amount
1. ANDERSON, GLEN	UB refund for account: HULE-002353-0000-	60.32
2. FERGUSON WATERWORKS #3386	WATER - 1 1/4 CURB BOX REPLACEMENT LIDS	1,331.88
	WATER - 2 - 1" IRR. PANDA EXPRESS & MISTER CAR WAS	930.70
	TOTAL	2,262.58
3. FONSON COMPANY INC	2025 GATE VALVE REPLACEMENT PROJECT	126,251.39
4. HAMMOND FARMS	REISSUE-WATER - SITE RESTORATION	431.00
5. HYDROCORP	AUG 2024 TO AUG 2026 CROSS CONNECTION PROGRAM SERV	2,735.00
6. IDC CORPORATION	SEWER - LIFT STATION CONTROLS MAINTENANCE 2025 - 2	621.95
	SEWER - LIFT STATION CONTROLS MAINTENANCE 2025 - 2	218.96
	TOTAL	840.91
7. JOHN F BODARY	RETURN PERFORMANCE GUARANTEE PGE 25-004 4934 MARSH	3,000.00
8. LOPEZ CONCRETE CONSTRUCTION	CONCRETE SPOT REPAIR CONTRACT 2025	5,227.41
9. SA SMITH PAVING & TRUCKING INC	ASPHALT SPOT REPAIR 2025	3,101.25
10. VERIZON WIRELESS	2025 BLANKET PO VERIZON WIRELESS MOBILE SERVICES 6	483.60
TOTAL - ALL VENDORS		144,393.46

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 12/16/2025 - 12/16/2025
JOURNALIZED OPEN AND PAID
BANK CODE: TA53 - CHECK TYPE: PAPER CHECK
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Vendor Name	Description	Amount
1. CORELOGIC CENTRALIZED REFUNDS		
	2025 Sum Tax Refund 33-02-02-11-304-032	1,324.42
2. TITLE RESOURCE AGENCY		
	2025 Win Tax Refund 33-02-02-28-306-004	1,504.01
TOTAL - ALL VENDORS		2,828.43

Credit Card Report 11/14/2025 - 11/25/2025

Transaction Date	Account Name	Transaction Amount	Transaction Merchant Name
2025/12/03	LAWRENCE BOBB	\$139.98	MIDWEST POWER EQUIPMENT
2025/12/03	LAWRENCE BOBB	\$7.17	OFFICEMAX/OFFICEDEPT#3379
2025/12/05	LAWRENCE BOBB	\$83.61	THE HOME DEPOT 2723
2025/11/26	TYLER KENNEL	\$8.33	WAL-MART #2866
2025/12/03	TYLER KENNEL	\$193.64	GRAINGER
2025/12/03	TYLER KENNEL	\$348.00	THE HOME DEPOT #2723
2025/12/01	MICHAEL HAMEL	\$30.40	USPS PO 2569800864
2025/12/04	MICHAEL HAMEL	\$215.75	FORESIGHT GROUP LLC
2025/12/01	KYLE FOGG	\$12.97	THE HOME DEPOT #2723
2025/12/03	KYLE FOGG	\$62.87	THE HOME DEPOT #2723
2025/11/26	COURTNEY WISINSKI	\$103.25	OFFICEMAX/OFFICEDEPT#3379
2025/11/26	COURTNEY WISINSKI	\$57.61	AMAZON MKTPL*B215V6M40
2025/11/30	COURTNEY WISINSKI	\$247.90	AMAZON MKTPL*BB5CV53Q0
2025/12/01	COURTNEY WISINSKI	\$606.27	AMAZON MKTPL*BB8JE56Q2
2025/12/02	COURTNEY WISINSKI	\$643.49	AMAZON MKTPL*BB5FU6AA0
2025/12/02	COURTNEY WISINSKI	\$9.89	AMAZON MKTPL*BB8832Y02
2025/12/03	COURTNEY WISINSKI	\$13.28	MEIJER STORE #025
2025/12/04	COURTNEY WISINSKI	\$11.90	USPS PO 2569800864
2025/12/05	COURTNEY WISINSKI	\$354.78	THE HOME DEPOT 2723
2025/12/01	KATIE LOVE	\$390.03	CONSUMER ENERGY
2025/12/03	JUSTIN C CAROEN	\$281.43	EXOTIC AUTOMATION&SUPPLY
2025/11/26	ROBERT CARETTI	\$27.48	WAL-MART #2866
2025/12/02	ROBERT CARETTI	\$376.70	WAL-MART #2866
2025/11/26	RICHARD GRILLO	\$403.00	SP THE PEN GUY
2025/11/29	RICHARD GRILLO	\$213.37	AMAZON MKTPL*BB1F59NG1
2025/12/01	RICHARD GRILLO	\$81.05	LYNN CARD COMPANY
2025/12/01	RICHARD GRILLO	\$16.98	MEIJER STORE #025
2025/12/02	RICHARD GRILLO	\$44.53	STATE SIDE DELI
2025/12/02	RICHARD GRILLO	\$13.13	PANERA BREAD #600715 P
2025/12/05	RICHARD GRILLO	\$500.00	PINS & PINTS
2025/12/05	RICHARD GRILLO	\$140.00	MI STATE POLICE PMTS
2025/12/02	YOUNES ISHRAIDI	\$80.00	MI LAKES & STREAMS
2025/12/03	KEITH HEWITT	\$50.00	(PC) 3986 ALL PHASE
2025/12/03	KEITH HEWITT	\$71.19	THE HOME DEPOT #2723
2025/12/08	KEITH HEWITT	\$24.35	THE HOME DEPOT #2723
2025/12/02	MICHELLE PRINZ	\$203.04	MEIJER STORE #025
2025/12/02	MICHELLE PRINZ	\$137.29	GFS STORE #1901
2025/12/05	MICHELLE PRINZ	\$83.51	AMAZON MKTPL*BI0UH3WM2
2025/12/09	MICHELLE PRINZ	\$686.71	AMZ*NEW RESOURCES GR
2025/12/09	CATHERINE ADAMS	\$78.25	AMAZON MKTPL*P34N09OY3
2025/11/27	ED BESONEN	(\$44.94)	OPTICSPLANET, INC.
2025/12/01	ED BESONEN	\$34.98	AMAZON MKTPL*BB0AI6BN1
2025/12/01	BART CRANE	\$117.37	HOBBY LOBBY #360
2025/12/03	BART CRANE	\$900.00	WAL-MART #2866
2025/12/03	BART CRANE	\$371.94	BEST BUY 00004168
2025/12/02	DANIEL OPSOMMER	\$376.25	TITANHQ
2025/12/02	ALLISON GOODMAN	\$53.94	CHEWY.COM
2025/12/05	ALLISON GOODMAN	\$40.76	MARCOS PIZZA 1235
2025/12/05	ALLISON GOODMAN	\$13.97	MEIJER STORE #253
2025/12/05	ALLISON GOODMAN	\$12.84	WAL-MART #2866
2025/12/06	ALLISON GOODMAN	\$80.70	ACORN NATURALISTS
2025/12/08	ALLISON GOODMAN	(\$53.94)	CHEWY.COM
2025/12/07	DAN PALACIOS	\$17.99	HARBOR FREIGHT TOOLS 157
2025/12/04	DAN PALACIOS	\$408.97	THE HOME DEPOT 2723
2025/11/29	ROBERT MACKENZIE	\$245.98	AMAZON MKTPL*BB1541GL2
2025/12/05	ROBERT MACKENZIE	\$210.84	AMAZON MKTPL*BI30F63Y0
2025/12/07	ROBERT MACKENZIE	\$418.77	AMAZON MKTPL*223DF84P3
2025/12/07	ROBERT MACKENZIE	\$188.88	AMAZON MKTPL*BI36F3UV1
2025/11/26	CURT SQUIRES	\$100.00	A1 DETAILING & CUSTOMS
2025/12/03	CURT SQUIRES	\$800.00	WAL-MART #2866
2025/12/08	CURT SQUIRES	\$4.36	WAL-MART #2866
2025/11/26	SAMANTHA DIEHL	\$35.00	FACEBK *2VM2B5D922
2025/11/28	SAMANTHA DIEHL	\$602.16	4IMPRINT, INC
2025/11/30	SAMANTHA DIEHL	\$19.99	WEB*NETWORKSOLUTIONS
2025/12/03	SAMANTHA DIEHL	\$262.50	SQ *TSHIRT GOODS
2025/12/04	SAMANTHA DIEHL	\$152.88	MEIJER STORE #025
2025/12/07	SAMANTHA DIEHL	\$82.00	FLICKR.COM

TOTAL

\$12,507.32

ACH Transactions

Date	Payee	Amount	Purpose
11/28/2025	Alerus	\$ 58,360.69	Payroll 11/28/25 Deductions
12/1/2025	Nationwide	\$ 15,934.65	Payroll 11/28/25 Deductions
12/1/2025	MERS	\$ 517,499.30	Employee Retirement
12/1/2025	State of Michigan	\$ 50,611.33	State Payroll Taxes Nov 2025
12/2/2025	HealthEquity	\$ 155.83	Employee Health Savings
12/2/2025	Consumers Energy	\$ 61,132.97	Utility Transaction Fees
12/3/2025	EyeMed	\$ 3,490.31	Employee Vision Insurance
12/8/2025	Wageworks	\$ 125.00	Employee Health Savings
12/08/25	HealthEquity Fees	\$ 14.70	Employee Health Savings
12/8/2025	Delta dental	\$ 16,119.77	Employee Dental Insurance
12/10/2025	IRS	\$ 146,433.81	Payroll 12/12/25 Taxes
12/10/2025	Various Financial Institutions	\$ 401,872.34	Payroll 12/12/2025 Deductions
Total ACH Payments		\$ 1,271,750.70	



To: Board Members
From: Scott Hendrickson, Township Supervisor
Date: December 16, 2025
Re: Board and Commission Reappointments

Please see attached list of current incumbent candidates whose terms expire on 12/31/2025. These incumbent candidates have been contacted and wish to be reappointed for an additional term. I recommend these reappointments.

The following motions have been prepared for Board consideration:

MOVE TO REAPPOINT TIM DEMPSEY AND JEFF THEUER TO THE BROWNFIELD REDEVELOPMENT AUTHORITY FOR A 3 YEAR TERM ENDING 12/31/2028.

MOVE TO REAPPOINT AMOL PAVANGADKAR TO THE COMMUNICATIONS COMMISSION FOR A 3 YEAR TERM ENDING 12/31/2028.

MOVE TO REAPPOINT DAWN ORR AND KATHLEEN LANGHALS TO THE COMMUNITY RESOURCES COMMISSION FOR A 2 YEAR TERM ENDING 12/31/2027.

MOVE TO REAPPOINT ANGELA WRIGHT, PETER CAMPBELL, AND BILL CAWOOD TO THE DOWNTOWN DEVELOPMENT AUTHORITY FOR A 4 YEAR TERM ENDING 12/31/2029.

MOVE TO REAPPOINT ADAM CARLSON TO THE ECONOMIC DEVELOPMENT CORPORATION FOR A 6 YEAR TERM ENDING 12/31/2031.

MOVE TO REAPPOINT RICHARD MIKSICEK AND BILL MCCONNELL TO THE ENVIRONMENTAL COMMISSION FOR A 3 YEAR TERM ENDING 12/31/2028.

MOVE TO REAPPOINT AMY HOLDA AND JOYCE VAN COEVERING TO THE LOCAL OFFICIAL COMPENSATION COMMISSION FOR A 2 YEAR TERM ENDING 12/31/2027.

MOVE TO REAPPOINT JIM HOUTHOOFD TO THE PENSION TRUSTEES FOR A 3 YEAR TERM ENDING 12/31/2028.

MOVE TO CONFIRM THE SUPERVISOR'S REAPPOINTMENT OF ALISANDE SHREWSBURY AND JEFF ROMBACK TO THE PLANNING COMMISSION FOR A 3 YEAR TERM ENDING 12/31/2028.

MOVE TO CONFIRM THE SUPERVISOR'S REAPPOINTMENT OF JAMES KOENIG TO THE ZONING BOARD OF APPEALS FOR A 3 YEAR TERM ENDING 12/31/2028.

2026 Recommended Reappointments

FIRST NAME	LAST NAME	PUBLIC BODY FULL	TERM EXPIRATION DATE	NEW EXPIRATION DATE
Jeffrey	Theuer	Brownfield Redevelopment Authority (3 year term)	12/31/2025	12/31/2028
Tim	Dempsey	Brownfield Redevelopment Authority (3 year term)	12/31/2025	12/31/2028
Amol	Pavangadkar	Communications Commission (3 year term)	12/31/2025	12/31/2028
Dawn	Orr	Community Resources Commission (2 year term)	12/31/2025	12/31/2027
Kathleen	Langhals	Community Resources Commission (2 year term)	12/31/2025	12/31/2027
Angela	Wright	Downtown Development Authority (4 year term)	12/31/2025	12/31/2029
Bill	Cawood	Downtown Development Authority (4 year term)	12/31/2025	12/31/2029
Peter	Campbell	Downtown Development Authority (4 year term)	12/31/2025	12/31/2029
Adam	Carlson	Economic Development Corporation (6 year term)	12/31/2025	12/31/2031
William	McConnell	Environmental Commission (3 year term)	12/31/2025	12/31/2028
Richard	Miksicek	Environmental Commission (3 year term)	12/31/2025	12/31/2028
Cynthia	Peterson	Environmental Commission (3 year term)	12/31/2025	12/31/2028
Amy	Holda	Local Official Compensation Commission (2 year term)	12/31/2025	12/31/2027
Joyce	Van Coevering	Local Official Compensation Commission (2 year term)	12/31/2025	12/31/2027
Jim	Houthoofd	Pension Trustees (3 year term)	12/31/2025	12/31/2028
Alisande	Shrewsbury	Planning Commission (3 year term)	12/31/2025	12/31/2028
Jeff	Romback	Planning Commission (3 year term)	12/31/2025	12/31/2028
James	Koenig	Zoning Board of Appeals (3 year term)	12/31/2025	12/31/2028
	Interested in reappointment			
	Needs follow up about serving			
	Not interested in reappointment			



To: Board Members

**From: Dan Opsommer, Deputy Township Manager
Director of Public Works and Engineering**

Date: December 3, 2025

Re: Haslett Road Corridor Study Proposal

As we discussed at the December 2 Board meeting, we have had two serious vehicle and pedestrian accidents on Haslett Rd between the Okemos Rd and Park Lake Rd intersections in 2023 and 2025. The 2023 accident occurred near the Haslett Rd/Westminster Way intersection and the 2025 accident occurred along the frontage of the Parkwood YMCA on Haslett Rd.

In response, Township staff from the Police Department and the Department of Public Works & Engineering asked the Ingham County Road Department to consider implementing a road diet on Haslett Rd from the Marsh Rd intersection to the city limit of East Lansing just west of Park Lake Rd. [Road diets improve safety by reducing vehicle-to-vehicle conflicts, calming traffic, and creating a safer environment for pedestrians and bicyclists.](#) A road diet converts an undivided four-lane road to a three-lane configuration with two through lanes, a center two-way left-turn lane, and paved bike lanes/shoulders.

In response to the Township's request, the Ingham County Road Department explained to that they do not currently have any plans or funding to perform a road diet on this portion of Haslett Rd. However, they are willing to consider a road diet project if funding can be identified and a corridor study is completed to assess the impacts that a road diet would have. The data captured through the completion of this corridor study would then be used to apply for a Safety Grant. Safety Grants provide 80% of the funding for eligible projects. A Safety Grant was successfully obtained by the Ingham County Road Department for the Mount Hope Rd Diet Project.

Township staff recommend that this project be funded 70% by the Township's Capital Project Fund (i.e. GF), 20% by the Township's Pathway Millage, and 10% by the Township's Local Road Program (LRP). The largest benefit of the study is the potential to implement a road diet, which would reduce accidents along the Haslett Rd corridor, reducing demand on first responders (i.e. Police, Fire and EMS). This is why we are proposing 70% funding from the Township GF. The study will examine new pathway facilities, which is why we are recommending a 20% contribution from the Township's Pathway Millage; however, we have not historically needed studies of this nature for pathway projects. Therefore, there is relatively little benefit to the Pathway system. The LRP would receive a small benefit in that the data captured by the study can be used to help with the design of the Academic Way LRP project, which is why we are recommending a 10% contribution from the LRP.

Once Phase I is completed, we would have further discussions with the Ingham County Road Department regarding the viability of a road diet before proceeding to Phase II of the study. The estimated cost of Phase I of the study is \$14,600 to complete the traffic data collection, crash

Memo to Township Board
December 3, 2025
Re: Haslett Road Corridor Study Proposal

analysis, and traffic report that the Ingham County Road Department has requested to determine the viability of implementing a road diet on Haslett Rd from the city limit with East Lansing to the Marsh Rd intersection.

If approved by the Board, Phase I of the study would commence immediately to in hope that we are able to apply at the earliest available grant deadline. For 2026, we currently anticipate the next call for projects for Safety Grants to be in:

- Call for Projects – Announced around February 1, 2026
- Applications Due – May 1, 2026
- Grants Awarded – Fall 2026
- Design - 2027
- FY 2028 Project Obligation Deadline – October 2028
- Construction – 2027 or 2028 Season

The following motion has been prepared for the Board's consideration:

MOVE TO APPROVE THE CONTRACT WITH SPALDING DEDECKER AND DIRECT THE TOWNSHIP SUPERVISOR TO EXECUTE THE CONTRACT.

Attachment:

1. Spalding DeDecker's Haslett Road Corridor Study Proposal

November 21, 2025

Dan Opsommer
Deputy Township Manager
Director of Public Works & Engineering
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Re: Haslett Road Corridor Study

Dear Mr. Opsommer:

Spalding DeDecker, Inc (SD) is pleased to have the opportunity to provide traffic engineering services for proposed changes to the Haslett Rd corridor from Hagadorn Rd to Marsh Rd. Proposed changes include a road diet and other traffic calming improvements with the goal of creating a safer corridor for pedestrians. We understand that the proposed changes will change the capacity of the corridor and potentially alter traffic patterns to the surrounding area. Traffic calming and pedestrian improvements will be investigated as part of this study. The following is our scope of work and fees for the project.

Traffic Data Collection and Site Observation

We will direct our traffic data collection vendor, Quality Counts, LLC, to collect turning movement counts during the AM and PM weekday peak hours (7:00am-9:00am, 4:00pm-6:00pm). The count times will capture the standard peak hour traffic as well as the start and end times for the high school and middle school located next to the proposed development. Turning movement counts will be collected at the following locations:

1. Hagadorn Rd and Haslett Rd
2. Park Lake Rd and Haslett Rd
3. Westminster Way and Haslett Rd
4. Parkwood YMCA driveway and Haslett Rd
5. Okemos Rd and Haslett Rd
6. Bois Ile Dr and Haslett Rd
7. Bayonne Ave and Haslett Rd
8. Benson Dr and Haslett Rd
9. Marsh Rd and Haslett Rd
10. Shaw St and Haslett Rd
11. School St and Haslett Rd
12. Babbit St and Haslett Rd
13. N Woodside Dr and Haslett Rd
14. Copper Creek Dr/Bird Farm Ln and Haslett Rd

The intersections at Cornell Rd and Green Rd will be included in this analysis, however the traffic counts will be included with a concurrent traffic study for the Wilkshire Early Childhood Center.

24-hour volume, classification, and speed counts will be collected on two segments of Haslett Rd. Gap counts will be collected at each mile segment including Park Lake Rd to Okemos Rd, Okemos Rd to Marsh Rd, and Marsh Rd to Green Rd.

Corridor Analysis

Utilizing Synchro 12 traffic analysis, which incorporates the use of the Highway Capacity Manual, traffic operations analyses will be performed for the existing operations at the intersections listed above. Traffic will be evaluated for the morning and afternoon peak hours. The existing conditions will be modeled and compared to the proposed lane reduction cross section. Timing plans for all traffic signals within the study limits will be evaluated to identify possible optimization improvements.

Existing pedestrian accommodations will be evaluated and recommendations for improvements will be provided based on existing pedestrian count data. A gap study will be performed within the study area. Type and spacing of pedestrian accommodations will be considered, including RRFBs, HAWK signals, refuge islands, and other pedestrian treatments.

Crash Analysis and Safety Review

SD will compile and analyze the latest available five-year crash history to identify crash patterns associated with non-motorized road users, including bicyclists and pedestrians. Results from the safety analysis will be used to inform the design and implementation of safety improvements throughout the Haslett Rd corridor. A speed study will also be conducted as part of the safety review.

Phasing

SD will perform the study in phases as follows:

- Phase 1 – perform traffic counts and crash analysis for entire Haslett Rd corridor from Hagadorn Rd to Copper Creek Dr/Bird Farm Ln
- Phase 2 – perform signal optimization and traffic analysis for Haslett Rd corridor between Hagadorn Rd and Marsh Rd
- Phase 3– perform signal optimization and traffic analysis for Haslett Rd corridor between Marsh Rd and Copper Creek Dr/Bird Farm Ln

Phases 2 and 3 will include recommendations for pedestrian accommodations within the relevant segments.

Grant Application

SD staff will assist the Township with the grant application process to fund potential improvement projects. A project narrative will be developed that describes the proposed project, why the project is needed, a description of the safety risk that will be mitigated by the proposed project, and safety risks will be mitigated.

Traffic Report

A traffic report including methodology, traffic analyses, and any applicable recommendations and mitigation options (if needed) will be compiled for review and feedback by Meridian Township for each Phase.

Review Meeting

Five virtual review meetings are included in this fee; one for Phase 1, two for Phase 2, and two for Phase 3 of the study. It is expected that meetings will be held as an iterative process with in developing the traffic study. It is intended that these meetings include representatives from the Township, Ingham County Road Department (ICRD), Spalding DeDecker.

Schedule

Upon Notice to Proceed, traffic data collection will occur within two weeks. SD will deliver a draft report for client review 90 days after receipt of the traffic data. Once client comments have been received, a draft report will be delivered to the Township for review and approval within one week. The review meetings (if required) will be scheduled at the Township’s discretion. Revisions resulting from these meetings will be made within two weeks for delivery of the final report.

Fee Summary

The scope of work described in this proposal will be separated into three phases. Phase I will perform traffic count collection throughout the Haslett Rd corridor, along with a crash analysis of the whole corridor. We propose to do the specified work for this phase for the lump-sum fee of \$14,600.

Phase I Fee:

Task	Fee
Traffic Data Collection Phase I	\$5,800
Traffic Data Collection Phase II	\$4,200
Crash Analysis Phase I	\$1,200
Crash Analysis Phase II	\$900
Traffic Report	\$2,500
Total	\$14,600

Phase II of the work will be from Hagadorn Rd to Marsh Rd. The fee for Phase II includes the traffic analysis and corridor analysis, the two referenced review meetings, and delivery of a final report. We propose to do the specified work for this phase for the lump-sum fee of \$24,000.

Phase II Fee:

Task	Fee
Corridor Optimization	\$2,000
Analysis (crash, traffic, gap)	\$7,400
Traffic Report	\$7,300
Review Meetings	\$3,300
Grant Application	\$4,000
Total	\$24,000

Phase III of the work will be from Marsh Rd to Copper Creek Dr/Bird Farm Ln. The fee for Phase III includes traffic data collection, crash analysis, the traffic analysis and corridor analysis, the two referenced review meetings, and delivery of a final report. We propose to do the specified work for this phase for the lump-sum fee of \$18,000.

Phase III Fee:

Task	Fee
Corridor Optimization	\$2,000
Analysis (crash, traffic, gap)	\$3,800
Traffic Report	\$4,900
Review Meetings	\$3,300
Grant Application	\$4,000
Total	\$18,000

Should additional meetings be required, they will be invoiced at SD's standard rates. If this proposal is acceptable, please sign and return it as our notice to proceed.

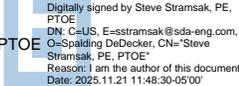
We look forward to working with you on this project to make it a success.

Sincerely,

SPALDING DEDECKER

MERIDIAN TOWNSHIP

Steve Stramsak, PE, PTOE



Digitally signed by Steve Stramsak, PE, PTOE
 DN: C=US, E=sstramsak@sda-eng.com, O=Spalding DeDecker, CN="Steve Stramsak, PE, PTOE"
 Reason: I am the author of this document
 Date: 2025.11.21 11:48:30-05'00'

Steve Stramsak, P.E., PTOE
 Senior Project Manager

Date: _____



To: Board Members

**From: Dan Opsommer, Deputy Township Manager
Director of Public Works and Engineering**

Date: December 9, 2025

**Re: Amendments to Ingham County Trails & Parks Millage Grant Agreements
TR054 and TR068**

We are simply amending these two grant agreements to extend the length of the agreement from December 31, 2025 to June 1, 2026 as we finish closing out these two grant agreements. The final reimbursement requests under these two grant agreements were submitted to the Ingham County Parks Department on October 17, 2025 and we are currently waiting for them to be processed and approved by the County.

For TR068, we will also be submitting a reallocation request to reallocate the remaining \$3,858.21 to Phase I of the MSU to Lake Lansing Trail to help fund remaining work on this trail.

The following motion has been prepared for the Board's consideration:

**MOVE TO APPROVE THE AMENDMENTS TO INGHAM COUNTY TRAILS & PARKS
MILLAGE GRANT AGREEMENTS TR054 AND TR068 AND DIRECT THE TOWNSHIP
SUPERVISOR AND CLERK TO EXECUTE THE AMENDMENTS.**

Attachments:

1. Amendment No. 4 to Grant Agreement TR054
2. Amendment No. 2 to Grant Agreement TR068

AMENDMENT NO. 4 TO
AGREEMENT BETWEEN
COUNTY OF INGHAM
AND
CHARTER TOWNSHIP OF MERIDIAN
FOR
MSU TO LAKE LANSING CONNECTOR TRAIL – PHASE II
PROJECT #TR054

THIS AMENDMENT, made and entered into by and between the **COUNTY OF INGHAM**, a municipal corporation and political subdivision of the State of Michigan (hereinafter referred to as the “County”), and the **CHARTER TOWNSHIP OF MERIDIAN**, a municipal corporation, organized and existing under the laws of the State of Michigan (hereinafter referred to as the “Township”), amends the Agreement For MSU to Lake Lansing Connector Trail – Phase II (Project #TR054), made and entered into between the parties in May 2019, amended by Amendment No. 1 dated November 12, 2019, Amendment No. 2 dated December 28, 2022, and Amendment No. 3 dated August 20, 2024.

WITNESSETH:

1. Section 2 of the above-stated Agreement, Agreement Term and Termination, pages 1-2, shall be amended to read as follows:

“**2. Agreement Term and Termination.** The term of this Agreement shall commence on the date this Agreement is fully signed by the authorized representatives of both the County and Township and continue through June 1, 2026, unless prematurely terminated as authorized by this Agreement.

Notwithstanding any other provision in this Agreement to the contrary, either the County or the Township may terminate this Agreement at any time upon thirty (30) days prior written notice to the other party. In the event this Agreement is terminated as authorized in this paragraph, the Township shall refund to the County the total sum paid by the County for the Project.”

2. All other terms and conditions contained in the above-stated Agreement shall remain in full force and effect except as modified herein. This Amendment shall become effective on the 1st day of January, 2025.

3. The people signing this Amendment on behalf of the parties to the above-stated Agreement certify by their signatures that they are duly authorized to sign this Amendment to the Agreement on behalf of the parties and that this Amendment has been authorized by the parties.

THE AUTHORIZED REPRESENTATIVES OF THE PARTIES HERETO HAVE FULLY EXECUTED THIS INSTRUMENT IN THE SPACES SET FORTH BELOW:

COUNTY OF INGHAM

CHARTER TOWNSHIP OF MERIDIAN

By: _____
Ryan Sebolt, Chair
County Board of Commissioners

By: _____
Scott Hendrickson, Supervisor

Date: _____

Date: _____

By: _____
Angela Demas, Clerk

Date: _____

APPROVED AS TO FORM
FOR COUNTY OF INGHAM
COHL, STOKER & TOSKEY, P.C.

By: Timothy M. Perrone 12/8/2025

N:\Client\Ingham\Parks\Agreements\Trails & Parks Millage Agrs\2019\Meridian Township\TR054 - MSU to LL Ph 2\Amd 4 to Agr with Meridian Twp re MSU to Lake Lansing Connector Trail - Phase II (TR054).doc
Ing/Parks #19-004

AMENDMENT NO. 2 TO
AGREEMENT
BETWEEN
COUNTY OF INGHAM
AND
CHARTER TOWNSHIP OF MERIDIAN
FOR
MSU TO LAKE LANSING CONNECTOR TRAIL – PHASE IIB
(PROJECT #TR068)

THIS AMENDMENT, made and entered into by and between the **COUNTY OF INGHAM**, a municipal corporation and political subdivision of the State of Michigan (hereinafter referred to as the “County”), and the **CHARTER TOWNSHIP OF MERIDIAN**, a municipal corporation, organized and existing under the laws of the State of Michigan (hereinafter referred to as the “Township”), amends the Agreement for MSU to Lake Lansing Connector Trail – Phase IIB (Project #TR068), made and entered into between the parties on October 23, 2020, and amended by Amendment No. 1 dated August 20, 2024.

WITNESSETH:

1. Section 2 of the above-stated Agreement, Agreement Term and Termination, pages 1-2, shall be amended to read as follows:

“**2. Agreement Term and Termination.** The term of this Agreement shall commence on the date this Agreement is fully signed by the authorized representatives of both the County and Township and continue through June 1, 2026, unless prematurely terminated as authorized by this Agreement.

Notwithstanding any other provision in this Agreement to the contrary, either the County or the Township may terminate this Agreement at any time upon thirty (30) days prior written notice to the other party. In the event this Agreement is terminated as authorized in this paragraph, the Township shall refund to the County the total sum paid by the County for the Project.”

2. All other terms and conditions contained in the above-stated Agreement shall remain in full force and effect except as modified herein. This Amendment shall become effective on the 1st day of January, 2025.

3. The people signing this Amendment on behalf of the parties to the above-stated Agreement certify by their signatures that they are duly authorized to sign this Amendment to the Agreement on behalf of the parties and that this Amendment has been authorized by the parties.

THE AUTHORIZED REPRESENTATIVES OF THE PARTIES HERETO HAVE FULLY EXECUTED THIS INSTRUMENT IN THE SPACES SET FORTH BELOW:

COUNTY OF INGHAM

CHARTER TOWNSHIP OF MERIDIAN

By: _____
Ryan Sebolt, Chair
County Board of Commissioners

By: _____
Scott Hendrickson, Supervisor

Date: _____

Date: _____

By: _____
Angela Demas, Clerk

Date: _____

APPROVED AS TO FORM
FOR COUNTY OF INGHAM
COHL, STOKER & TOSKEY, P.C.

By: Timothy M. Perrone 12/8/2025

N:\Client\Ingham\Parks\Agreements\Trails & Parks Millage Agrs\2020\Meridian Township\TR068 - MSU2LL\Amd 2 to Agr with MeridianTwp for MSU to Lake Lansing Connector Trail - Phase IIB - 2025.doc
Ing/Parks #20-011



To: Township Board Members
From: Amber Clark Neighborhoods & Economic Development Director
Date: December 16, 2025
Re: Haslett Village Square BRA Amendment #2 1655-1621 Haslett Road

Summary:

On September 23, 2025 the Meridian Township Brownfield Redevelopment Authority (MTBRA), submitted the approved Haslett Village Square Redevelopment BRA Plan Amendment #1, to the Michigan State Housing Development Authority (MSHDA). On November 5, 2025 MSHDA issued a denial letter for the approved Plan. To better understand the reasoning behind the denial Township staff and developer’s consultant requested a one on one meeting with MSHDA. After a second meeting, several solutions were identified to address the concerns MSHDA raised in the amended Plan and Reimbursement Agreement. The most critical being:

- The inclusion of the proposed commercial building on the corner of the property. As this is not an element to support housing MSHDA will not approve the eligible activities.
- The ratio of subsidized units to total housing units.

The Developers have proposed increasing the number of subsidized housing units by seven, bringing the total subsidized housing unit ratio to 15%. Based on conversations with MSHDA’s administrative review staff, a plan with 15% subsidized units funded through the Housing TIF is likely to receive approval.

Amendment Details:

The total requested reimbursement is approximately \$16.4 million over a 26 year capture period. The key difference of this amended plan, is the increase of seven units and the increase to the overall TIF of \$1.9M. This will also increase the Plan duration by an additional 3 years. The Township Board previously requested the developers to attempt to limit the Plan years, which is why the developer did not present additional subsidized units in the first amendment. We have confirmed with the developer and their consultant TriTerra, that the proposed income qualified housing units align with the Township’s Housing TIF policy.

The table below is a comparison of Amendment #1 (approved) and Amendment #2 as proposed:



Category	Plan Amendment #1 Dated June 30, 2025 (APPROVED)	Plan Amendment #2 Dated November 25, 2025 (DRAFT)	Notes
Rental Units	23 Affordable Units	30 Affordable Units	An increase based on the denial from MSHDA related to the number of units.
For Sale Units	No For Sale Units included in TIF Subsidy	No change	
Residential Space	42.44% decrease	No change	
Commercial/Retail Space	Slight increase	No change	
Open Space/Public Amenity	Some community amenities now included as eligible activity costs	No change	
Environmental Costs	\$105,100	\$105,100	
Demolition	\$975,000	\$882,500	Decrease of \$92,500
Site Prep & Infrastructure	\$9,731,480	\$9,427,780	Decrease of \$303,700
Housing Subsidy +Gap	\$2,095,381	\$4,663,875	Increase of \$2,568,494
Contingency (15%)	\$1,224,087	\$1,061,028	Decrease of \$163,059
Total Eligible Activities	\$14,563,048	\$16,487,283	Increase of \$1,924,235
Reimbursement Term	23 years	26 years	Addition of 3 years
BRA Admin Fees	\$1,342,470	\$1,499,591	Increase \$157,121
LBRF Capture	\$604,112	\$674,816	Increase of \$70,704
State BRF Fees	\$1,099,142	\$1,218,577	Increase of \$119,435
Base Taxable Value	\$953,555	No change	
Projected Full TV	\$17,108,206	No change	
Capital Investment	\$62,181,343	No change	

The proposed plan meets the standards of a public purpose by:

- Remediating former contamination in the ground which could impact groundwater
- Removing asbestos from the commercial buildings
- Redeveloping a functionally obsolete 19.5 acres
- Updating public infrastructure
- Increasing the number of housing units and affordable housing units in the Township
- Increasing development and jobs within a designated Potential Intensity Change Area (PICA)



A motion has been prepared for your consideration:

MOVE TO ADOPT THE RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE HASLETT VILLAGE SQUARE BROWNFIELD PLAN FOR PROPERTIES AT 1621-1655 HASLETT ROAD, WITH TOTAL INCREMENTAL REVENUE TO BE CAPTURED NOT TO EXCEED \$16,487,283 OVER A 26 YEAR CAPTURE PERIOD.

Attachments:

1. Township Board Resolution to Adopt Second Amendment for the Haslett Village Square BRA Plan
2. Haslett Village Square Brownfield Redevelopment Plan Amendment #2

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, on the 16th day of December 2025, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, SP Holding Company, LLC has requested approval of for a Brownfield Plan over the Haslett Village shopping center at 1621 and 1655 Haslett Road, allowing for reimbursement of eligible costs through tax increment revenue created from development at the site; and

WHEREAS, the Meridian Township Brownfield Redevelopment Authority discussed the brownfield plan and voted to recommend approval to the Township Board at its meeting on December 16, 2025; and

WHEREAS, the Township Board held a public hearing on the plan at its meeting on December 16, 2025, as required by the Brownfield Redevelopment Financing Act; and

WHEREAS, the proposed brownfield plan constitutes a public purpose under the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, specifically in that it will clean up historic contamination from a former drycleaner, remove hazardous asbestos within the existing buildings, provide attainable housing, and redevelop a functionally obsolete shopping center, bringing economic activity to the area; and

WHEREAS, the proposed plan meets the requirements for a brownfield plan as established in Section 13 and 13b of Public Act 381 and the property included in the Plan was determined to be a Facility or is a directly adjacent property, which is permitted under the Act; and

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

WHEREAS, the proposed eligible activities are reasonable and necessary to adequately address brownfield conditions on the site and provide protection to public health, safety and the environment; and

WHEREAS, the proposed brownfield plan is capped at \$16,487,283 over a 26 year capture period, with the Meridian Township Brownfield Redevelopment Authority capturing a maximum of \$1,499,591 for administration, \$674,816 for the Local Brownfield Revolving Fund (LBRF), the State Brownfield Revolving Fund capturing a maximum of \$1,218,577, for total tax increment

**Resolution to Approve
Haslett Village Brownfield Plan Amendment #2
Page 2**

reimbursement to the development, based on the actual costs of eligible activities, not to exceed 16,487,283; and

WHEREAS, the amount of captured taxable value estimated to result from the adoption of the plan is reasonable and is expected to be created, if the development proceeds as expected; and

WHEREAS, the Township Board of the Charter Township of Meridian supports the intent of the brownfield plan to facilitate the redevelopment and restoration of environmental and economic viability to the parcel included in the plan.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the Haslett Village Brownfield Plan, subject to the following conditions.

1. Approval is in accordance with the brownfield plan prepared by Triterra, with a revision date of November 25, 2025.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 16th day of December 2025.

Angela Demas
Township Clerk

**MERIDIAN TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY**

***HASLETT VILLAGE BROWNFIELD PLAN
AMENDMENT #2***

**Haslett Village
1621 and 1655 Haslett Road
Haslett, Michigan 48840**

Prepared For:

Meridian Township Brownfield Redevelopment Authority
5151 Marsh Road
Okemos, Michigan 48864
Contact: Amber Clark
Neighborhoods & Economic Development Director
Clark@meridian.mi.us
Phone: 517-853-4568

Prepared By:

Triterra
1375 S. Washington Avenue, Suite 100
Lansing, Michigan 48910
Contact: Dave Van Haaren | Connor Zook
dave.vanhaaren@triterra.us | connor.zook@triterra.us
Phone: 517-853-2152

November 25, 2025

Approved by the Meridian Township BRA on _____, 2025
Approved by the Meridian Charter Township Board of Trustees on _____, 2025

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FIGURES

- Figure 1: Property Location Map
Figure 2: Eligible Property Map
Figure 3a: 1655 Haslett Road – Boundary Survey
Figure 3b: 1621 Haslett Road – Boundary Survey
Figure 3c: Legal Descriptions
Figure 4: Sample Locations with Analytical Results

TABLES

- Table 1: Brownfield Eligible Activities
Table 1b: Housing TIF Financing Gap Cap Calculation
Table 2: Tax Increment Revenue Capture Estimates
Table 3: Tax Increment Revenue Reimbursement Allocation Table
Table 4: Summary of Soil Analytical Results
Table 5: Summary Groundwater Analytical results
Table 6: Summary of Soil Gas Analytical Results

1.0 PROJECT SUMMARY

Project Name:	Haslett Village
Developer:	SP Holding Company, LLC (the “Developer”) 148 S River Ave, Suite 100 Holland, Michigan 49423 Chad Koster and Michael Bosgraaf
Property Location:	1621-1655 Haslett Road Haslett, Michigan 48840
Parcel Information:	33-02-02-10-401-008 and 33-02-02-10-401-009
Type of Eligible Property:	Facility, Adjacent and Contiguous, and Housing Property
Project Description:	<p>This is an amendment to the Meridian Township Brownfield Redevelopment Authority’s Haslett Village Brownfield Plan, approved by the Authority on July 28, 2022, and by the Meridian Charter Township Board of Trustees on September 20, 2022. This is the second amendment (first amendment approved on July 22, 2025) to the Brownfield Plan. The purpose of the amendment is to: 1) update/realign proposed eligible activity costs based on current redevelopment plans, and 2) adjust the proposed tax increment revenue (TIR) capture schedule based on the current project timeline.</p> <p>The Haslett Village project includes the construction of twenty-one (21) new buildings, five (5) multi-family buildings, fourteen (14) for-sale townhome buildings, one (1) for-sale rowhouse building, one (1) new commercial building at the corner of Haslett and Marsh Road, and the redevelopment of the former video store building into a community hub. The new multi-family buildings will total 108,400 gross square feet and include 115 units:</p> <ul style="list-style-type: none">• one, 67-unit apartment building,• four, 12-unit stacked flat buildings <p>The new for-sale unit buildings will total 49,310 gross square feet and include 84 units:</p> <ul style="list-style-type: none">• one, 3-unit townhouse building,• one, 4-unit townhouse building,

- five, 5-unit townhouse buildings,
- five, 6-unit townhouse buildings,
- two, 8-unit townhouse buildings, and
- one, 6-unit rowhouse building,

The new retail/restaurant building at Haslett and Marsh Road will total 14,000 square feet and the former video store building will be redeveloped to include a 9,230-square foot building with a restaurant tenant which includes a drive-through, a commercial tenant, and community center. The building will be the community hub for the development.

New parking lots and site improvements will be nestled throughout the complex. On site amenities will include a dog park, trailhead with restroom, activity lawn/park, pickle ball courts, outdoor social space with open and covered terraces, outdoor pool and sundeck, resident playground, food truck staging area with restrooms and a robust network of sidewalks and paths.

Brownfield eligible activities include EGLE pre-approved and department specific activities, asbestos and lead activities, demolition activities, site preparation activities, infrastructure improvement activities, housing development activities in the form of gap financing for income qualified housing units, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, and a Brownfield application fee.

Total Capital Investment: Total capital investment is estimated at \$62,181,343 of which \$16,487,283 is currently proposed for Brownfield Reimbursement to the Developer.

Estimated Job Creation/Retention: The redevelopment is anticipated to generate 38 new full-time equivalent (FTE) jobs.

Duration of Plan: The duration of this Brownfield Plan is 29 years and includes 26 years of capture of state and local Tax Increment Revenue (TIR) for: 1) reimbursement to the Developer for eligible activities, 2) BRA administration of the Plan, 3) deposits into the BRA's Local Brownfield Revolving Fund (LBRF) and 4) deposits into the State Brownfield Revolving Fund (SBRF). Other economic incentives for the project include a 10-year abatement to local taxes through the Commercial Rehabilitation Act, PA 210 of 2005, as amended.

Total Captured Tax Increment Revenue: \$19,880,266

Distribution of New Taxes Paid	
Developer Reimbursement	\$16,487,283
<i>Sub-Total Developer Reimbursement</i>	<i>\$16,487,283</i>
State Brownfield Revolving Fund	\$1,218,577
BRA Plan Administrative Fees	\$1,499,591
Local Brownfield Revolving Fund (LBRF)	\$674,816
<i>Sub-Total LBRF Deposits, Administrative Fees, New Taxes</i>	<i>\$3,392,983</i>
Grand Total	<i>\$19,880,266</i>

2.0 INTRODUCTION AND PURPOSE

The Meridian Township Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the Meridian Charter Township Board of Trustees (the “Township”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within Meridian Charter Township, Michigan.

Due to the scope, additional municipal requirements, additional state requirements, and time elapsed since the approval of the first Brownfield Plan, the proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

3.0 ELIGIBLE PROPERTY INFORMATION

This Plan is presented to support the Developer in the redevelopment of the eastern 19.03-acres of the former Haslett Village Square shopping center property situated on the south side of Haslett Road in Haslett, an unincorporated community in Meridian Charter Township, Ingham County, Michigan (the “Property”). The location of the Property is depicted in Figure 1. Property layout and boundaries are depicted in Figure 2.

The Property is fully defined in the following table and in Figure 3.

Eligible Property		
Address	Tax ID	Basis of Eligibility
1621 Haslett Road	33-02-02-10-401-009	Adjacent and Contiguous and Housing Property
1655 Haslett Road	33-02-02-10-401-008	Facility and Housing Property

The Property is zoned C-2, Commercial District and is located within the Meridian Charter Township. The 2017 Master Plan designates the subject property in the Mixed-Use Core category, while the 2023 Master Plan Update categorizes the Property as Potential Intensity Change Area (PICA) a designation that denotes recommended redevelopment. The Mixed-Use Core category “envisions walkable and engaging streetscapes with varied storefronts and activities. Residential housing is encouraged with a mix of townhomes, upper-story lofts, and apartments. Easy access to public transit should be prioritized and off-street parking should be hidden from the street.”, these characteristics are also applicable to PICA designated nodes.

The Property is surrounded by undeveloped land and active commercial property. Property layout and boundaries are depicted in Figure 2. The legal description of the Property is included in Figure 3c.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) the parcel located at 1655 Haslett Road is a “facility” as the term is defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (“NREPA”), P.A. 451 of 1994, as amended; and (c) the parcel located at 1621 Haslett Road is adjacent and contiguous to the “facility” parcel and development of the adjacent and continuous parcels is estimated to increase the captured taxable value of the “facility” parcel, and (d) all parcels meet the definition of a “Housing property” under Section 2(y)(ii). Figure 4 depicts environmental impact on the Property.

4.0 PROPOSED REDEVELOPMENT

The Haslett Village project includes the demolition of two commercial buildings and two former residential dwellings and the construction of 21 new buildings and redevelopment of one commercial building, totaling approximately 180,940 square feet.

The eligible property is comprised of the eastern 19.03-acres of the former Haslett Village Square shopping center property. This property is located within the “Haslett Potential Intensity Change Area (PICA)” as designated in the Meridian Township Master Plan. The Project includes the construction of twenty-one (21) new buildings, five (5) multi-family buildings, fourteen (14) for-sale townhome buildings, one (1) for-sale rowhouse building, one (1) new commercial building at the corner of Haslett and Marsh Road, and the redevelopment of the former video store building into a community hub. The new multi-family buildings will total 108,400 gross square feet and include 115 units:

- one, 67-unit apartment building, and
- four, 12-unit stacked flat buildings

The new for-sale unit buildings will total 49,310 gross square feet and include 84 units:

- one, 3-unit townhouse building,
- one, 4-unit townhouse building,
- five, 5-unit townhouse buildings,
- five, 6-unit townhouse buildings,
- two, 8-unit townhouse buildings, and
- one, 6-unit rowhouse building,

The apartment building is comprised of one-bedroom units, the stacked flats are a mix of one-bedroom and two-bedroom units, the rowhouses are comprised of two-bedroom units, and the townhouses are a mix of two-bedroom and three-bedroom units.

The existing commercial use along Haslett Road will remain. The new retail/restaurant building at Haslett and Marsh Road will total 14,000 square feet and the former video store building fronting Haslett Road will be redeveloped to include a 9,230-square-foot restaurant, commercial tenant, and community center. The building will be the community hub for the development and will house a community room, restrooms, a community-oriented commercial tenant, and a small restaurant with a drive-through service lane. It will also be a staging area for events and social activities, including covered and open terraces with fire pits, an outdoor pool with sun deck, a playground, and hook-ups for food trucks.

New parking lots and site improvements will be nestled throughout the complex. On site amenities will include

- dog park,
- trailhead with restroom,
- activity lawn/park,
- pickle ball courts,
- outdoor social space with open and covered terraces,
- outdoor pool and sundeck,
- resident playground,
- food truck staging area with restrooms, and
- a robust network of sidewalks and paths.

The current unimproved, natural area at the southwest corner of the property will remain undeveloped/untouched.

The total anticipated investment into the redevelopment project is estimated at \$62,181,343. The development will result in the redevelopment of a contaminated parcel and replacement of predominately underutilized, functionally obsolete buildings. This development will dramatically improve the appearance of the property, significantly increase density to the area and provide additional support to existing retail establishments in the township, as well as create jobs; needs that are all addressed in the 2017 Master Plan. While the new 2023 Master Plan has been adopted by the Township, it states “Meridian Township adopted our current Master Plan in 2017 and in August of 2022, the Planning Commission issued a Notice of Intent to Plan, leading to this update to the 2017 Plan....This update builds on many of the principles established in the 2017 Master Plan, which was a major overhaul of the Township's planning efforts.” One such principle and planning effort from the 2017 Master Plan is “The Haslett mixed use core will benefit from an influx of residential development that places walkability and human scale above traditional suburban living. By providing housing on-site with existing and new commercial buildings, the revitalized area will provide residents with the amenities they need, while retailers will benefit from an invested customer base within easy walking distance.”

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of the neighborhood.

The Project would not be possible without financial support through Brownfield tax increment financing (TIF) and other local incentives outlined in Section 6.12.

The redevelopment is anticipated to generate 38 new full-time equivalent jobs.

5.0 BROWNFIELD CONDITIONS

5.1 Environmental

The former shopping centers and commercial bank were constructed on the Property in 1980 and various occupants including retail, doctors' offices, hair salons, restaurants, grocery stores, a dry cleaner, laundromat, and church have occupied the Property from at least 1982 to 2023. The former residential houses were constructed on the central portion of the Property in 1915, and a one lane dirt road (Raby Road) ran from east to west through the central portion of the Property from at least 1915 to present. In 2023, site demolition removed the former shopping center and residential houses.

A dry cleaner briefly operated at the east end of the former shopping center building (1635 Haslett Road) in the late 1980s. Environmental subsurface investigations completed in 1996 and 2022 included a geophysical survey to evaluate for underground storage tanks system(s), the advancement of eight soil borings and the installation of two soil gas sampling points. The subsurface investigations revealed the presence tetrachloroethylene in soil above the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 Residential Drinking Water Protection (DWP) Generic Cleanup Criteria (GCC). Therefore, the Property meets the definition of a "facility", as defined by Section 20101 of PA 451, Part 201, as amended. Additionally, the concentration of tetrachlorethylene in soil represents a potential vapor intrusion (VI) condition for the subject building and planned future buildings in the immediate vicinity. Soil, groundwater, and soil gas sample results are summarized in Table 4, Table 5, and Table 6 respectively. Sample locations and analytical results are depicted in Figure 4.

Additionally, Hazardous Material Surveys conducted at each subject building identified asbestos containing materials (ACM) and these materials will require abatement prior to commencement of demolition and redevelopment activities.

5.2 Specific Housing Need

According to the Tri-County Regional Planning Commission's 2023 draft Regional Housing Action Plan, the state housing ecosystem is identified as a priority, with a goal for the Tri-County area being to "Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among...local governments...and the wide variety of private sector organizations that make up the housing ecosystem." The proposed project is an outstanding example of an opportunity for collaboration between local government (the Township) and the private sector (the Developer) on a housing project. Another such goal is to "Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents." The proposed project accomplishes this goal by providing an array of housing unit types that are affordable and attainable. The Plan further goes on to address strategies for completing each goal, one such strategy to achieve the later goal is "Advocate at the federal and state levels for increased funding, including gap funding, to support affordable and attainable housing ranging from small- to large-scale housing development." Although this strategy specifically outlines federal and state levels, it is also important to consider an increase in gap funding at the local and regional levels. The proposed project will utilize gap funding through tax increment financing to develop a large-scale mixed use housing property in an area formerly plagued with vacancy and deteriorating buildings.

This plan seeks to utilize MSHDA Housing TIF (Housing TIF). If successful, the use of Housing TIF means that rent prices, for units utilizing gap financing, will be kept attainable to persons at or below 120% Area Median Income (AMI) for a period the lesser of, 30 years or the term of the reimbursement. According to Meridian Township's BRA Policies and Procedures "The proposed redevelopment project must provide no less than 20% of all dwelling unit types in an approved Plan evenly distributed throughout the project/development site. The Affordable dwelling units shall be leased to an Income Qualified Household earning 120% of the AMI or below as defined by MSHDA." This project, in its entirety, is expected to create 115 total rental housing units, of which 23 (20%) (14 one-bedroom units and 9 two-bedroom units) will utilize Housing TIF (approved in Amendment 1). Although an agreement was reached with the municipality to support the unit count and duration noted above, MSHDA has indicated that they would like to see a minimum of 15% of the total units created be kept attainable to persons at or below 120% AMI. Therefore, this Amendment proposes that of the 199 total housing units expected to be created by this project, that 30 (15%) (18 one-bedroom units and 12 two-bedroom units) will be kept attainable to persons at or below 120% AMI for a period the lesser of, 30 years or the term of the reimbursement. Attainability will be verified through the annual reporting requirements set forth by MSHDA.

5.3 Job Growth Data

According to the Bureau of Labor Statistics, both labor force and employment have grown in the last four years. From 2021 through 2024 the labor force in the Lansing-East Lansing Metropolitan Area grew by almost 25,209 people, a 10.9% increase. Labor force and employment growth over the ten-year period of 2014-2024 was 6.2% and 7.9% respectively. The labor force and employment numbers continue to rebound since the Covid-19 pandemic (see table below) and have surpassed the pre-pandemic numbers; more housing is necessary to accommodate the growing labor force of the Lansing-East Lansing Metropolitan Area in Michigan.

Year	Labor Force	Employment
2020	241,025	222,423
2021	231,169	219,374
2022	239,863	229,705
2023	250,065	240,640
2024	256,378	245,108

6.0 BROWNFIELD PLAN

6.1 Description of Costs to Be Paid with Tax Increment Revenues and Summary of Eligible Activities

The Developer will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

Brownfield eligible activities proposed by the Developer include EGLE pre-approved and department specific activities, asbestos and lead activities, demolition activities, site preparation activities, infrastructure improvement activities, housing development activities in the form of gap financing for income qualified housing units, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, and a Brownfield application fee.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$16,487,283. The eligible activities are summarized below:

Summary of Eligible Activities	
EGLE Eligible Activities	Cost
Pre-Approved Activities	\$45,100
Department Specific Activities	\$60,000
Total Environmental Eligible Activities	\$105,100
MSHDA Eligible Activities	Cost
Asbestos and Lead Activities	\$225,000
Demolition	\$882,500
Site Preparation	\$3,650,000
Infrastructure Improvements	\$5,777,780
Housing Development Activities	\$4,663,875
Total Non-Environmental MSHDA Eligible Activities	\$15,786,958
Contingency (up to 15%) *	\$1,061,028
Brownfield Plan and Act 381 Work Plan Preparation	\$60,000

Brownfield Plan and Act 381 Work Plan Implementation	\$50,000
Brownfield Plan Application Fee	\$12,000
Total Eligible Cost for Reimbursement	\$16,487,283

* Contingency calculation excludes costs for pre-approved activities, asbestos survey, Brownfield Plan and Act 381 Work Plan preparation and implementation.

A detailed breakdown in eligible activities is provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line-item costs of eligible activities may be adjusted within Environmental eligible activities and Non-Environmental eligible activities after the date this Plan is approved by the Meridian Charter Township Board of Trustees.

6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA. The base taxable value for this Plan is \$953,555, which is based on the following.

Eligible Property – Base Taxable Value		
Address	Tax ID	2022 Taxable Value
1621 Haslett Road	33-02-02-10-401-009	\$302,141
1655 Haslett Road	33-02-02-10-401-008	\$651,414
TOTAL		\$953,555

The projected new taxable value is estimated at \$17,180,206 in 2030. The actual taxable value will be determined by the Township Assessor after the development is completed. It is estimated that the BRA will capture tax increment revenues from 2026 through 2051 for Developer reimbursement, BRA administrative fees and for deposits into the BRA’s Local Brownfield Revolving Fund (LBRF) and the State Brownfield Revolving Fund (SBRF).

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Plan. These are estimations based on the residential and commercial components of the proposed redevelopment.

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes for BRA Administration, LBRF Deposits, SBRF Deposits and Developer Reimbursement	Total New Taxes
School Operating	\$4,869	\$2,331,321	\$2,336,190
State Education Tax (SET)	\$5,429	\$2,553,039	\$2,558,468
Ingham County (IVRF)		\$13,072	\$13,072
Farmland Preservation		\$55,596	\$55,596
Animal Control		\$79,707	\$79,707
Ingham ISD Operating		\$79,468	\$79,468
Elder Care		\$119,561	\$119,561
Potter Park Zoo		\$198,710	\$198,710
Parks/Trails		\$198,710	\$198,710
Housing/Homeless		\$199,268	\$199,268
Public Transportation		\$238,643	\$238,643
Juvenile Justice		\$239,121	\$239,121
Health Services		\$251,078	\$251,078
Capital Region Airport Authority		\$278,577	\$278,577
Jail/Justice		\$337,799	\$337,799
911 System		\$338,078	\$338,078
Ingham ISD Vocational Education		\$514,350	\$514,350
Capital Area District Library		\$621,158	\$621,158
Haslett Building and Site		\$769,812	\$769,812
CATA		\$1,191,064	\$1,191,064
Lansing Community College		\$1,498,933	\$1,498,933
Ingham ISD Special Education		\$1,888,422	\$1,888,422
Ingham County Operating		\$2,689,280	\$2,689,280
Meridian Township		\$3,195,500	\$3,195,500

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes for BRA Administration, LBRF Deposits, SBRF Deposits and Developer Reimbursement	Total New Taxes
Haslett Debt	\$3,552,007		\$3,552,007
Local Roads Debt	\$828,475		\$828,475
Total	\$4,390,779 (18.1%)	\$19,880,266 (81.9%)	\$24,271,045

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the Township Assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

6.3 Method of Financing Plan Costs and Description of Advances by the Municipality

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

The BRA will capture 10% of the new local taxes per year for the duration of the Plan to cover its cost to administer the Plan. The LBRA will also deposit 5% of the new local taxes

captured per year for the duration of the Plan for deposit into its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent of 5 years of local tax increment revenue.

6.4. Maximum Amount of Note or Bonded Indebtedness

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Plan.

6.5 Duration of Brownfield Plan

The duration of this Plan is projected to be 29 years, with 26 years of TIR capture; the first year of tax capture is anticipated as 2026.

The Property will become a part of this Plan on the date this Plan is approved by the governing body. In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

6.6 Legal Description, Property Map, Property Characteristics and Personal Property

An ALTA/NSPS Land Title Survey and legal description of the Property is provided in Figures 3a through 3c. The general Property location and boundaries described in Section 3.0 and depicted on Figures 3a and 3b comprise eligible property as of April 2022.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

6.7 Estimates of Residents and Displacement of Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

6.8 Plan for Relocation of Displaced Persons

No persons will be displaced as a result of this development. Therefore, a Plan for relocation of displaced persons is not applicable and is not needed for this Plan.

6.9 Provisions for Relocation Costs

No persons will be displaced as a result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Plan.

6.10 Strategy for Compliance with Michigan’s Relocation Assistance Law

No persons will be displaced as a result of this development. Therefore, no relocation assistance strategy is needed for this Plan.

6.11 Description of the Proposed Use of Local Brownfield Revolving Fund

The BRA has established a LBRF. LBRF monies will not be used to finance or reimburse eligible activities incurred by the Developer as described in this Plan.

The LBRA will capture 5% of new local taxes generated from the Property per year for the duration of the Plan for deposit into the BRA’s its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent of 5 years of local tax increment revenue.

6.12 Other Material that the Authority or Governing Body Considers Pertinent

The Authority and the Township, as the governing body, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

FIGURES

Figure 1: Property Location Map

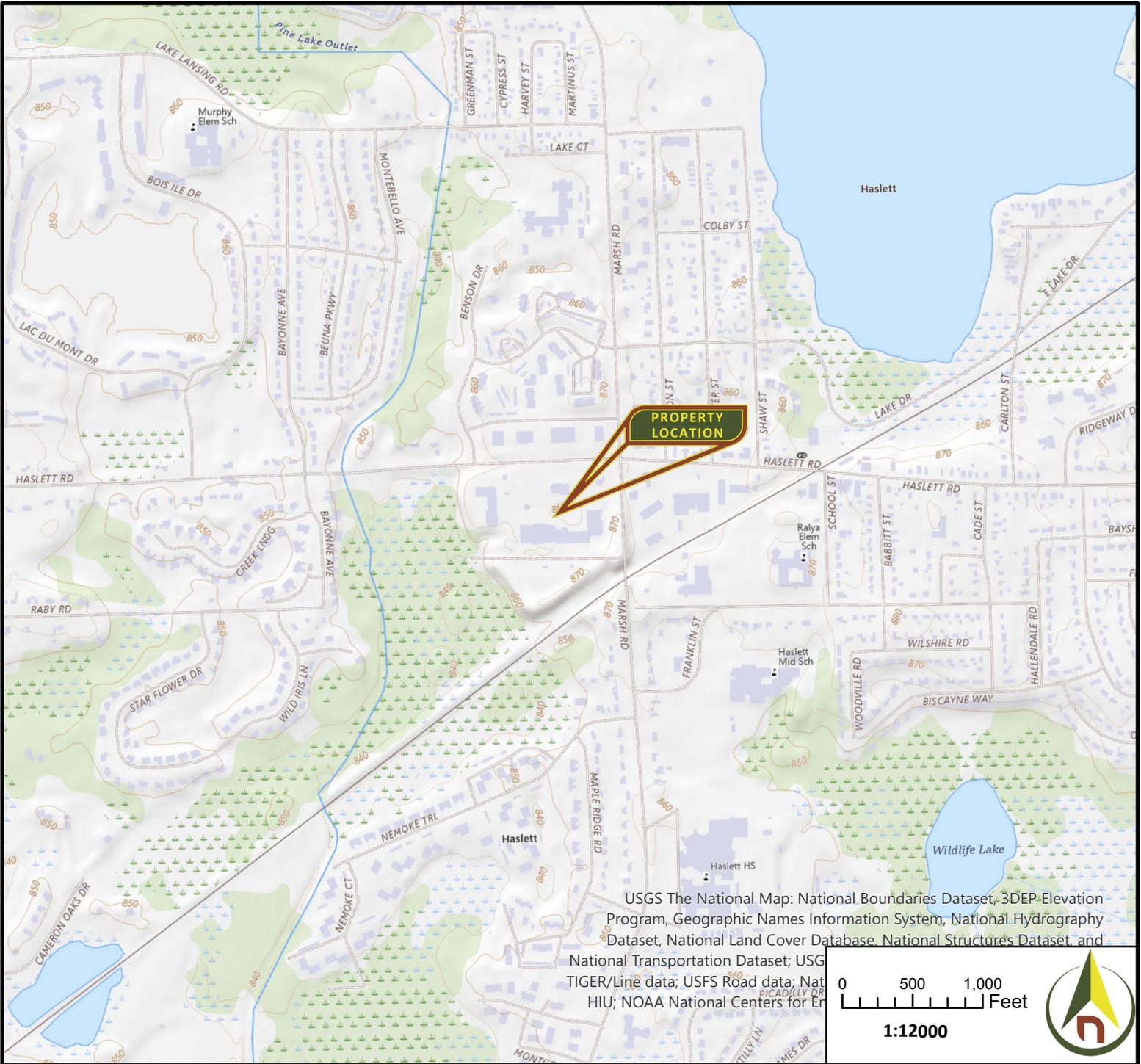
Figure 2: Eligible Property Map

Figure 3a: 1655 Haslett Road – Boundary Survey

Figure 3b: 1621 Haslett Road – Boundary Survey

Figure 3c: Legal Descriptions

Figure 4: Sample Locations with Analytical Results



TRIOTERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

1621-2671 HALETT ROAD
HASLETT, MICHIGAN 48840

INGHAM COUNTY
T4N, R1W, SECTION 10

PROJECT NUMBER 21-2907





TRITERRA

FIGURE 2

ELIGIBLE PROPERTY MAP

PROJECT NUMBER: 21-2907

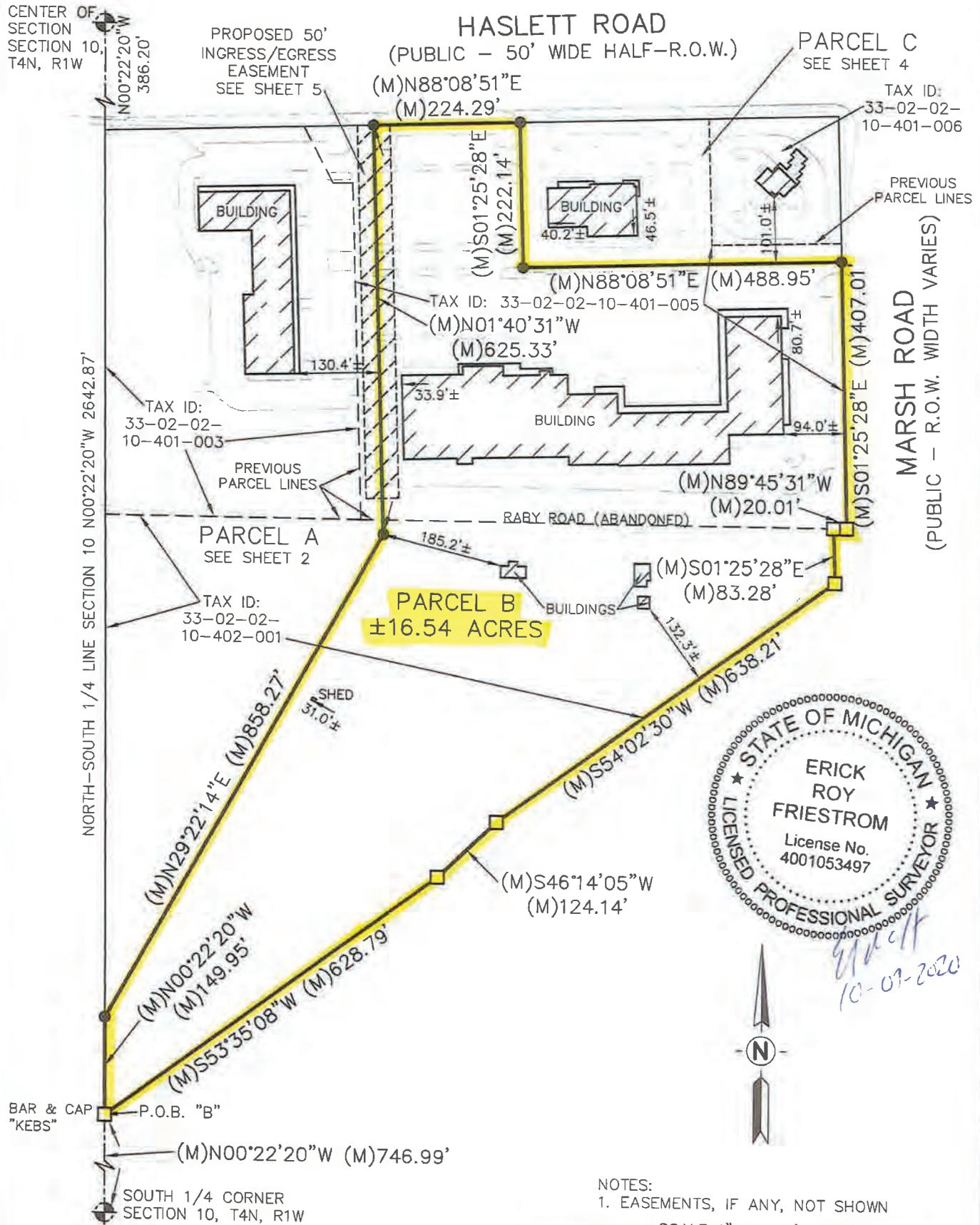
**1621 & 1655 HASLETT ROAD
HASLETT, MICHIGAN 48840**

DIAGRAM CREATED BY: CP DATE: 6/8/2022

CERTIFIED BOUNDARY SURVEY
PARCEL B DETAIL

FOR: **CYPRESS PARTNERS, LLC**
LTG HASLETT, L.L.C.

DS *Umm* DS *MB*



STATE OF MICHIGAN
ERICK ROY FRIESTROM
License No. 4001053497
LICENSED PROFESSIONAL SURVEYOR

10-07-2020



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
SCALE 1" = 200'



LEGEND

- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x-x- = Fence
- 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
	13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY SSF	SECTION 10, T4N, R1W	
FIELD WORK BY NAW	JOB NUMBER:	
SHEET 3 OF 8	95688.BND	

CERTIFIED BOUNDARY SURVEY

(Continued from Page 6)

~~and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:~~

PARCEL A:

A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 896.94 feet to the point of beginning of this description; thence continuing N00°22'20"W along said North-South 1/4 line 1359.73 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 411.71 feet; thence S01°40'31"E 625.33 feet; thence S29°22'14"W 858.27 feet to the point of beginning; said parcel containing 9.60 acres more or less; said parcel subject to all easements and restrictions if any.

PARCEL B: 1655 Haslett Road

A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 746.99 feet to the point of beginning of this description; thence continuing N00°22'20"W along said North-South 1/4 line 149.95 feet; thence N29°22'14"E 858.27 feet; thence N01°40'31"W 625.33 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 224.29 feet; thence S01°25'28"E parallel with the West right-of-way line of Marsh Road 222.14 feet; thence N88°08'51"E parallel with said South line 488.95 feet to the West right-of-way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence along said West line S01°25'28"E 407.01 feet to the centerline of former Raby Road and a jog in the West right-of-way line of said Marsh Road; thence N89°45'31"W along said centerline and jog in right-of-way 20.01 feet to a point being West of and 80.00 feet measured perpendicularly to the centerline of Marsh Road; thence S01°25'28"E along said West line 83.28 feet to the Northerly line of a Consumers Energy tower line easement; thence along said Northerly line the following three courses: S54°02'30"W 638.21 feet, S46°14'05"W 124.14 feet; S53°35'08"W 628.79 feet to the point of beginning; said parcel containing 16.54 acres more or less; said parcel subject to all easements and restrictions if any.

Parcel C: 1621 Haslett Road

A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 636.00 feet to the point of beginning; thence N88°08'51"E continuing along said South line 488.95 feet to the West right-of-way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence S01°25'28"E along said West line 222.14 feet; thence S88°08'51"W parallel with said South line 488.95 feet; thence N01°25'28"W parallel with said West line 222.14 feet to the point of beginning; said parcel containing 2.49 acres more or less; said parcel subject to all easements and restrictions if any.

(Continued on Page 8)

DS *UM* DS *MB*



10-09-2020

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
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13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805		
DRAWN BY	SSF	SECTION 10, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:
SHEET	7 OF 8	95688.BND

CERTIFIED BOUNDARY SURVEY

(Continued from Page 7)

PROPOSED INGRESS/EGRESS EASEMENT:

A area of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 386.71 feet to the point of beginning; thence N88°08'51"E continuing along said South line 50.00 feet; thence S01°40'31"E 570.00 feet; thence S88°08'51"W 50.00 feet; thence N01°40'31"W 570.00 feet to the point of beginning; said area containing 0.65 acre more or less; said area subject to all other easements and restrictions if any.

WITNESSES TO SECTION CORNERS:

South 1/4 corner, Section 10, T4N, R1W, Liber 7, Page 49
 Found bar & cap #16053
 Found bar & cap #16053, N80°W, 36.42'
 Northeast corner, building foundation, S88°W, 6.11'
 Found nail & cap #53497, East side 12" pine, North, 26.84'
 Found nail & cap #53497, East side 13" pine, S20°E, 26.34'

Center of section, Section 10, T4N, R1W, Liber 7, Page 47
 Found bar & cap
 Found nail & tag, North side 16" cherry, S45°E, 65.21'
 Found nail & tag, South side 10" oak, West, 41.42'
 Found nail & tag, East side 8" oak, N30°W, 5.23'
 Found nail & tag, East side 8" cherry, N05°W, 29.69'

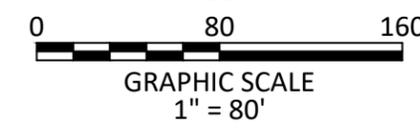
I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.

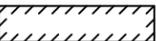
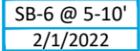
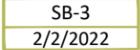


Erick R. Friestrom
 Erick R. Friestrom Date: 10-09-2020
 Professional Surveyor No. 53497

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY SSF	SECTION 10, T4N, R1W	
FIELD WORK BY NAW	JOB NUMBER:	
SHEET 8 OF 8	95688.BND	



SYMBOLS LEGEND

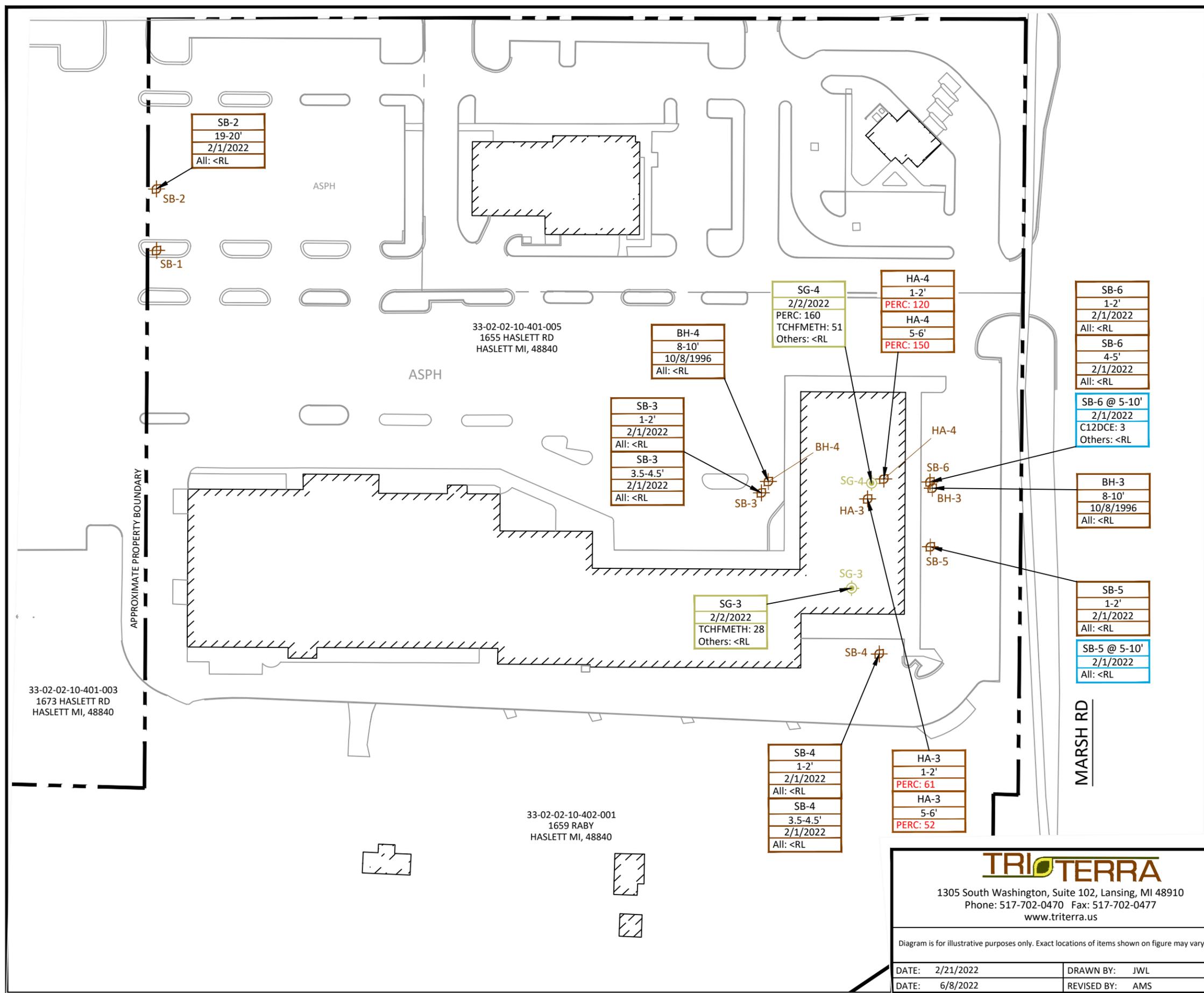
-  SOIL BORING LOCATION
-  EXISTING BUILDING
-  SOIL SAMPLE RESULTS
-  GROUNDWATER SAMPLE RESULTS
-  SOIL GAS SAMPLE RESULTS

CONSTITUENTS LEGEND

- VOLATILES (VOCs)**
 C12DCE: cis-1,2-Dichloroethene
 PERC: Tetrachloroethene
 TCHFMETH: Trichlorofluoromethane
- <RL: Result was below laboratory reporting limits.

NOTES

1. Soil concentrations are in μg per kg (ppb).
2. Groundwater concentrations are in μg per L (ppb).
3. Soil gas concentrations are in μg per m^3 (ppb).
4. All exceedances are highlighted in red.



1305 South Washington, Suite 102, Lansing, MI 48910
 Phone: 517-702-0470 Fax: 517-702-0477
 www.triterra.us

Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 2/21/2022	DRAWN BY: JWJ
DATE: 6/8/2022	REVISED BY: AMS

SAMPLE LOCATIONS WITH ANALYTICAL RESULTS

1621-1671 HASLETT ROAD
 & 1659 RABY ROAD
 HASLETT, MICHIGAN 48840

PROJECT NUMBER: 21-2907	FIGURE 4
-------------------------	----------

TABLES

Table 1: Brownfield Eligible Activities

Table 1b: Housing TIF Financing Gap Cap Calculation

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation

Table Table 4: Summary of Soil Analytical Results

Table 5: Summary Groundwater Analytical results

Table 6: Summary of Soil Gas Analytical Results

**Table 1
Brownfield Eligible Activities
1621-1655 Haslett Road
Haslett, MI**

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					EGLE ACTIVITIES	MSHDA ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	2	LS	\$ 3,200	\$ 6,400	\$ 6,400		
Phase II Site Investigations	1	LS	\$ 11,700	\$ 11,700	\$ 11,700		
Baseline Environmental Assessments	1	LS	\$ 2,500	\$ 2,500	\$ 2,500		
Due Care Investigation	1	LS	\$ 10,000	\$ 10,000	\$ 10,000		
Response Activity Plan	1	LS	\$ 9,000	\$ 9,000	\$ 9,000		
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 5,500	\$ 5,500	\$ 5,500		
Department Specific Activities							
Soil Management -Excavation, Transportation, Disposal and Backfill	1	LS	\$ 50,000	\$ 50,000			\$ 50,000
Verification of Soil Removal - Sampling and Reporting	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 105,100	\$ 45,100	\$ -	\$ 60,000
MSHDA ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment	1	LS	\$ 15,000	\$ 15,000		\$ 15,000	
Asbestos - Abatement	1	LS	\$ 200,000	\$ 200,000		\$ 200,000	
Asbestos Abatement - Soft Costs	1	LS	\$ 10,000	\$ 10,000		\$ 10,000	
Subtotal Asbestos and Lead Activities				\$ 225,000		\$ 225,000	\$ -
Demolition							
Demolition - Building & Site	1	LS	\$ 832,500	\$ 832,500		\$ 832,500	
Demolition - Soft Costs	1	LS	\$ 50,000	\$ 50,000		\$ 50,000	
Subtotal Demolition Activities				\$ 882,500	\$ -	\$ 882,500	\$ -
Site Preparation							
Geotechnical Investigations/Survey	1	LS	\$ 32,700	\$ 32,700		\$ 32,700	
Grading, Land Balancing and/or Onsite Cut and Fill Operations	1	LS	\$ 2,607,300	\$ 2,607,300		\$ 2,607,300	
Relocation of Existing/Active Utilities	1	LS	\$ 645,000	\$ 645,000		\$ 645,000	
Temporary SESC - Mud Mat, Silt Fencing, Sed. Bags	1	LS	\$ 30,000	\$ 30,000		\$ 30,000	
Temporary Fencing / Site Control - During Site Preparation Activities	3,400	LF	\$ 40	\$ 136,000		\$ 136,000	
Temporary Traffic Control	1	LS	\$ 25,000	\$ 25,000		\$ 25,000	
Site Preparation - Soft Costs	1	LS	\$ 174,000	\$ 174,000		\$ 174,000	
Subtotal Site Preparation Activities				\$ 3,650,000	\$ -	\$ 3,650,000	\$ -
Infrastructure Improvements							
Private Infrastructure Improvements							
Parking Lots	178	SP	\$ 5,130	\$ 913,140		\$ 913,140	
Asphalt Drives for Circulation & Street Parking	154,800	SF	\$ 5.85	\$ 905,580		\$ 905,580	
Roundabouts	1	LS	\$ 195,000	\$ 195,000		\$ 195,000	
EV Car Charging Stations	6	EA	\$ 8,500	\$ 51,000		\$ 51,000	
Pool & Sundeck	1	EA	\$ 50,000	\$ 50,000		\$ 50,000	
Pickleball Courts	2	EA	\$ 58,000	\$ 116,000		\$ 116,000	
Pickleball Pavillion	400	SF	\$ 195	\$ 78,000		\$ 78,000	
Dog Park & Fence	9,760	SF	\$ 8	\$ 78,080		\$ 78,080	
Trailhead Building & Restrooms	440	LS	\$ 450	\$ 198,000		\$ 198,000	
Monument Signage	2	EA	\$ 25,000	\$ 50,000		\$ 50,000	
Community Art Signage	1	EA	\$ 95,000	\$ 95,000		\$ 95,000	
Hoisting / Material Handling	36	MO	\$ 16,528	\$ 595,000		\$ 595,000	
General Site Lighting	1	LS	\$ 625,000	\$ 625,000		\$ 625,000	
Landscaping	1	LS	\$ 745,000	\$ 745,000		\$ 745,000	
Curb & Gutter	7,470	LF	\$ 34	\$ 253,980		\$ 253,980	
Sidewalks	64,600	SF	\$ 6	\$ 387,600		\$ 387,600	
Private Infrastructure Improvements - Soft Costs	1	LS	\$ 267,000	\$ 267,000		\$ 267,000	
Public Infrastructure Improvements							
Entrance Improvements in Right of Way	1	LS	\$ 40,000	\$ 40,000		\$ 40,000	
Curb & Gutter in Right of Way	1,450	LF	\$ 34	\$ 49,300		\$ 49,300	
Sidewalks in Right of Way	4,350	SF	\$ 6	\$ 26,100		\$ 26,100	
Landscaping in Right of Way	1	LS	\$ 50,000	\$ 50,000		\$ 50,000	
Infrastructure Improvements - Soft Costs	1	LS	\$ 9,000	\$ 9,000		\$ 9,000	
Subtotal Infrastructure Improvement Activities				\$ 5,777,780	\$ -	\$ 5,777,780	\$ -
Housing Development Activities							
Gap Financing for Income Qualified Housing Units	1	LS	\$ 4,663,875	\$ 4,663,875		\$ 4,663,875	
Subtotal Housing Activities				\$ 4,663,875	\$ -	\$ 4,663,875	\$ -
MSHDA ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 15,199,155	\$ -	\$ 15,199,155	\$ -
MSHDA AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 15,304,255	\$ 45,100	\$ 15,199,155	\$ 60,000
Contingency (up to 15%)				\$ 1,061,028	\$ -	\$ 1,052,028	\$ 9,000
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	\$ 60,000	\$ 60,000		\$ 30,000	\$ 30,000
Brownfield Plan & Act 381 Work Plan Implementation	1	LS	\$ 50,000	\$ 50,000	\$ 147	\$ 49,657	\$ 196
Brownfield Plan Application Fee	1	LS	\$ 12,000	\$ 12,000			\$ 12,000
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 16,487,283	\$ 45,247	\$ 16,330,840	\$ 111,196
State Brownfield Revolving Fund				\$ 1,218,577			
BRA Administrative Fees				\$ 1,499,591			
Local Brownfield Revolving Fund (LBRF)				\$ 674,816			
GRAND TOTAL				\$ 19,880,266			
					0.27%	99.05%	0.67%

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Phase II ESAs, DDCC, BEAs, Asbestos Surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation. Interest calculation is based on 5% simple interest on principal eligible activities only.

Table 1b
Housing TIF Financing Gap Cap Calculation
1621-1655 Haslett Road
Haslett, MI

Location (County)	Type (# of Bedrooms)	FMR/MR Rent	Control Rent	Project Rent	PRL	# of Units	# of Months	# of Years	PRL Gap Cap
Ingham County	1	\$ 905	\$ 2,262	\$ 1,807	\$ 455	18	12	26	\$ 2,555,280
Ingham County	2	\$ 1,127	\$ 2,818	\$ 2,093	\$ 725	12	12	26	\$ 2,712,528
Total Housing Subsidy						30			\$ 5,267,808
Approved BRA TIF Request						30			\$ 4,663,875
Other Housing Activities Allowed Under PA 90 of 2023									\$ 603,933

Table 2
Tax Increment Revenue Capture Estimates
1621-1655 Haslett Road
Haslett, MI

Estimated Taxable Value (TV) Increase Rate: 1% per year																	
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038			
Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16			
Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Multi-Family and Commercial																	
Base Taxable Value (TV) of Land	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	
Base Taxable Value (TV) of Building	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	
For-Sale Units																	
Base Taxable Value (TV) of Land	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	
Base Taxable Value (TV) of Building	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	
Multi-Family and Commercial																	
Estimated New TV for Land	\$ 231,888	\$ 306,092	\$ 404,041	\$ 408,082	\$ 412,163	\$ 416,284	\$ 420,447	\$ 424,651	\$ 428,898	\$ 433,187	\$ 437,519	\$ 441,894	\$ 446,313	\$ 450,776			
Estimated New TV for Building	\$ 156,541	\$ 195,676	\$ 1,567,500	\$ 3,135,000	\$ 4,750,000	\$ 4,797,500	\$ 4,845,475	\$ 4,893,930	\$ 4,942,869	\$ 4,992,298	\$ 5,042,221	\$ 5,092,643	\$ 5,143,569	\$ 5,195,005			
For-Sale Units																	
Estimated New TV for Land	\$ 346,682	\$ 457,620	\$ 604,058	\$ 610,099	\$ 616,200	\$ 622,362	\$ 628,586	\$ 634,872	\$ 641,220	\$ 647,632	\$ 654,109	\$ 660,650	\$ 667,256	\$ 673,929			
Estimated New TV for Building	\$ 235,460	\$ 294,325	\$ 2,836,015	\$ 5,672,030	\$ 8,508,045	\$ 11,344,060	\$ 11,457,501	\$ 11,572,076	\$ 11,687,796	\$ 11,804,674	\$ 11,922,721	\$ 12,041,948	\$ 12,162,368	\$ 12,283,991			
Multi-Family and Commercial																	
Incremental Difference for Land (New TV - Base TV)	\$ -	\$ 81,024	\$ 178,973	\$ 183,014	\$ 187,095	\$ 191,216	\$ 195,379	\$ 199,583	\$ 203,830	\$ 208,119	\$ 212,451	\$ 216,826	\$ 221,245	\$ 225,708			
Incremental Difference for Building (New TV - Base TV)	\$ -	\$ 39,135	\$ 1,410,959	\$ 2,978,459	\$ 4,593,459	\$ 4,640,959	\$ 4,688,934	\$ 4,737,389	\$ 4,786,328	\$ 4,835,757	\$ 4,885,680	\$ 4,936,102	\$ 4,987,028	\$ 5,038,464			
For-Sale Units																	
Incremental Difference for Land (New TV - Base TV)	\$ -	\$ 121,134	\$ 267,572	\$ 273,613	\$ 279,714	\$ 285,876	\$ 292,100	\$ 298,386	\$ 304,734	\$ 311,146	\$ 317,623	\$ 324,164	\$ 330,770	\$ 337,443			
Incremental Difference for Building (New TV - Base TV)	\$ -	\$ 58,865	\$ 2,600,555	\$ 5,436,570	\$ 8,272,585	\$ 11,108,600	\$ 11,222,041	\$ 11,336,616	\$ 11,452,336	\$ 11,569,214	\$ 11,687,261	\$ 11,806,488	\$ 11,926,908	\$ 12,048,531			
Total Incremental Difference	\$ -	\$ 300,158	\$ 4,458,060	\$ 8,871,656	\$ 13,332,853	\$ 16,226,651	\$ 16,398,453	\$ 16,571,973	\$ 16,747,229	\$ 16,924,236	\$ 17,103,014	\$ 17,283,580	\$ 17,465,951	\$ 17,650,146			

School Capture		Millage Rate															
Multi-Family and Commercial																	
School Operating	18.0000	\$ -	\$ 2,163	\$ 28,619	\$ 56,907	\$ 86,050	\$ 86,979	\$ 87,918	\$ 88,865	\$ 89,823	\$ 90,790	\$ 91,766	\$ 92,753	\$ 93,749	\$ 94,755	\$ 94,755	
State Education Tax (SET)	6.0000	\$ -	\$ 721	\$ 9,540	\$ 18,969	\$ 28,683	\$ 28,993	\$ 29,306	\$ 29,622	\$ 29,941	\$ 30,263	\$ 30,589	\$ 30,918	\$ 31,250	\$ 31,585	\$ 31,585	
Multi-Family and Commercial - School Total:	24.0000	38.94%	\$ -	\$ 2,884	\$ 38,158	\$ 75,875	\$ 114,733	\$ 115,972	\$ 117,224	\$ 118,487	\$ 119,764	\$ 121,053	\$ 122,355	\$ 123,670	\$ 124,999	\$ 126,340	
For-Sale Units																	
School Operating	18.0000	\$ -	\$ 2,180	\$ 4,816	\$ 4,925	\$ 5,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Education Tax (SET)	6.0000	\$ -	\$ 1,080	\$ 17,209	\$ 34,261	\$ 51,314	\$ 68,367	\$ 69,085	\$ 69,810	\$ 70,542	\$ 71,282	\$ 72,029	\$ 72,784	\$ 73,546	\$ 74,316	\$ 74,316	
For-Sale Units - School Total:	24.0000	38.94%	\$ -	\$ 3,260	\$ 22,025	\$ 39,186	\$ 56,349	\$ 68,367	\$ 69,085	\$ 69,810	\$ 70,542	\$ 71,282	\$ 72,029	\$ 72,784	\$ 73,546	\$ 74,316	

Local Capture		Millage Rate															
Multi-Family and Commercial																	
Ingham County Indigent Veterans Relief Fund (IVRF)	0.0328	\$ -	\$ 3	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 7	\$ 7	\$ 165	\$ 167	\$ 169	\$ 171	\$ 173	\$ 173	
Farmland Preservation	0.1395	\$ -	\$ 11	\$ 25	\$ 26	\$ 26	\$ 27	\$ 27	\$ 28	\$ 28	\$ 704	\$ 711	\$ 719	\$ 727	\$ 734	\$ 734	
Animal Control	0.2000	\$ -	\$ 16	\$ 36	\$ 37	\$ 37	\$ 38	\$ 39	\$ 40	\$ 41	\$ 1,009	\$ 1,020	\$ 1,031	\$ 1,042	\$ 1,053	\$ 1,053	
Ingham ISD Operating	0.1994	\$ -	\$ 16	\$ 36	\$ 36	\$ 37	\$ 38	\$ 39	\$ 40	\$ 41	\$ 1,006	\$ 1,017	\$ 1,027	\$ 1,039	\$ 1,050	\$ 1,050	
Elder Care	0.3000	\$ -	\$ 24	\$ 54	\$ 55	\$ 56	\$ 57	\$ 58	\$ 60	\$ 61	\$ 1,513	\$ 1,529	\$ 1,546	\$ 1,562	\$ 1,579	\$ 1,579	
Potter Park Zoo	0.4986	\$ -	\$ 40	\$ 89	\$ 91	\$ 93	\$ 95	\$ 97	\$ 100	\$ 102	\$ 2,515	\$ 2,542	\$ 2,569	\$ 2,597	\$ 2,625	\$ 2,625	
Parks/Trails	0.4986	\$ -	\$ 40	\$ 89	\$ 91	\$ 93	\$ 95	\$ 97	\$ 100	\$ 102	\$ 2,515	\$ 2,542	\$ 2,569	\$ 2,597	\$ 2,625	\$ 2,625	
Housing/Homeless	0.5000	\$ -	\$ 41	\$ 89	\$ 92	\$ 94	\$ 96	\$ 98	\$ 100	\$ 102	\$ 2,522	\$ 2,549	\$ 2,576	\$ 2,604	\$ 2,632	\$ 2,632	
Public Transportation	0.5988	\$ -	\$ 49	\$ 107	\$ 110	\$ 112	\$ 115	\$ 117	\$ 120	\$ 122	\$ 3,020	\$ 3,053	\$ 3,086	\$ 3,119	\$ 3,152	\$ 3,152	
Juvenile Justice	0.6000	\$ -	\$ 49	\$ 107	\$ 110	\$ 112	\$ 115	\$ 117	\$ 120	\$ 122	\$ 3,026	\$ 3,059	\$ 3,092	\$ 3,125	\$ 3,159	\$ 3,159	
Health Services	0.6300	\$ -	\$ 51	\$ 113	\$ 115	\$ 118	\$ 120	\$ 123	\$ 126	\$ 128	\$ 3,178	\$ 3,212	\$ 3,246	\$ 3,281	\$ 3,316	\$ 3,316	
Capital Region Airport Authority	0.6990	\$ -	\$ 57	\$ 125	\$ 128	\$ 131	\$ 134	\$ 137	\$ 140	\$ 142	\$ 3,526	\$ 3,564	\$ 3,602	\$ 3,641	\$ 3,680	\$ 3,680	
Jail/Justice	0.8476	\$ -	\$ 69	\$ 152	\$ 155	\$ 159	\$ 162	\$ 166	\$ 169	\$ 173	\$ 4,275	\$ 4,321	\$ 4,368	\$ 4,415	\$ 4,462	\$ 4,462	
911 System	0.8483	\$ -	\$ 69	\$ 152	\$ 155	\$ 159	\$ 162	\$ 166	\$ 169	\$ 173	\$ 4,279	\$ 4,325	\$ 4,371	\$ 4,418	\$ 4,466	\$ 4,466	
Ingham ISD Vocational Education	1.2906	\$ -	\$ 105	\$ 231	\$ 236	\$ 241	\$ 247	\$ 252	\$ 258	\$ 263	\$ 6,510	\$ 6,580	\$ 6,650	\$ 6,722	\$ 6,794	\$ 6,794	
Capital Area District Library	1.5586	\$ -	\$ 126	\$ 279	\$ 285	\$ 292	\$ 298	\$ 305	\$ 311	\$ 318	\$ 7,861	\$ 7,946	\$ 8,031	\$ 8,118	\$ 8,205	\$ 8,205	
Haslett Building and Site	1.9316	\$ -	\$ 157	\$ 346	\$ 354	\$ 361	\$ 369	\$ 377	\$ 386	\$ 394	\$ 9,743	\$ 9,848	\$ 9,953	\$ 10,060	\$ 10,168	\$ 10,168	
Capital Area Transportation Authority (CATA)	2.9886	\$ -	\$ 242	\$ 535	\$ 547	\$ 559	\$ 571	\$ 584	\$ 596	\$ 609	\$ 15,074	\$ 15,236	\$ 15,400	\$ 15,565	\$ 15,733	\$ 15,733	
Lansing Community College	3.7611	\$ -	\$ 305	\$ 673	\$ 688	\$ 704	\$ 719	\$ 735	\$ 751	\$ 767	\$ 18,971	\$ 19,175	\$ 19,381	\$ 19,589	\$ 19,799	\$ 19,799	
Ingham ISD Special Education	4.7384	\$ -	\$ 384	\$ 848	\$ 867	\$ 887	\$ 906	\$ 926	\$ 946	\$ 966	\$ 23,900	\$ 24,157	\$ 24,417	\$ 24,679	\$ 24,944	\$ 24,944	
Ingham County Operating	6.7479	\$ -	\$ 547	\$ 1,208	\$ 1,235	\$ 1,262	\$ 1,290	\$ 1,318	\$ 1,347	\$ 1,375	\$ 34,036	\$ 34,402	\$ 34,771	\$ 35,145	\$ 35,522	\$ 35,522	
Meridian Township	8.0181	\$ -	\$ 650	\$ 1,435	\$ 1,467	\$ 1,500	\$ 1,533	\$ 1,567	\$ 1,600	\$ 1,634	\$ 40,442	\$ 40,877	\$ 41,317	\$ 41,760	\$ 42,209	\$ 42,209	
Multi-Family and Commercial - Local Total:	37.6275	61.06%	\$ -	\$ 3,049	\$ 6,734	\$ 6,886	\$ 7,040	\$ 7,195	\$ 7,352	\$ 7,510	\$ 7,670	\$ 7,830	\$ 7,992	\$ 8,156	\$ 8,322	\$ 8,489	

For-Sale Units																
Ingham County Indigent Veterans Relief Fund	0.0328	\$ -	\$ 6	\$ 94	\$ 187	\$ 281	\$ 374	\$ 378	\$ 382	\$ 386	\$ 390	\$ 394	\$ 398	\$ 402	\$ 406	\$ 406
Farmland Preservation	0.1395	\$ -	\$ 25	\$ 400	\$ 797	\$ 1,193	\$ 1,590	\$ 1,606	\$ 1,623	\$ 1,640	\$ 1,657	\$ 1,675	\$ 1,692	\$ 1,710	\$ 1,728	\$ 1,728
Animal Control	0.2000	\$ -	\$ 36	\$ 574	\$ 1,142	\$ 1,710	\$ 2,279	\$ 2,303	\$ 2,327	\$ 2,351	\$ 2,376	\$ 2,401	\$ 2,426	\$ 2,452	\$ 2,477	\$ 2,477
Ingham ISD Operating	0.1994	\$ -	\$ 36	\$ 572	\$ 1,139	\$ 1,705	\$ 2,272	\$ 2,296	\$ 2,320	\$ 2,344	\$ 2,369	\$ 2,394	\$ 2,419	\$ 2,444	\$ 2,470	\$ 2,470
Elder Care	0.3000	\$ -	\$ 54	\$ 860	\$ 1,713	\$ 2,566	\$ 3,418	\$ 3,454	\$ 3,491	\$ 3,527	\$ 3,564	\$ 3,601	\$ 3,639	\$ 3,677	\$ 3,716	\$ 3,716
Potter Park Zoo	0.4986	\$ -	\$ 90	\$ 1,430	\$ 2,847	\$ 4,264	\$ 5,681	\$ 5,741	\$ 5,801	\$ 5,862	\$ 5,924	\$ 5,986	\$ 6,048	\$ 6,112	\$ 6,176	\$ 6,176
Parks/Trails	0.4986	\$ -	\$ 90	\$ 1,430	\$ 2,847	\$ 4,264	\$ 5,681	\$ 5,741	\$ 5,801	\$ 5,862	\$ 5,924	\$ 5,986	\$ 6,048	\$ 6,112	\$ 6,176	\$ 6,176
Housing/Homeless	0.5000	\$ -	\$ 90	\$ 1,434	\$ 2,855	\$ 4,276	\$ 5,697	\$ 5,757	\$ 5,818	\$ 5,879	\$ 5,940	\$ 6,002	\$ 6,065	\$ 6,129	\$ 6,193	\$ 6,193
Public Transportation	0.5988	\$ -	\$ 108	\$ 1,717	\$ 3,419	\$ 5,121	\$ 6,823	\$ 6,895	\$ 6,967	\$ 7,040	\$ 7,114	\$ 7,189	\$ 7,264	\$ 7,340	\$ 7,417	\$ 7,417
Juvenile Justice	0.6000	\$ -	\$ 108	\$ 1,721	\$ 3,426	\$ 5,131	\$ 6,837	\$ 6,908	\$ 6,981	\$ 7,054	\$ 7,128	\$ 7,203	\$ 7,278	\$ 7,355	\$ 7,432	\$ 7,432
Health Services	0.6300	\$ -	\$ 113	\$ 1,807	\$ 3,597	\$ 5,388	\$ 7,179	\$ 7,254	\$ 7,330	\$ 7,407	\$ 7,485	\$ 7,563	\$ 7,642	\$ 7,722	\$ 7,803	\$ 7,803
Capital Region Airport Authority	0.6990	\$ -	\$ 126	\$ 2,005	\$ 3,991	\$ 5,978	\$ 7,965	\$ 8,048	\$ 8,133	\$ 8,218	\$ 8,304	\$ 8,391	\$ 8,479	\$ 8,568	\$ 8,658	\$ 8,658
Jail/Justice	0.8476	\$ -	\$ 153	\$ 2,431	\$ 4,840	\$ 7,249	\$ 9,658	\$ 9,759	\$ 9,862	\$ 9,965	\$ 10,070	\$ 10,175	\$ 10,282	\$ 10,390	\$ 10,498	\$ 10,498
911 System	0															

Table 2
Tax Increment Revenue Capture Estimates
1621-1655 Haslett Road
Haslett, MI

Estimated Taxable Value (TV) Increase Rate: 1%													
Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Plan Year	17	18	19	20	21	22	23	24	25	26	27	28	29
Capture Year	14	15	16	17	18	19	20	21	22	23	24	25	26
Multi-Family and Commercial													
Base Taxable Value (TV) of Land	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068
Base Taxable Value (TV) of Building	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541
For-Sale Units													
Base Taxable Value (TV) of Land	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486
Base Taxable Value (TV) of Building	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460
Multi-Family and Commercial													
Estimated New TV for Land	\$ 455,284	\$ 459,837	\$ 464,435	\$ 469,079	\$ 473,770	\$ 478,508	\$ 483,293	\$ 488,126	\$ 493,007	\$ 497,937	\$ 502,917	\$ 507,946	\$ 513,025
Estimated New TV for Building	\$ 5,246,955	\$ 5,299,425	\$ 5,352,419	\$ 5,405,943	\$ 5,460,003	\$ 5,514,603	\$ 5,569,749	\$ 5,625,446	\$ 5,681,701	\$ 5,738,518	\$ 5,795,903	\$ 5,853,862	\$ 5,912,400
For-Sale Units													
Estimated New TV for Land	\$ 680,668	\$ 687,475	\$ 694,350	\$ 701,293	\$ 708,306	\$ 715,389	\$ 722,543	\$ 729,768	\$ 737,066	\$ 744,437	\$ 751,881	\$ 759,400	\$ 766,994
Estimated New TV for Building	\$ 12,406,831	\$ 12,530,900	\$ 12,656,209	\$ 12,782,771	\$ 12,910,598	\$ 13,039,704	\$ 13,170,101	\$ 13,302,803	\$ 13,434,821	\$ 13,569,169	\$ 13,704,860	\$ 13,841,909	\$ 13,980,328
Multi-Family and Commercial													
Incremental Difference for Land (New TV - Base TV)	\$ 230,216	\$ 234,769	\$ 239,367	\$ 244,011	\$ 248,702	\$ 253,440	\$ 258,225	\$ 263,058	\$ 267,939	\$ 272,869	\$ 277,849	\$ 282,878	\$ 287,957
Incremental Difference for Building (New TV - Base TV)	\$ 5,090,414	\$ 5,142,884	\$ 5,195,878	\$ 5,249,402	\$ 5,303,462	\$ 5,358,062	\$ 5,413,208	\$ 5,468,905	\$ 5,525,160	\$ 5,581,977	\$ 5,639,362	\$ 5,697,321	\$ 5,755,859
For-Sale Units													
Incremental Difference for Land (New TV - Base TV)	\$ 344,182	\$ 350,989	\$ 357,864	\$ 364,807	\$ 371,820	\$ 378,903	\$ 386,057	\$ 393,282	\$ 400,580	\$ 407,951	\$ 415,395	\$ 422,914	\$ 430,508
Incremental Difference for Building (New TV - Base TV)	\$ 12,171,371	\$ 12,295,440	\$ 12,420,749	\$ 12,547,311	\$ 12,675,138	\$ 12,804,244	\$ 12,934,641	\$ 13,066,343	\$ 13,199,361	\$ 13,333,709	\$ 13,469,400	\$ 13,606,449	\$ 13,744,868
Total Incremental Difference	\$ 17,836,183	\$ 18,024,081	\$ 18,213,857	\$ 18,405,531	\$ 18,599,122	\$ 18,794,649	\$ 18,992,131	\$ 19,191,588	\$ 19,393,039	\$ 19,596,505	\$ 19,802,006	\$ 20,009,561	\$ 20,219,193

School Capture		Millage Rate												Total New Taxes	Pass-Through	Captured	
Multi-Family and Commercial		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051			
School Operating	18.0000	\$ 95,771	\$ 96,798	\$ 97,834	\$ 98,881	\$ 99,939	\$ 101,007	\$ 102,086	\$ 103,175	\$ 104,276	\$ 105,387	\$ 106,510	\$ 107,644	\$ 108,789	\$ 2,319,233	\$ 4,869	\$ 2,314,365
State Education Tax (SET)	6.0000	\$ 31,924	\$ 32,266	\$ 32,611	\$ 32,960	\$ 33,313	\$ 33,669	\$ 34,029	\$ 34,392	\$ 34,759	\$ 35,129	\$ 35,503	\$ 35,881	\$ 36,263	\$ 773,078	\$ 1,623	\$ 771,455
Multi-Family and Commercial - School Total:	24.0000	\$ 127,695	\$ 129,064	\$ 130,446	\$ 131,842	\$ 133,252	\$ 134,676	\$ 136,114	\$ 137,567	\$ 139,034	\$ 140,516	\$ 142,013	\$ 143,525	\$ 145,052	\$ 3,092,311	\$ 6,491	\$ 3,085,820
For-Sale Units																	
School Operating	18.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,957	\$ -	\$ 16,957
State Education Tax (SET)	6.0000	\$ 75,093	\$ 75,879	\$ 76,672	\$ 77,473	\$ 78,282	\$ 79,099	\$ 79,924	\$ 80,758	\$ 81,600	\$ 82,450	\$ 83,309	\$ 84,176	\$ 85,052	\$ 1,785,391	\$ 3,806	\$ 1,781,584
For-Sale Units - School Total:	24.0000	\$ 75,093	\$ 75,879	\$ 76,672	\$ 77,473	\$ 78,282	\$ 79,099	\$ 79,924	\$ 80,758	\$ 81,600	\$ 82,450	\$ 83,309	\$ 84,176	\$ 85,052	\$ 1,802,347	\$ 3,806	\$ 1,798,541

Local Capture		Millage Rate												Total New Taxes	Pass-Through	Captured	
Multi-Family and Commercial		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051			
Ingham County Indigent Veterans Relief Fund (IVRF)	0.0328	\$ 175	\$ 176	\$ 178	\$ 180	\$ 182	\$ 184	\$ 186	\$ 188	\$ 190	\$ 192	\$ 194	\$ 196	\$ 198	\$ 3,312	\$ -	\$ 3,312
Farmland Preservation	0.1395	\$ 742	\$ 750	\$ 758	\$ 766	\$ 775	\$ 783	\$ 791	\$ 800	\$ 808	\$ 817	\$ 825	\$ 834	\$ 843	\$ 14,085	\$ -	\$ 14,085
Animal Control	0.2000	\$ 1,064	\$ 1,076	\$ 1,087	\$ 1,099	\$ 1,110	\$ 1,122	\$ 1,134	\$ 1,146	\$ 1,159	\$ 1,171	\$ 1,183	\$ 1,196	\$ 1,209	\$ 20,194	\$ -	\$ 20,194
Ingham ISD Operating	0.1994	\$ 1,061	\$ 1,072	\$ 1,084	\$ 1,095	\$ 1,107	\$ 1,119	\$ 1,131	\$ 1,143	\$ 1,155	\$ 1,167	\$ 1,180	\$ 1,192	\$ 1,205	\$ 20,134	\$ -	\$ 20,134
Elder Care	0.3000	\$ 1,596	\$ 1,613	\$ 1,631	\$ 1,648	\$ 1,666	\$ 1,683	\$ 1,701	\$ 1,720	\$ 1,738	\$ 1,756	\$ 1,775	\$ 1,794	\$ 1,813	\$ 30,291	\$ -	\$ 30,291
Potter Park Zoo	0.4986	\$ 2,653	\$ 2,681	\$ 2,710	\$ 2,739	\$ 2,768	\$ 2,798	\$ 2,828	\$ 2,858	\$ 2,888	\$ 2,919	\$ 2,950	\$ 2,982	\$ 3,013	\$ 50,344	\$ -	\$ 50,344
Parks/Trails	0.4986	\$ 2,653	\$ 2,681	\$ 2,710	\$ 2,739	\$ 2,768	\$ 2,798	\$ 2,828	\$ 2,858	\$ 2,888	\$ 2,919	\$ 2,950	\$ 2,982	\$ 3,013	\$ 50,344	\$ -	\$ 50,344
Housing/Homeless	0.5000	\$ 2,660	\$ 2,689	\$ 2,718	\$ 2,747	\$ 2,776	\$ 2,806	\$ 2,836	\$ 2,866	\$ 2,897	\$ 2,927	\$ 2,959	\$ 2,990	\$ 3,022	\$ 50,485	\$ -	\$ 50,485
Public Transportation	0.5988	\$ 3,186	\$ 3,220	\$ 3,255	\$ 3,289	\$ 3,325	\$ 3,360	\$ 3,396	\$ 3,432	\$ 3,469	\$ 3,506	\$ 3,543	\$ 3,581	\$ 3,619	\$ 60,461	\$ -	\$ 60,461
Juvenile Justice	0.6000	\$ 3,192	\$ 3,227	\$ 3,261	\$ 3,296	\$ 3,331	\$ 3,367	\$ 3,403	\$ 3,439	\$ 3,476	\$ 3,513	\$ 3,550	\$ 3,588	\$ 3,626	\$ 60,582	\$ -	\$ 60,582
Health Services	0.6300	\$ 3,352	\$ 3,388	\$ 3,424	\$ 3,461	\$ 3,498	\$ 3,535	\$ 3,573	\$ 3,611	\$ 3,650	\$ 3,689	\$ 3,728	\$ 3,768	\$ 3,808	\$ 63,612	\$ -	\$ 63,612
Capital Region Airport Authority	0.6990	\$ 3,719	\$ 3,759	\$ 3,799	\$ 3,840	\$ 3,881	\$ 3,922	\$ 3,964	\$ 4,007	\$ 4,049	\$ 4,093	\$ 4,136	\$ 4,180	\$ 4,225	\$ 70,578	\$ -	\$ 70,578
Jail/Justice	0.8476	\$ 4,510	\$ 4,558	\$ 4,607	\$ 4,656	\$ 4,706	\$ 4,756	\$ 4,807	\$ 4,858	\$ 4,910	\$ 4,963	\$ 5,015	\$ 5,069	\$ 5,123	\$ 85,583	\$ -	\$ 85,583
911 System	0.8483	\$ 4,513	\$ 4,562	\$ 4,611	\$ 4,660	\$ 4,710	\$ 4,760	\$ 4,811	\$ 4,862	\$ 4,914	\$ 4,967	\$ 5,020	\$ 5,073	\$ 5,127	\$ 85,653	\$ -	\$ 85,653
Ingham ISD Vocational Education	1.2906	\$ 6,867	\$ 6,940	\$ 7,015	\$ 7,090	\$ 7,166	\$ 7,242	\$ 7,320	\$ 7,398	\$ 7,477	\$ 7,556	\$ 7,637	\$ 7,718	\$ 7,800	\$ 130,313	\$ -	\$ 130,313
Capital Area District Library	1.5586	\$ 8,293	\$ 8,382	\$ 8,471	\$ 8,562	\$ 8,654	\$ 8,746	\$ 8,839	\$ 8,934	\$ 9,029	\$ 9,125	\$ 9,223	\$ 9,321	\$ 9,420	\$ 157,373	\$ -	\$ 157,373
Haslett Building and Site	1.9316	\$ 10,277	\$ 10,387	\$ 10,499	\$ 10,611	\$ 10,725	\$ 10,839	\$ 10,955	\$ 11,072	\$ 11,190	\$ 11,309	\$ 11,430	\$ 11,551	\$ 11,674	\$ 195,035	\$ -	\$ 195,035
Capital Area Transportation Authority (CATA)	2.9886	\$ 15,901	\$ 16,072	\$ 16,244	\$ 16,418	\$ 16,593	\$ 16,771	\$ 16,950	\$ 17,131	\$ 17,313	\$ 17,498	\$ 17,684	\$ 17,872	\$ 18,063	\$ 301,761	\$ -	\$ 301,761
Lansing Community College	3.7611	\$ 20,011	\$ 20,226	\$ 20,442	\$ 20,661	\$ 20,882	\$ 21,105	\$ 21,331	\$ 21,558	\$ 21,788	\$ 22,021	\$ 22,255	\$ 22,492	\$ 22,731	\$ 379,761	\$ -	\$ 379,761
Ingham ISD Special Education	4.7384	\$ 25,211	\$ 25,481	\$ 25,754	\$ 26,030	\$ 26,308	\$ 26,590	\$ 26,874	\$ 27,160	\$ 27,450	\$ 27,743	\$ 28,038	\$ 28,337	\$ 28,638	\$ 478,439	\$ -	\$ 478,439
Ingham County Operating	6.7479	\$ 35,903	\$ 36,288	\$ 36,676	\$ 37,069	\$ 37,465	\$ 37,866	\$ 38,270	\$ 38,679	\$ 39,091	\$ 39,508	\$ 39,929	\$ 40,354	\$ 40,783	\$ 681,340	\$ -	\$ 681,340
Meridian Township	8.0181	\$ 42,661	\$ 43,119	\$ 43,580	\$ 44,047	\$ 44,518	\$ 44,994	\$ 45,474	\$ 45,959	\$ 46,450	\$ 46,945	\$ 47,445	\$ 47,950	\$ 48,460	\$ 809,593	\$ -	\$ 809,593
Multi-Family and Commercial - Local Total:	37.6275	\$ 200,202	\$ 202,348	\$ 204,515	\$ 206,703	\$ 208,914	\$ 211,147	\$ 213,402	\$ 215,679	\$ 217,980	\$ 220,303	\$ 222,650	\$ 225,020	\$ 227,414	\$ 6,891,585	\$ 6,491	\$ 6,885,093

For-Sale Units		Millage Rate												Total New Taxes	Pass-Through	Captured	
Multi-Family and Commercial		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051			
Ingham County Indigent Veterans Relief Fund	0.0328	\$ 411	\$ 415	\$ 419	\$ 424	\$ 428	\$ 432	\$ 437	\$ 441	\$ 446	\$ 451	\$ 455	\$ 460	\$ 465	\$ 9,760	\$ -	\$ 9,760
Farmland Preservation	0.1395	\$ 1,746	\$ 1,764	\$ 1,783	\$ 1,801	\$ 1,820	\$ 1,839	\$ 1,858	\$ 1,878	\$ 1,897	\$ 1,917	\$ 1,937	\$ 1,957	\$ 1,977	\$ 41,510	\$ -	\$ 41,510
Animal Control	0.2000	\$ 2,503	\$ 2,529	\$ 2,556	\$ 2,582	\$ 2,609	\$ 2,637	\$ 2,664	\$ 2,692	\$ 2,720	\$ 2,748	\$ 2,777	\$ 2,806	\$ 2,835	\$ 59,513	\$ -	\$ 59,513
Ingham ISD Operating	0.1994	\$ 2,496	\$ 2,522	\$ 2,548	\$ 2,575	\$ 2,602	\$ 2,629	\$ 2,656	\$ 2,684	\$ 2,712	\$ 2,740	\$ 2,769	\$ 2,797	\$ 2,827	\$ 59,334	\$ -	\$ 59,334
Elder Care	0.3000	\$ 3,755	\$ 3,794	\$ 3,834	\$ 3,874	\$ 3,914	\$ 3,955	\$ 3,996	\$ 4,038	\$ 4,080	\$ 4,122	\$ 4,165	\$ 4,209	\$ 4,253	\$ 89,270	\$ -	\$ 89,270
Potter Park Zoo	0.4986	\$ 6,240	\$ 6,306	\$ 6,371	\$ 6,438	\$ 6,505	\$ 6,573	\$ 6,642	\$ 6,711	\$ 6,781	\$ 6,852	\$ 6,923	\$ 6,995	\$ 7,068	\$ 148,366		

Table 3
Tax Increment Revenue Reimbursement Allocation Table
1621-1655 Haslett Road
Haslett, MI

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	22.23%	\$ 3,665,784	\$ -	\$ 3,665,784
Local	77.77%	\$ 12,710,303	\$ 111,196	\$ 12,821,499
TOTAL	Local State	\$ 16,376,087	\$ 111,196	\$ 16,487,283
EGLE	0.3%	0.3%	\$ 45,247	
MSHDA	99.1%	99.7%	\$ 16,330,840	
Local-Only	0.7%		\$ 111,196	

Estimated Total Years of Plan:	29
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Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 1,218,577
BRA Administrative Fees	\$ 1,499,591
Local Brownfield Revolving Fund	\$ 674,816

* During the life of the Plan

Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13

Available Tax Increment Revenue (TIR)															
Total State Tax Capture Available	\$ -	\$ 6,144	\$ 60,183	\$ 115,061	\$ 171,082	\$ 184,339	\$ 186,308	\$ 188,297	\$ 190,306	\$ 192,335	\$ 194,384	\$ 196,454	\$ 198,545	\$ 200,656	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ 900	\$ 13,374	\$ 26,615	\$ 39,999	\$ 48,680	\$ 49,195	\$ 49,716	\$ 50,242	\$ 50,773	\$ 51,309	\$ 51,851	\$ 52,398	\$ 52,950	
State TIR Available for Reimbursement to Developer	\$ -	\$ 5,244	\$ 46,809	\$ 88,447	\$ 131,083	\$ 135,659	\$ 137,113	\$ 138,581	\$ 140,065	\$ 141,562	\$ 143,075	\$ 144,603	\$ 146,147	\$ 147,706	
Total Local Tax Capture Available	\$ -	\$ 9,822	\$ 114,655	\$ 221,746	\$ 328,842	\$ 435,941	\$ 440,600	\$ 445,306	\$ 450,059	\$ 636,817	\$ 643,544	\$ 650,338	\$ 657,200	\$ 664,131	
Capture for BRA Administrative Fees (10%)	\$ -	\$ 982	\$ 11,465	\$ 22,175	\$ 32,884	\$ 43,594	\$ 44,060	\$ 44,531	\$ 45,006	\$ 63,682	\$ 64,354	\$ 65,034	\$ 65,720	\$ 66,413	
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ -	\$ 442	\$ 5,159	\$ 9,979	\$ 14,798	\$ 19,617	\$ 19,827	\$ 20,039	\$ 20,253	\$ 28,657	\$ 28,959	\$ 29,265	\$ 29,574	\$ 29,886	
Local TIR Available for Reimbursement to Developer	\$ -	\$ 8,398	\$ 98,030	\$ 189,593	\$ 281,160	\$ 372,729	\$ 376,713	\$ 380,736	\$ 384,800	\$ 544,478	\$ 550,230	\$ 556,039	\$ 561,906	\$ 567,832	
Total State & Local TIR Available for Reimbursement to Developer	\$ -	\$ 13,641	\$ 144,839	\$ 278,040	\$ 412,243	\$ 508,388	\$ 513,826	\$ 519,318	\$ 524,865	\$ 686,041	\$ 693,305	\$ 700,642	\$ 708,053	\$ 715,537	

DEVELOPER	Beginning Balance	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	\$ 16,487,283	\$ 16,487,283	\$ 16,473,642	\$ 16,328,803	\$ 16,050,763	\$ 15,638,520	\$ 15,130,132	\$ 14,616,306	\$ 14,096,988	\$ 13,572,123	\$ 12,886,082	\$ 12,192,777	\$ 11,492,135	\$ 10,784,082	\$ 10,068,545
EGLE Eligible Activities	\$ 45,247	\$ 45,247	\$ 45,210	\$ 44,811	\$ 44,047	\$ 42,913	\$ 41,515	\$ 40,103	\$ 38,675	\$ 37,232	\$ 35,346	\$ 33,441	\$ 31,515	\$ 29,570	\$ 27,603
State Tax Reimbursement	\$ 10,129	\$ -	\$ 14	\$ 129	\$ 244	\$ 362	\$ 375	\$ 379	\$ 383	\$ 387	\$ 391	\$ 395	\$ 400	\$ 404	\$ 408
Local Tax Reimbursement	\$ 35,119	\$ -	\$ 23	\$ 269	\$ 520	\$ 772	\$ 1,023	\$ 1,034	\$ 1,045	\$ 1,056	\$ 1,494	\$ 1,510	\$ 1,526	\$ 1,542	\$ 1,558
MSHDA Eligible Activities	\$ 16,330,840	\$ 16,330,840	\$ 16,317,293	\$ 16,173,513	\$ 15,897,517	\$ 15,488,304	\$ 14,983,827	\$ 14,473,955	\$ 13,958,632	\$ 13,437,806	\$ 12,757,323	\$ 12,069,634	\$ 11,374,667	\$ 10,672,350	\$ 9,962,608
State Tax Reimbursement	\$ 3,655,655	\$ -	\$ 5,229	\$ 46,680	\$ 88,202	\$ 130,721	\$ 135,284	\$ 136,734	\$ 138,199	\$ 139,678	\$ 141,171	\$ 142,680	\$ 144,204	\$ 145,743	\$ 147,297
Local Tax Reimbursement	\$ 12,675,184	\$ -	\$ 8,318	\$ 97,100	\$ 187,794	\$ 278,492	\$ 369,193	\$ 373,138	\$ 377,124	\$ 381,149	\$ 539,312	\$ 545,009	\$ 550,763	\$ 556,574	\$ 562,444
LOCAL-ONLY Activities	\$ 111,196	\$ 111,196	\$ 111,139	\$ 110,478	\$ 109,200	\$ 107,303	\$ 104,790	\$ 102,249	\$ 99,681	\$ 97,086	\$ 93,414	\$ 89,703	\$ 85,953	\$ 82,163	\$ 78,333
Local-Only Tax Reimbursement	\$ -	\$ -	\$ 57	\$ 661	\$ 1,279	\$ 1,896	\$ 2,514	\$ 2,541	\$ 2,568	\$ 2,595	\$ 3,672	\$ 3,711	\$ 3,750	\$ 3,790	\$ 3,830
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ -	\$ 13,641	\$ 144,839	\$ 278,040	\$ 412,243	\$ 508,388	\$ 513,826	\$ 519,318	\$ 524,865	\$ 686,041	\$ 693,305	\$ 700,642	\$ 708,053	\$ 715,537	

Table 3
Tax Increment Revenue Reimbursement Allocation Table
1621-1655 Haslett Road
Haslett, MI

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	TOTALS
	17	18	19	20	21	22	23	24	25	26	27	28	29	
	14	15	16	17	18	19	20	21	22	23	24	25	26	
Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ 202,788	\$ 204,942	\$ 207,118	\$ 209,315	\$ 211,534	\$ 213,775	\$ 216,039	\$ 218,325	\$ 220,634	\$ 222,966	\$ 225,322	\$ 227,701	\$ 230,104	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 53,509	\$ 54,072	\$ 54,642	\$ 55,217	\$ 55,797	\$ 56,384	\$ 56,976	\$ 57,575	\$ 58,179	\$ 58,790	\$ 59,406	\$ 60,029		\$ 1,218,577
State TIR Available for Reimbursement to Developer	\$ 149,280	\$ 150,870	\$ 152,476	\$ 154,098	\$ 155,736	\$ 157,391	\$ 159,062	\$ 160,750	\$ 162,455	\$ 164,177	\$ 165,916	\$ 167,672	\$ 230,104	\$ 10,298
Total Local Tax Capture Available	\$ 671,131	\$ 678,201	\$ 685,342	\$ 692,554	\$ 699,838	\$ 707,196	\$ 714,626	\$ 722,131	\$ 729,712	\$ 737,368	\$ 745,100	\$ 752,910	\$ 760,798	
Capture for BRA Administrative Fees (10%)	\$ 67,113	\$ 67,820	\$ 68,534	\$ 69,255	\$ 69,984	\$ 70,720	\$ 71,463	\$ 72,213	\$ 72,971	\$ 73,737	\$ 74,510	\$ 75,291	\$ 76,080	\$ 1,499,591
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 30,201	\$ 30,519	\$ 30,840	\$ 31,165	\$ 31,493	\$ 31,824	\$ 32,158	\$ 32,496	\$ 32,837	\$ 33,182	\$ 33,529	\$ 33,881	\$ 34,236	\$ 674,816
Local TIR Available for Reimbursement to Developer	\$ 573,817	\$ 579,862	\$ 585,967	\$ 592,134	\$ 598,362	\$ 604,652	\$ 611,006	\$ 617,422	\$ 623,903	\$ 630,449	\$ 637,060	\$ 643,738	\$ 650,482	
Total State & Local TIR Available for Reimbursement to Developer	\$ 723,097	\$ 730,732	\$ 738,443	\$ 746,232	\$ 754,098	\$ 762,043	\$ 770,068	\$ 778,173	\$ 786,358	\$ 794,626	\$ 802,976	\$ 811,410	\$ 880,586	
DEVELOPER														
	\$ 9,345,448	\$ 8,614,716	\$ 7,876,272	\$ 7,130,041	\$ 6,375,942	\$ 5,613,899	\$ 4,843,831	\$ 4,065,659	\$ 3,279,301	\$ 2,484,675	\$ 1,681,698	\$ 870,288	\$ 0	
EGLE Eligible Activities	\$ 25,616	\$ 23,608	\$ 21,578	\$ 19,527	\$ 17,455	\$ 15,361	\$ 13,244	\$ 11,106	\$ 8,945	\$ 6,761	\$ 4,554	\$ 2,324	\$ -	
State Tax Reimbursement	\$ 412	\$ 417	\$ 421	\$ 426	\$ 430	\$ 435	\$ 439	\$ 444	\$ 449	\$ 454	\$ 458	\$ 463	\$ 607	\$ 10,129
Local Tax Reimbursement	\$ 1,575	\$ 1,591	\$ 1,608	\$ 1,625	\$ 1,642	\$ 1,659	\$ 1,677	\$ 1,694	\$ 1,712	\$ 1,730	\$ 1,748	\$ 1,767	\$ 1,717	\$ 35,119
MSHDA Eligible Activities	\$ 9,245,369	\$ 8,520,556	\$ 7,788,094	\$ 7,047,906	\$ 6,299,916	\$ 5,544,045	\$ 4,780,215	\$ 4,008,345	\$ 3,228,355	\$ 2,440,165	\$ 1,643,692	\$ 838,854	\$ -	
State Tax Reimbursement	\$ 148,867	\$ 150,453	\$ 152,055	\$ 153,672	\$ 155,306	\$ 156,956	\$ 158,623	\$ 160,306	\$ 162,006	\$ 163,723	\$ 165,457	\$ 167,209	\$ 219,199	\$ 3,655,655
Local Tax Reimbursement	\$ 568,372	\$ 574,360	\$ 580,407	\$ 586,515	\$ 592,684	\$ 598,915	\$ 605,208	\$ 611,564	\$ 617,983	\$ 624,467	\$ 631,016	\$ 637,630	\$ 619,655	\$ 12,675,184
LOCAL-ONLY Activities	\$ 74,463	\$ 70,552	\$ 66,600	\$ 62,607	\$ 58,571	\$ 54,493	\$ 50,372	\$ 46,208	\$ 42,001	\$ 37,749	\$ 33,452	\$ 29,110	\$ 0	
Local-Only Tax Reimbursement	\$ 3,870	\$ 3,911	\$ 3,952	\$ 3,994	\$ 4,036	\$ 4,078	\$ 4,121	\$ 4,164	\$ 4,208	\$ 4,252	\$ 4,297	\$ 4,342	\$ 29,110	\$ 111,196
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 723,097	\$ 730,732	\$ 738,443	\$ 746,232	\$ 754,098	\$ 762,043	\$ 770,068	\$ 778,173	\$ 786,358	\$ 794,626	\$ 802,976	\$ 811,410	\$ 870,288	
														\$ 16,487,283



TABLE 5
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
1621-1655 Haslett Road
Haslett, Michigan 48840
Triterra Project No. 21-2907

Analyzed Constituents <i>(Refer to laboratory report for method reference data)</i>	Chemical Abstract Service Number	EGLE Part 201 Residential Generic Cleanup Criteria and Screening Levels					Volatilization to Indoor Air Pathway (VIAP) Screening Levels (Shallow Groundwater <10')		Sample ID and Collection Date	
		Residential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Volatilization to Indoor Air Inhalation Criteria	Water Solubility	Flammability and Explosivity Screening Level	Residential	Nonresidential	SB-5 5-10' 02/01/2022	SB-6 5-10' 02/01/2022
Volatiles, VOCs ug/L										
Acetone	67641	730	1,700	1,000,000,000	1,000,000,000	21,000,000	50,000	200,000	<RL	<RL
Benzene	71432	5.0	200 (X)	5,600	1,750,000	68,000	1.0	8.4	<RL	<RL
n-Butylbenzene	104518	80	ID	ID	NA	ID	44	360	<RL	<RL
sec-Butylbenzene	135988	80	ID	ID	NA	ID	270	400	<RL	<RL
Carbon disulfide	75150	800	ID	250,000	1,190,000	1,300	92	840	<RL	<RL
Chloroform	67663	80	350	28,000	79,200,000	ID	0.49 (M)	3.1	<RL	<RL
1,2-Dichloroethane	107062	5.0	360 (X)	9,600	8,520,000	250,000	1.4	5.1	<RL	<RL
1,2-Dichlorobenzene	95501	600	13	160,000	156,000	NA	370	950	<RL	<RL
1,3-Dichlorobenzene	541731	6.6	28	18,000	111,000	ID	2.6	7.9	<RL	<RL
1,4-Dichlorobenzene	106467	75	17	16,000	73,800	NA	5.9	28	<RL	<RL
cis-1,2-Dichloroethylene	156592	70	620	93,000	3,500,000	530,000	3.4	14	<RL	3
trans-1,2-Dichloroethylene	156605	100	1,500 (X)	85,000	6,300,000	230,000	16	110	<RL	<RL
Ethylbenzene	100414	74	18	110,000	169,000	43,000	2.8	28	<RL	<RL
p-Isopropyltoluene	99876	NA	NA	NA	NA	NA	NA	NA	<RL	<RL
Isopropylbenzene	98828	800	28	56,000	56,000	29,000	0.60 (M)	6.7	<RL	<RL
2-Methylnaphthalene	91576	260	19	25,000	24,600	ID	66	110	<RL	<RL
1-Methylnaphthalene	90120	NA	NA	NA	NA	NA	NA	NA	<RL	<RL
Methyl-tert-butyl-ether (MTBE)	1634044	40	7,100 (X)	47,000,000	46,800,000	ID	250	810	<RL	<RL
Naphthalene	91203	520	11	31,000	31,000	NA	4.2 (M)	12	<RL	<RL
n-Propylbenzene	103651	80	ID	ID	NA	ID	43	970	<RL	<RL
Styrene	100425	100	80 (X)	170,000	310,000	140,000	33	170	<RL	<RL
1,1,2-Trichloroethane	79005	5.0	330 (X)	17,000	4,420,000	NA	0.47 (M)	0.95 (M)	<RL	<RL
1,2,3-Trimethylbenzene	526738	NA	NA	NA	NA	NA	43 (JT)	150 (JT)	<RL	<RL
1,2,4-Trichlorobenzene	120821	70	99 (X)	300,000	300,000	NA	3.8 (M)	8.5	<RL	<RL
1,2,4-Trimethylbenzene	95636	63	17	56,000	55,890	56,000	25 (JT)	120 (JT)	<RL	<RL
1,3,5-Trimethylbenzene	108678	72	45	61,000	61,150	ID	18 (JT)	110 (JT)	<RL	<RL
Tetrachloroethylene	127184	5.0	60	25,000	200,000	ID	1.5	35	<RL	<RL
Trichloroethylene	79016	5.0	200 (X)	2,200	1,100,000	ID	0.073 (M)	1.6	<RL	<RL
Toluene	108883	790	270	530,000	526,000	61,000	300	6,600	<RL	<RL
Vinyl chloride	75014	2.0	13 (X)	1,100	2,760,000	33,000	0.12 (M)	10	<RL	<RL
Xylenes, Total	1330207	280	49	190,000	186,000	70,000	75	410	<RL	<RL
Various other VOCs	Varies	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	<RL	<RL

NOTES:

- Analytical results compared to EGLE (formerly MDEQ) criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective December 21, 2020.
- Concentrations reported in ppb (parts per billion or ug/L).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the EGLE spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are **not** protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, - = Constituent was not analyzed, NA = Not applicable, NLL = Not likely to leach under most soil conditions, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- RIASL = Recommended Interim Action Screening Levels, August 2017.
- X = The GSI criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source. Check GSI Table Guide for GSI Criteria for surface water protected for drinking water.
- J = Hazardous substance may be present in several isomer forms. Isomer-specific concentrations shall be added together for comparison to criteria.
- JT = Hazardous substance may be present in several isomer forms. The VIAP screening level may be used for the individual isomer provided that is the sole isomer detected; however, when multiple isomers are detected, the isomer-specific concentrations must be added together and compared to the most restrictive VIAP Screening Level of the detected isomers.
- H = If both Chromium III and Chromium VI are present in groundwater, the total concentration of both cannot exceed the drinking water criterion of 100 ug/L. If analytical data are provided for total chromium only, they shall be compared to the cleanup criteria for Chromium VI.
- O = 2,3,7,8 - tetrachlorodibenzo-p-dioxin shall be added together and compared to the criteria for 2,3,7,8 - tetrachlorodibenzo-p-dioxin.

Analyzed Constituents <i>Refer to detailed laboratory report for method reference data</i>	Chemical Abstract Service Number	Volatilization to Indoor Air Pathway (VIAP) Screening Levels		Sample ID and Collection Date	
		Residential	Nonresidential	SG-3 02/02/2022	SG-4 02/02/2022
Volatiles, VOCs $\mu\text{g}/\text{m}^3$					
Acetone	67641	1,000,000	1,000,000	<RL	<RL
Ammonia	7664417	17,000	40,000	<RL	<RL
1,3-Butadiene	106990	NA	NA	<RL	<RL
Benzene	71432	110	260	<RL	<RL
Bromodichloromethane	75274	48	100	<RL	<RL
Bromoform	75252	770	1,800	<RL	<RL
Bromomethane	74839	350	510	<RL	<RL
Vinyl bromide	593602	NA	NA	<RL	<RL
Benzyl chloride	100447	17	340	<RL	<RL
Carbon disulfide	75150	24,000	36,000	<RL	<RL
Chlordane	57749	6.7	9.3	<RL	<RL
Chlorobenzene	108907	1,700	2,600	<RL	<RL
Chloroethane	75003	140,000	200,000	<RL	<RL
Chloroform	67663	37	87	<RL	<RL
Chloromethane	74873	3,100	4,600	<RL	<RL
3-Chloropropene	107051	NA	NA	<RL	<RL
o-Chlorotoluene	95498	2,800	4,100	<RL	<RL
Carbon tetrachloride	56235	150	360	<RL	<RL
Cyclohexane	110827	210,000	310,000	<RL	<RL
1,1-Dichloroethane	75343	530	1,200	<RL	<RL
1,1-Dichloroethylene	75354	7,000	10,000	<RL	<RL
1,2-Dibromoethane	106934	NA	NA	<RL	<RL
1,2-Dichloroethane	107062	33	77	<RL	<RL
1,2-Dichloropropane	78875	140	200	<RL	<RL
1,4-Dioxane	123911	170	400	<RL	<RL
Dichlorodifluoromethane	75718	11,000	17,000	<RL	<RL
Dibromochloromethane	124481	14	83	<RL	<RL
trans-1,2-Dichloroethylene	156605	2,800	410,000	<RL	<RL
cis-1,2-Dichloroethylene	156592	280	410	<RL	<RL
cis-1,3-Dichloropropene	10061015	NA	NA	<RL	<RL
1,3-Dichlorobenzene	541731	100	150	<RL	<RL
1,2-Dichlorobenzene	95501	10,000	15,000	<RL	<RL
1,4-Dichlorobenzene	106467	220	510	<RL	<RL
trans-1,3-Dichloropropene	10061026	NA	NA	<RL	<RL
Ethanol	64175	630,000	630,000	<RL	<RL
Ethylbenzene	100414	340	800	<RL	<RL
Ethyl Acetate	141786	2,400	3,600	<RL	<RL
4-Ethyltoluene	622968	NA	NA	<RL	<RL
Freon 113	76131	NA	NA	<RL	<RL
Freon 114	76142	NA	NA	<RL	<RL
Heptane	142825	120,000	180,000	<RL	<RL
Hexachlorobutadiene	87683	39	91	<RL	<RL
Hexane	110543	24,000	36,000	<RL	<RL
2-Hexanone	591786	1,000	1,500	<RL	<RL
Isopropyl Alcohol	67630	7,000	10,000	<RL	<RL
Methylene chloride	75092	21,000	31,000	<RL	<RL
2-Butanone (MEK)	78933	170,000	170,000	<RL	<RL
4-Methyl-2-pentanone (MIBK)	108101	27,000	27,000	<RL	<RL
Methyl-tert-butyl-ether (MTBE)	1634044	3,300	7,700	<RL	<RL
Methyl methacrylate	80626	NA	NA	<RL	<RL
Napthalene	91203	25	59	<RL	<RL
Propylene	115071	NA	NA	<RL	<RL
Styrene	100425	1,500	3,500	<RL	<RL
1,1,1-Trichloroethane	71556	170,000	230,000	<RL	<RL
1,1,2,2-Tetrachloroethane	79345	15	34	<RL	<RL
1,1,2-Trichloroethane	79005	7.0	10	<RL	<RL
1,2,4-Trichlorobenzene	120821	70	100	<RL	<RL
1,2,4-Trimethylbenzene	95636	2,100 (JT)	3,100 (JT)	<RL	<RL
1,3,5-Trimethylbenzene	108678	2,100 (JT)	3,100 (JT)	<RL	<RL
2,2,4-Trimethylpentane	540841	120,000	180,000	<RL	<RL
1,2,3-Trimethylbenzene	526738	2,100 (JT)	3,100 (JT)	<RL	<RL
Tert-butyl Alcohol	75650	2,500	3,700	<RL	<RL
Tetrachloroethylene	127184	1,400	1,400	<RL	160
Tetrahydrofuran	109999	70,000	100,000	<RL	<RL
Toluene	108883	170,000	250,000	<RL	<RL
Trichloroethylene	79016	67	67	<RL	<RL
Trichlorofluoromethane	75694	15,000	22,000	28	51
Vinyl chloride	75014	54	450	<RL	<RL
Vinyl acetate	108054	7,000	10,000	<RL	<RL
Xylenes, Total	1330207	7,600	11,000	<RL	<RL
Various other VOCs	Varies	Vw/C	Vw/C	<RL	<RL

NOTES:

1. Results reported in microgram per cubic meter ($\mu\text{g}/\text{m}^3$).
2. Detected results shown in **BOLD**. Exceedances are highlighted.
3. Vw/C = Varies with constituent, NA = Not Available, <RL = Result was less than the laboratory reporting limits
4. JT = Hazardous substance may be present in several isomer forms. The VIAP screening level may be used for the individual isomer provided that is the sole isomer detected; however, when multiple isomers are detected, the isomer-specific concentrations must be added together and compared to the most restrictive VIAP Screening Level of the detected isomers.



To: Board Members
From: Supervisor Scott Hendrickson
Date: December 16, 2025
Re: Appointment of Supervisor Pro Tem

Over the past several years, the Board has recommended naming a Supervisor Pro Tem in advance to simplify the process of chairing the Board Meetings in case one is needed. The original proposal was to make one year appointments and rotate it through the Trustees.

It is time to appoint someone to act as Supervisor Pro Tem for 2026.

MOTION: I move that the Board appoint, through December 31, 2026, Trustee Nickolas Lentz to act as Supervisor Pro Tem at any meeting of the Township Board wherein the Supervisor is absent and may act with the statutory authority of Township Supervisor, when specifically delegated that authority by the Supervisor in writing.



To: Township Board
From: Tim Dempsey, Township Manager
Date: December 12, 2025
Re: Fourth Quarter Budget Amendments

The fourth quarter 2025 budget amendments are detailed in the attached document. These amendments are due to revenue and expenditures that were unknown during the original budget process and line item corrections.

GENERAL FUND

Amendments to the 2025 General Fund include increased revenue from permit fees, interest earnings, and other fees. The largest increases are building permits and interest earnings.

Expenses cover higher than anticipated costs, unbudgeted items, and fund line adjustments. Increased expenses include legal fees, staff overtime, and operational expenses. There are also multiple expense items that have been reduced, including some salary line items.

Overall, these amendments result in a net increase to fund balance of \$351,697 and a projected increase to the year-end Fund Balance of \$418,599.

The projected Fund Balance for the General Fund is as follows:

Unassigned Fund Balance on December 31, 2024	\$12,653,260
Original budgeted addition to Fund Balance 2025	40,254
1 ST quarter budget amendments	(264,422)
2 ND quarter budget amendments	24,861
3 RD quarter budget amendments	266,209
4 th quarter budget amendments	<u>351,697</u>
Projected increase to Fund Balance	\$418,599
Projected Fund Balance on December 31, 2025	<u>\$13,071,859</u>
Fund Balance/Average Monthly Expenditures	5.8

SPECIAL REVENUE FUNDS

Amendments to the Special Revenue Funds include a series of revenue adjustments to reflect increased fee collections and better than anticipated interest earnings. There was also additional grant revenue for the Pedestrian Bike Path fund. Most of the expense adjustments related to line item adjustments are relatively small staffing and operational expenses.



COMPONENT UNIT FUNDS

Amendments to the Component Unit Funds include the Brownfield Authority, Economic Development, Downtown Development Authority, and Corridor Improvement Authority. Modifications reflect unplanned revenue and expense modifications based on project activity. All of the changes except a small adjustment to the BRA result in fund balance contributions.

DEBT SERVICE FUNDS

Proposed changes to the Debt Service Funds are primarily on the revenue side. The Road Debt Retirement Fund has several increased revenue items, including unanticipated property tax revenue. The Fire Station Debt Service also had some additional revenue. The remaining fund balance for the Fire Station Debt Service will be disbursed in 2026 according to bond defeasance requirements.

ENTERPRISE FUNDS

Amendments to the Enterprise Funds are include the Sewer, Water, and Motor Pool funds. There are revenue adjustments based on receipts to date; however, downward adjustments may be overly conservative based on the timing of payments, especially for summer irrigation usage. Increased expenses included staff and operational costs. The Advanced Metering Infrastructure (AMI) deployment timing is causing a decrease in the construction budget for the Water Fund.

The following motion is proposed to approve the budget amendments:

MOVE TO APPROVE THE FOURTH QUARTER 2025 BUDGET AMENDMENTS WITH AN INCREASE IN BUDGETED FUND BALANCE FOR THE GENERAL FUND IN THE AMOUNT OF \$351,697 WHICH PROJECTS AN INCREASE IN FUND BALANCE OF \$418,599. BASED ON 2024 RESULTS, THE PROJECTED FUND BALANCE AT DECEMBER 31, 2025, WILL BE \$13,071,859.

Attachments:

1. Fourth Quarter 2025 Budget Amendments

**Charter Township of Meridian - Fourth Quarter Budget Amendments
2025 Budget**

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
General Fund					
Revenue					
Trailer Park Collections	45	200	50	Higher than anticipated	101-000.000-406.000
Delinquent Property Taxes	1,065	5,000	3,138	Higher than anticipated	101-000.000-412.000
Tax Penalties	720	15,000	16,745	Higher than anticipated	101-000.000-445.000
Tax Administration Fee	48,840	1,264,200	17,025	Higher than anticipated based on actual tax collection	101-000.000-447.000
Building Permits	211,515	600,000	190,000	Higher than expected building activity	101-000.000-476.000
Mechanical Permits	47,010	90,000	-	Higher than anticipated	101-000.000-476.100
Electrical Permits	36,900	75,000	-	Higher than anticipated	101-000.000-476.200
Plumbing Permits	29,520	50,000	-	Higher than anticipated	101-000.000-476.300
Franchise Fees- Cable TV	18,620	425,000	-	Higher than anticipated	101-000.000-477.000
Other Permits	4,210	20,000	-	Higher than anticipated	101-000.000-478.000
Mobile Food Vendor Permits	240	1,000	200	Higher than anticipated	101-000.000-479.000
Recreation Program Rev	9,070	15,000	-	Higher than anticipated	101-000.000-606.500
Sporties for Shorties	2,695	20,000	-	Higher than anticipated	101-000.000-606.501
Special Events	3,805	5,000	-	Higher than anticipated	101-000.000-606.505
Baseball/Softball	(25,000)	27,000	-	Lower than anticipated	101-000.000-606.605
Franchise Fees - BWL	21,500	172,000	-	Higher than anticipated	101-000.000-615.000
Planning Department	(13,850)	30,000	-	Lower than anticipated	101-000.000-616.000
Cemetery Revenue	4,885	22,500	3,200	Higher than anticipated	101-000.000-619.000
Annual Rental Inspection Fees	(40,000)	110,000		Lower than anticipated	101-000.000-627.000
Rental Housing Inspection fees	2,140	15,000		Higher than anticipated	101-000.000-627.010
Rental Registration	7,200	30,000	6,400	Higher than anticipated	101-000.000-627.015
Vendor Fees	60	200	100	Higher than anticipated	101-000.000-628.000
Police Desk Revenue	420	1,000	645	Higher than anticipated	101-000.000-637.010
FOIA Requests - Copies	710	3,500	2,500	Higher than anticipated	101-000.000-637.020
Electronic Copies	900	1,500	-	Higher than anticipated	101-000.000-637.500
Cemetery Lot Sales	2,530	20,000	1,505	Higher than anticipated	101-000.000-643.000
Fines-UTC Enforcement	17,000	50,000	8,055	Higher than anticipated	101-000.000-657.010
False Alarm Fees	750	4,000	975	Higher than anticipated	101-000.000-658.000
Court Restitution	3,610	10,000	1,625	Higher than anticipated	101-000.000-660.000
Interest	101,845	450,000	25,000	Earnings higher than anticipated	101-000.000-665.000
Donations - Shop with a Cop	200	1,500		Higher than anticipated	101-000.000-674.175
Miscellaneous	705	2,000	334	Higher than anticipated	101-000.000-675.000
Reimbursements - Fire	15,235	50,000	28,712	Increase in cost recovery	101-000.000-676.030
Reimbursements - City of Mason	9,100	-	-	Unbudgeted	101-000.000-676.060
Reimbursements - Alaiedon Twp	2,625	-	-	Unbudgeted	101-000.000-676.070
Reimbursements - School Security	31,410	36,000	54,200	Higher than expected activity	101-000.000-676.300
	558,230				

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Expenditures					
Township Board					
Salaries	285	80,107	-	Higher than anticipated	101-100.101-701.000
FICA	25	6,128	-	Higher than anticipated	101-100.101-714.000
Professional Conferences/Dues	1,535	7,000	-	Higher than anticipated	101-100.101-825.000
Communications	2,245	8,000	5,704	Listening Sessions postcard mailings and printing	101-100.101-851.000
Administrative Services					
Unemployment Compensation	(1,000)	1,000	-	Unemployment not charged to this dept	101-170.173-724.000
Operating Supplies	3,500	15,000	-	Higher than anticipated	101-170.173-728.000
Legal Fees - UTC	16,000	75,000	-	Higher than anticipated	101-170.173-808.100
Legal Fees - Labor Relations	19,600	50,000	-	Higher than anticipated	101-170.173-808.200
Ambulance Billing	9,900	95,000	-	Higher than anticipated	101-170.173-836.000
Utilities - Electric/Gas/Water	19,500	200,000	-	Higher than anticipated	101-170.173-920.000
Utilities - Telephone & Data Service	(18,000)	165,000	-	Lower than anticipated	101-170.173-921.000
Accounting					
Salaries - Temporary	14,000	5,000	202,811	Temporary staffing required for 2025 financial operations	101-170.191-701.080
Postage	800	18,000	-	Higher than anticipated	101-170.191-730.000
Clerk					
Contractual Services	3,500	17,500	-	Higher than anticipated	101-170.215-820.000
Computer Services/Supplies	(1,000)	1,000	-	Covered under IT	101-170.215-826.000
Information Technology					
Existing Software License Agreements	35,000	415,000	-	Higher than anticipated	101-170.228-826.010
Treasurer					
Insurance Opt Out	800	-	-	Unbudgeted	101-170.253-715.010
Operating Supplies	100	500	650	Higher than anticipated	101-170.253-728.000
Postage	3,600	12,500	-	Higher than anticipated	101-170.253-730.000
Professional Conferences/Dues	320	4,000	1,500	Higher than anticipated	101-170.253-825.000
Miscellaneous	100	500	60	Higher than anticipated	101-170.253-955.000
Elections					
Salaries - Temporary	(2,000)	30,080	5,845	Lower than anticipated	101-170.262-701.080
Salaries - Special Elections	(5,000)	-	41,050	Lower than anticipated	101-170.262-701.160
Contractual Services	7,300	5,000	-	Higher than anticipated; includes 2024 poll locations payments	101-170.262-820.000

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Building Maintenance					
Pension	2,410	17,629	-	Higher than anticipated	101-170.265-717.000
Operating Supplies	2,100	12,500	-	Higher than anticipated	101-170.265-728.000
Building Maintenance	(5,000)	18,000	-	Reduced based on actual costs	101-170.265-937.000
Admin & Human Resources					
Salaries	45,900	638,140	-	Higher than anticipated due to staffing changes	101-170.270-701.000
FICA	2,600	49,231	-	Higher than anticipated	101-170.270-714.000
Training	(15,000)	20,000	-	Lower than anticipated	101-170.270-819.000
Physicals	500	30,000	-	Higher than anticipated	101-170.270-835.000
Grounds Maintenance					
Salaries - Temporary	1,500	12,000	-	Higher than anticipated	101-170.271-701.080
Operating Supplies	(1,000)	7,500	-	Reduced based on actual costs	101-170.271-728.000
Contractual Services	(8,000)	20,000	-	Reduced based on actual costs	101-170.271-820.000
Grounds Maintenance	(10,000)	30,000	-	Reduced based on actual costs	101-170.281-934.000
Machinery and Equipment	(1,000)	1,000	-	Reduced based on actual costs	101-170.271-979.000
Environmental Program					
Health Insurance	3,450	9,418	-	Higher than anticipated	101-170.272-715.000
Workers Compensation	125	103	-	Higher than anticipated	101-170.272-718.000
Climate Sustainability Program	(25,000)	-	25,000	Staff were not able to complete this project in 2025	101-170.272-888.000
Police					
Salaries-Records Division	(20,000)	244,266	-	Lower than anticipated	101-300.301-701.040
Salaries-Cadets	(40,000)	140,657	-	Lower than anticipated	101-300.301-701.170
Holiday Payout	(15,000)	126,928	-	Lower than anticipated	101-300.301-702.010
Overtime	38,700	100,000	11,904	Higher than anticipated	101-300.301-706.000
Overtime-Court Hearings	12,100	17,692	-	Higher than anticipated	101-300.301-706.010
Overtime-School Security	66,000	30,000	-	Higher than anticipated	101-300.301-706.040
Overtime-Training	1,750	15,000	1,379	Higher than anticipated	101-300.301-706.060
Insurance Opt Out	5,650	49,500	-	Higher than anticipated	101-300.301-715.010
Operating Supplies - Canine Unit	810	4,000	6,000	Higher than anticipated	101-300.301-728.040
Professional Conferences/Dues	520	7,000	-	Higher than anticipated	101-300.301-825.000
Equipment Maintenance	(4,000)	37,000	-	Lower than anticipated	101-300.301-936.000
Machinery and Equipment	23,100	68,600	-	Includes drone purchase, donation offset	101-300.301-980.000
Fire					
Salaries - Acting Pay	10,000	30,000	3,667	Increased need with staff changes	101-300.336-701.070
Salaries - PT Firefighters	(10,000)	10,000	-	Adjusted to salaries - acting pay	101-300.336-701.060
Overtime	29,248	95,000	-	Higher than anticipated; cost recovery offset	101-300.336-706.000
Salaries - OT Training	(371)	20,800	-	Moved to EMT training and training	101-300.336-706.060
Emergency Medical training	15	10,000	-	Higher than anticipated	101-300.336-823.000

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Training	356	25,000	-	Higher than anticipated	101-300.336-831.000
Dev- Planning/Admin					
Community Promotion	(2,000)	2,000	-	No activity FY 2025	101-700.701-880.000
Dev-Building Division					
Operating Supplies	400	2,000	-	Higher than anticipated	101-700.703-728.000
Computer Services/Supplies	(10,000)	15,000	-	Software implementation extending into Q2 2026	101-700.703-826.000
Parks and Recreation					
Pension	670	7,882	-	Higher than anticipated	101-750.753-717.000
Community Promotion	850	38,300	-	Higher than anticipated	101-750.753-880.000
Recreation					
Basketball	50	8,000	381	Increased expenses	101-750.754-882.801
Parks Maintenance					
Salaries	640	165,612	-	Higher than anticipated	101-750.758-701.000
Salaries - Temporary	1,800	21,760	-	Higher than anticipated	101-750.758-701.080
After Hours Response Stipend	17,240	400	-	Higher than anticipated; arbitration ruling	101-750.758-702.020
Overtime	3,680	7,000	-	Higher than anticipated	101-750.758-706.000
Longevity	620	1,216	-	Higher than anticipated	101-750.758-710.000
FICA	1,290	15,487	-	Higher than anticipated	101-750.758-714.000
HSA Employer Contribution	5	3,640	1,404	Higher than anticipated	101-750.758-715.030
Pension	1,380	16,334	15,000	Higher than anticipated	101-750.758-717.000
Health Care Savings Plan	320	3,312	-	Higher than anticipated	101-750.758-717.500
Grounds Maintenance	(16,000)	16,000	-	Higher than anticipated	101-750.758-934.000
Community Activities					
Community Promotion - Pride Event	380	-	-	Unbudgeted expense	101-750.775-880.110
Associations and Authorities					
Michigan Municipal League	360	9,750	-	Actual invoiced dues above budgeted	101-750.800-825.080
Communications/Cable TV					
Insurance Opt Out	1,125	4,500	-	Higher than anticipated	101-750.806-715.000
Pancake Breakfast	150	-	-	Unbudgeted expense; covered by event revenue	101-750.806-880.070
Total general government	206,533				
Total capital outlay	-				
Total expenditures for General Fund	206,533				
Net to (from) fund balance	351,697				

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Special Revenue Funds					
Pension Stabilization Fund					
<i>Revenue</i>					
Interest	48,000	50,000	-	Interest higher than expected	103-000.000-665.000
Net to (from) fund balance	<u>48,000</u>				
Local Road Fund					
<i>Revenue</i>					
Interest	57,900	300,000	-	Annualized interest income trending higher	204-000.000-665.000
Operating Transfer In	280,000	-	-	Transfer in not budgeted	204-000.000-699.000
Net to (from) fund balance	<u>337,900</u>				
Park Millage					
<i>Revenue</i>					
Delinquent property taxes	108	250	517	Higher than anticipated revenue based on actual tax collection	208-000.000-412.000
Interest	30,500	35,000	38,800	Higher than anticipated	208-000.000-665.000
Rentals	(1,500)	15,000	22,500	Lower than amended	208-000.000-667.000
Harris Center	5,000	55,000	-		208-000.000-667.020
Dog Parks	(900)	8,000	-	Lower than anticipated	208-000.000-667.060
	<u>33,208</u>				
<i>Expenditures</i>					
Professional Service Fees	(75,000)	100,000	-	Lower than anticipated, Cricket Field not identified in 2025	208-750.753-821.000
HSA Employer Contribution	140	1,660	-	Higher than anticipated	208-750.756-715.030
HSA Employer Contribution	420	4,980	-	Higher than anticipated	208-750.758-715.030
Training	380	1,000	-	Higher than anticipated	208-750.758-819.000
Utilities- Electric/Gas/Water	8,500	8,500	-	Higher than anticipated	208-750.758-920.000
Construction/Improvements	(150,000)	560,000	-	Reduced for MDNR grant match, project pushed to 2026	208-750.759-974.000
	<u>(215,560)</u>				
Net to (from) fund balance	<u>248,768</u>				
Parks Restricted/Designated					
<i>Revenue</i>					
Interest	3,889	3,000	6,911	Higher than anticipated	211-000.000-665.000
Farmers Market	4,000	20,000	6,000	Higher than anticipated	211-000.000-667.030
Market Vendor Revenue	16,500	50,000	3,500	Higher than anticipated	211-000.000-667.035
Donations - native plant sale	2,967	7,000	2,433	Higher than anticipated sales	211-000.000-674.101
Donations	2,500	2,475	-	Higher than anticipated	211-000.000-674.150
Donations - Nancy Moore Park	3,125	-	625	Unbudgeted, one-time donations	211-000.000-674.220
	<u>32,981</u>				

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Expenditures					
Operating Supplies - Native Plant Sale	400	6,000	-	Higher than anticipated	211-000.000-728.501
	<u>400</u>				
Net to (from) fund balance	<u><u>32,581</u></u>				
Fire Restricted/Designated					
Revenue					
Interest	50	5	75	Higher than anticipated	214-000.000-665.000
	<u>50</u>				
Expenditures					
Heart Safe AED Program	4,261	-	339	Program expense covered by income	214-000.000-728.008
Net to (from) fund balance	<u><u>(4,211)</u></u>				
Pedestrian Bike Path					
Revenue					
Delinquent property taxes	54	350	35	Higher than anticipated revenue based on actual tax collection	216-000.000-412.000
Other Intergovernmental Revenue	209,489	74,678	-	Higher grant revenue than anticipated	216-000.000-581.000
Payment in Lieu of construction	700	-	-	Developer agreed to pay for pathway repairs instead of self-performing construction	216-000.000-629.000
Interest	39,600	75,000	14,900	Annualized interest income	216-000.000-665.000
	<u>249,843</u>				
Expenditures					
After Hours Response	80	120	-	Higher than anticipated stipends	216-440.450-702.020
Pension	1,200	10,256	-	Higher than anticipated	216-440.450-717.000
	<u>1,280</u>				
Net to (from) fund balance	<u><u>248,563</u></u>				
Land Preservation Millage					
Revenue					
Interest	64,500	100,000	35,000	Higher than anticipated	217-000.000-665.000
	<u>64,500</u>				
Expenditures					
Salaries - Temporary	2,000	7,000	6,000	Higher than anticipated	217-000.000-701.080
FICA	550	7,831	-	Higher than anticipated	217-000.000-714.000
HAS Employer Contribution	100	1,056	-	Higher than anticipated	217-000.000-715.030
	<u>2,650</u>				
Net to (from) fund balance	<u><u>61,850</u></u>				

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Land Preservation Reserve Fund					
Revenue					
Interest	32,200	60,000	19,000	Higher than anticipated	218-000.000-665.000
Net to (from) fund balance	<u>32,200</u>				
Senior Center Millage					
Revenue					
Interest	8,700	15,000	6,000	Higher than anticipated	223-000.000-665.000
	<u>8,700</u>				
Net to (from) fund balance	<u>8,700</u>				
Cable TV Fund					
Revenue					
Cable Peg Fees	(32,000)	125,000	-	Lower than anticipated	230-000.000-477.500
Interest	2,000	3,000	1,500	Higher than anticipated	230-000.000-665.000
Net to (from) fund balance	<u>(30,000)</u>				
Police Restricted/Designated					
Revenue					
Interest	300	500	1,000	Higher than anticipated	232-000.000-665.000
Police Training PA 302	6,800	7,000	-	Additional donations received	232-000.000-674.050
	<u>7,100</u>				
Expenditures					
Uniforms	5,500	4,000	-	Higher than anticipated	232-000.000-760.000
Police Training Fund PA 302	1,602	7,000	6,398	Higher than anticipated, state funded training	232-000.000-956.040
MCOLES CPE	2,391	-	13,609	State funded training	232-000.000-956.045
	<u>9,493</u>				
Net to (from) fund balance	<u>(2,393)</u>				

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Component Unit Funds					
<i>Brownfield Redevelopment</i>					
Revenue					
Reimbursements	12,000	-	-	Unbudgeted	243-000.000-676.000
	<u>12,000</u>				
Expenditures					
Contractual Services	15,500	-	-	Higher than anticipated	243-700.707-820.000
	<u>15,500</u>				
Net to (from) fund balance	<u><u>(3,500)</u></u>				
<i>Economic Development Fund</i>					
Revenue					
Sponsorship	(7,350)	7,850	-	Unrealized revenue	244-000.000-647.060
Interest	740	-	-	Higher than anticipated	244-000.000-665.000
	<u>(6,610)</u>				
Expenditures					
Community Promotion	(16,500)	21,000	-	Lower than anticipated	244-000.000-880.000
	<u>(16,500)</u>				
Net to (from) fund balance	<u><u>9,890</u></u>				
<i>Downtown Development Authority</i>					
Revenue					
Current Property Taxes	41,519	52,281	-	Higher than anticipated	248-000.000-402.000
State Grant Revenue	(25,000)	25,000	-	Unrealized revenue	248-000.000-540.100
Interest	7,200	-	-	Unbudgeted	248-000.000-665.000
	<u>23,719</u>				
Expenditures					
Contractual Services	38,000	5,000	-	Okemos Road Grant Application	248-000.000-820.000
Construction Improvements	(5,000)	5,000	-	No activity	248-000.000-974.000
Grant Expenditures	(35,000)	35,000	-	No activity	248-000.000-976.600
	<u>(2,000)</u>				
Net to (from) fund balance	<u><u>25,719</u></u>				
<i>Corridor Improvement Authority</i>					
Revenue					
Current Property Taxes	32,065	54,935	-	Higher than anticipated	252-000.000-402.000
	<u>32,065</u>				
Net to (from) fund balance	<u><u>32,065</u></u>				

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Library Millage					
<i>Revenue</i>					
Interest	415	250	-	Higher than anticipated	271-000.000-665.000
	<u>415</u>				
Net to (from) fund balance	<u><u>415</u></u>				
Community Needs Fund					
<i>Revenue</i>					
Interest	300	2,500	-	Higher than anticipated	272-000.000-665.000
Donations - HRC Emergency Services	6,673	15,000	3,172	Higher than anticipated	272-000.000-674.060
Donations - Redi Ride	500	1,800	-	Higher than anticipated	272-000.000-674.065
Local Grant	40,000	-	-	Unbudgeted, Ingham County grant	272-000.000-674.500
	<u>47,473</u>				
<i>Expenditures</i>					
Emergency Fund	4,000	40,000	-	Higher than anticipated	272-000.000-956.070
Back to School Supplies	2,500	2,500		Higher than anticipated	272-000.000-956.072
Redi Ride	100	2,300		Higher than anticipated	272-000.000-956.075
Knob Hill Fire	550	-	1,250	Higher than anticipated	272-000.000-956.079
	<u>7,150</u>				
Net to (from) fund balance	<u><u>40,323</u></u>				
Revolving Energy Fund					
<i>Revenue</i>					
Interest	1,100	1,500	-	Annualized interest income	275-000.000-665.000
	<u>1,100</u>				
<i>Expenditures</i>					
Contractual Services	(5,000)	5,000	-	No activity this year	275-000.000-820.000
Net to (from) fund balance	<u><u>6,100</u></u>				
Law Enforcement Grants					
<i>Revenue</i>					
Grant Revenue - Federal	3,160	-	3,256	Higher than anticipated	277-000.000-502.000
Interest	700	1,500	1,500	Higher than anticipated	277-000.000-665.000
	<u>3,860</u>				
<i>Expenditures</i>					
FICA	455	-	-	Unbudgeted expense	277-300.301-714.000

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Net to (from) fund balance	<u>3,405</u>				
Opioid Settlement Fund					
Revenue					
Interest	<u>1,650</u>	750	-	Higher than anticipated	284-000.000-665.000
	1,650				
Expenditures					
Education	<u>2,540</u>	1,460	-	Higher than anticipated	284-000.000-831.000
Net to (from) fund balance	<u>(890)</u>				
American Rescue Plan Act - Funds					
Revenue					
Interest	<u>(2,000)</u>	15,000	-	Lower than anticipated	285-000.000-665.000
	(2,000)				
Expenditures					
Software	<u>13,000</u>	-	-	Unbudgeted - grant revenue	285-900.901-978.000
Network Upgrades	<u>118,000</u>	-	-	Unbudgeted - grant revenue	285-900.901-980.040
	131,000				
Net to (from) fund balance	<u>(133,000)</u>				
CATA millage					
Revenue					
CATA Millage	<u>(437,000)</u>	438,000	-	Millage ended	288-000.000-569.000
State Grants - Other	630	-	-	Unbudgeted revenue	288-000.000-569.001
Local Community Stabilization Act	900	1,500	-	Higher than anticipated	288-000.000-573.000
Interest	<u>1,250</u>	250	-	Higher than anticipated	288-000.000-665.000
	(434,220)				
Expenditures					
CATA Services	<u>(434,220)</u>	471,000	-	Millage ended, transfer remaining balance	288-000.000-813.000
Net to (from) fund balance	<u>-</u>				

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Debt Service Funds					
Roads Debt Retirement Fund					
<i>Revenue</i>					
Road Debt Millage	68,057	4,331,569	-	Higher than anticipated property tax millage	310-000.000-405.090
Delinquent Property Taxes	1,335	1,265	-	Higher than anticipated	310-000.000-412.000
State Grants- Other	6,226	-	-	Unbudgeted	310-000.000-569.000
Local Community Stabilization Act	11,508	12,219	-	Higher than anticipated	310-000.000-573.000
Interest	79,000	60,000	-	Higher than anticipated	310-000.000-665.000
	<u>166,126</u>				
Net to (from) fund balance	<u><u>166,126</u></u>				
Fire Station Debt Service					
<i>Revenue</i>					
Fire Station Millage	2,267	139,033	-	Higher than anticipated	372-000.000-405.090
State Grants- Other	640	-	-	Unbudgeted	372-000.000-569.000
Local Community Stabilization Act	22,150	1,550	-	Higher than anticipated	372-000.000-573.000
Interest	5,200	170	-	Higher than anticipated	372-000.000-665.000
	<u>30,257</u>				
<i>Expenditures</i>					
Principal Expense	500	450,000	-	Higher than anticipated	372-000.000-992.200
Interest Expense	3,400	5,600	-	Higher than anticipated	372-000.000-993.000
	<u>3,900</u>				
Net to (from) fund balance	<u><u>26,357</u></u>				

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Capital Projects Funds					
Capital Project Fund					
<i>Revenue</i>					
Interest	15,000	75,000	-	Higher than anticipated	401-000.000-665.000
Net to (from) fund balance	<u>15,000</u>				
Township Improvement Revolving Fund (TIRF)					
<i>Revenue</i>					
Interest	26,700	84,000	-	Higher than anticipated	446-000.000-665.000
Interest - Special Assessments	(46,500)	88,000		Adjusted based on actual special assessment revenue	446-000.000-665.040
Miscellaneous	20	-		Unbudgeted	446-000.000-675.000
Reimbursements	200	1,830	1,830	Higher than anticipated	446-000.000-676.000
Special Assessments	(62,000)	322,000	-	Adjusted based on actual special assessment revenue	446-000.000-677.000
	<u>(81,580)</u>				
<i>Expenditures</i>					
Lake Lansing Watershed	<u>(10,000)</u>	90,000	-	Adjusted based on actual costs	446-000.000-972.020
	<u>(10,000)</u>				
Net to (from) fund balance	<u>(71,580)</u>				

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Enterprise Funds					
Sewer Fund					
<i>Revenue</i>					
Billing Charges- Sewer	292,000	855,000	-	Higher than anticipated	590-000.000-630.110
Sewer Charges	(500,000)	7,500,000	-	Lower than anticipated	590-000.000-630.100
Lift Station Fees	15,373	6,966	-	Higher than anticipated	590-000.000-631.010
Water and Sewer Penalties	54	35,000	-	Higher than anticipated	590-000.000-632.000
Sewer Benefits	4,900	3,300	-	Higher than anticipated	590-000.000-634.010
Sewer Inspections	500	7,500	-	Higher than anticipated	590-000.000-635.000
Connection Fees	305,000	155,000	-	Annualized revenue	590-000.000-644.000
Engineering Fees	(10,000)	25,000	-	Lower than anticipated	590-000.000-644.000
Inspection Charges	(20,000)	75,000	-	Lower than anticipated	590-000.000-645.000
Interest	(31,800)	250,000	-	Annualized interest income	590-000.000-665.000
Miscellaneous	3,600	1,500	-	Higher than anticipated	590-000.000-675.000
Reimbursements	1,045,581	-	-	Unbudgeted - City of East Lansing reconciliation of Sewage Disposal contract significantly larger than usual and \$23k from utilities that damaged Township's sewer system	590-000.000-676.000
	1,105,208				
<i>Expenditures</i>					
Overtime	300	1,000	-	Higher than anticipated	590-440.441-706.000
Contractual services	2,500	16,000	-	Higher than anticipated	590-440.441-820.000
Professional Conferences/Dues	500	30,000	5,000	Higher than anticipated participation in professional development	590-440.441-825.000
Salaries	71,089	238,911	-	Higher than anticipated	590-440.447-701.000
FICA	5,096	18,504	-	Higher than anticipated	590-440.447-714.000
HSA Employer Contribution	338	3,162	-	Higher than anticipated	590-440.447-715.030
Pension	3,870	22,330	-	Higher than anticipated	590-440.447-717.000
Health Care Savings Plan	1,052	4,448	-	Higher than anticipated	590-440.447-717.500
Shoes and boots	100	-	-	Higher than anticipated	590-440.447-764.000
Construction/Improvements	(1,000,000)	2,300,000	-	Construction on Forest Hills lift station not started yet	590-900.901-974.000
Debt Service Interest	(100,000)	850,000	-	Lower than anticipated costs	590-905.906-993.000
	(1,015,155)				
Net to (from) fund balance	2,120,363				

Description	Amount requested	Original Budget	1st-3rd Quarter Amendments	Explanation	General Ledger #
Water Fund					
Revenue					
Water Sales	(700,000)	7,856,400	-	Lower than anticipated revenue	591-000.000-630.000
Billing Charges	285,000	855,000	-	Higher than anticipated	591-000.000-630.100
Customer Installation	20,000	50,000	40,000	Higher than anticipated	591-000.000-633.000
Water Benefits	30,000	10,000	90,000	Higher than anticipated	591-000.000-634.000
Water Inspection	300	4,000	-	Higher than anticipated	591-000.000-635.100
Connection Fees	155,000	75,000	-	Higher than anticipated	591-000.000-644.000
Engineering Fees	(12,000)	25,000	-	Lower than anticipated revenue	591-000.000-645.000
Inspection Charges	3,000	45,000	-	Higher than anticipated	591-000.000-645.010
Rental Income - Antennas	5,000	32,000	-	Higher than anticipated	591-000.000-667.100
Miscellaneous	10,000	25,000	25,000	Higher than anticipated	591-000.000-675.000
Misc - Pool Fill	748	-	-	Unbudgeted	591-000.000-675.001
	<u>(202,952)</u>				
Expenditures					
Salaries	22,339	238,661	-	Higher than anticipated	591-440.447-701.000
FICA	1,496	18,504	-	Higher than anticipated	591-440.447-714.000
Pension	4,170	22,330	-	Higher than anticipated	591-440.447-717.000
Health Care Savings	1,052	4,448	-	Higher than anticipated	591-440.447-717.500
After hours response stipend	300	15,000	-	Higher than anticipated stipends	
Pension	4,618	130,382	-	Higher than anticipated, budget error	591-440.537-717.000
Contractual Services	(20,000)	180,000	-	Lower than anticipated costs	591-440.537-820.000
Contractual Services	9,100	1,000	-	Damage caused by other utilities to be reimbursed	591-440.537-820.080
Customer Installation - Water	10,000	180,000	-	Higher than anticipated costs	591-440.537-972.000
Machinery and Equipment	(28,000)	40,000	-	Reduced based on actual costs	591-440.537-979.000
Construction/Improvements	<u>(475,000)</u>	1,075,000	-	AMI project not progressing as quickly as planned	591-900.901-974.000
	<u>(469,925)</u>				
Net to (from) fund balance	<u><u>266,973</u></u>				
Motor Pool Fund					
Expenditures					
Vehicle Repair Parts	12,000	85,000	-	Higher than anticipated fleet repairs	661-000.000-728.101
Vehicle Supplies - Outside Services	7,000	105,000	-	Higher than anticipated fleet repairs	661-000.000-728.103
Insurance	(37,273)	110,000	-	Adjusted based on actual costs	661-000.000-812.000
Training	(1,750)	2,000	-	Adjusted based on actual costs	661-000.000-819.000
Contractual Services	7,000	50,000	-	Higher than anticipated fleet repairs	661-000.000-820.000
Professional Conferences/Dues	300	-	-	Unbudgeted	661-000.000-825.000
Gasoline	(20,000)	200,000	-	Adjusted based on actual costs	661-000.000-865.000
Equipment Maintenance	(800)	6,000	-	Adjusted based on actual costs	661-000.000-936.000
Machinery and Equipment	<u>(2,150)</u>	2,500	-	Adjusted based on actual costs	661-000.000-979.000
	<u>(35,673)</u>				
Net to (from) fund balance	<u><u>35,673</u></u>				



To: Township Board Members
From: Courtney Wisinski, Director of Parks & Recreation
Tim Dempsey, Township Manager
Date: December 9, 2025
Re: Meridian Senior Center Memorandum of Understanding – Operations Agreement

Per the Board’s request, attached is an updated Memorandum of Understanding (MOU) – Operations Agreement for the existing Meridian Senior Center at Chippewa Middle School for the Board’s action on December 16, 2025.

The prior agreement with Okemos Public Schools dates to 2011 contains limited details. The updated MOU would be retroactive to January 1, 2025, and expires at the planned closure of the current facility in May 2028. As requested by the Board, the updated MOU also provides clarity around supervision of staffing, to whom members address their concerns and questions, and which entity is responsible for programming. Okemos Public Schools along with their legal counsel, has reviewed and approved the Updated Proposed Meridian Senior Center MOU-Operations Agreement as attached.

Attachments:

- 1) Updated Proposed Meridian Senior Center MOU-Operations Agreement
- 2) Previous version of Proposed Meridian Senior Center MOU-Operations Agreement with redlined updates.

A motion is prepared for Board consideration:

MOVE TO APPROVE THE MERIDIAN SENIOR CENTER MEMORANDUM OF UNDERSTANDING – OPERATIONS AGREEMENT BETWEEN THE CHARTER TOWNSHIP OF MERIDIAN AND OKEMOS PUBLIC SCHOOLS, RETROACTIVELY DATED FOR JANUARY 1, 2025, AND EXPIRING UPON THE PLANNED CLOSURE OF THE CURRENT CHIPPEWA MIDDLE SCHOOL FACILITY IN MAY 2028.

MEMORANDUM OF UNDERSTANDING

Meridian Senior Center Operations Agreement

This **MEMORANDUM OF UNDERSTANDING** (hereinafter referred to as “MOU” or “Agreement”) is hereby made and entered into by and between the **CHARTER TOWNSHIP OF MERIDIAN** (hereinafter referred to as the “Township”) with offices at 5151 Marsh Road, Okemos, MI 48864, and the **OKEMOS PUBLIC SCHOOL DISTRICT**, a Michigan general powers school district organized and operating under the provisions of the Revised School Code, MCL 380.1, et seq., as amended (hereinafter referred to as the “OPS”), with offices at 4406 Okemos Road, Okemos, MI 48864.

PURPOSE:

The purpose of this MOU is to memorialize the operating agreement between the Township and OPS in relation to the operation and funding of the Meridian Senior Center within OPS’s Chippewa Middle School.

1. Location

During the Term of this Agreement, the Meridian Senior Center (“Senior Center”) shall continue to be located within the existing east wing of Chippewa Middle School at 4000 Okemos Road, Okemos, MI 48864, as depicted in Exhibit “A”, attached hereto (the portion being utilized as the Senior Center shall be referred to as the “Facility”).

2. Responsibilities

- a) OPS shall be responsible for the following:
 - i. The physical Facility for the Senior Center, as described herein;
 - ii. Human Resources functions for all OPS personnel and volunteers assigned to the Senior Center, including payroll, onboarding, background checks, performance appraisals, discipline, and related activities as needed;
 - iii. Billing the Township for all Senior Center personnel and operating costs, twice annually in June and December. The failure of OPS to bill the Township shall not nullify the Township’s duty to pay such amounts as provided in Paragraph 4;
 - iv. Detailed financial summary of expenses and revenue of the OPS Activity Fund in connection with the Senior Center shall be provided to the Township and Senior Center Advisory Board on a monthly basis;
 - v. Collect, inventory and store any and all equipment used at the Senior Center, including a treadmill, stationary bike, and elliptical machine;
 - vi. Present information at monthly Senior Center Advisory Board meetings, when timely and reasonably requested by the Advisory Board;
 - vii. Assist with on-site program support, as needed; and

viii. Reasonably assist with coordination of volunteer program instructors, as needed.

b) Township shall be responsible for the following:

- i. Assist the Senior Center Coordinator with descriptions, marketing, and planning of Senior Center programs;
- ii. Provide general supervision and management of Senior Center programs, which may include, as necessary, reporting to OPS any performance concerns of OPS personnel assigned to the Senior Center;
- iii. Provide authorization to close the Senior Center due to absenteeism of personnel or similar events;
- iv. Attend monthly meetings with the Meridian Senior Center Advisory Board;
- v. Assist the Senior Center Coordinator with the printing and distribution of the Senior Center brochure;
- vi. Answer questions and concerns from community members;
- vii. Assist the Senior Center Coordinator in the recruitment and coordination of appropriate volunteer program instructors and members;
- viii. Assist the Senior Center Coordinator coordinate and promote Senior Center offerings;

3. **Commencement and Term**

This MOU is effective January 1, 2025. The term of this Agreement shall commence on the Effective Date and shall continue until May 26, 2028, unless earlier terminated in accordance with this Agreement (the “Term”).

4. **Payment**

a) The Township will make the following payments to OPS for its responsibilities related to the Meridian Senior Center:

	2025	2026	2027	2028
Personnel Costs	up to \$140,000	up to \$145,000	up to \$150,000	up to \$64,500
Operating Costs	up to \$15,000	up to \$15,000	up to \$15,000	up to \$6,250

b) Personnel Cost payments shall be made biannually, and installments will be based on actual costs with the first ½ being paid no later than January 31st of each year and the second ½ being paid no later than July 31st of each year. The Parties acknowledge that the 2025 payments were tendered on a separate timeframe which is not a late payment for the 2025 year only, provided that payments are made within thirty (30) days of the last signature below.

c) Operating cost payments shall not be exceeded except upon budget amendment approved by the Township Board.

5. **Senior Center Activity Fund**

All services fees for Senior Center activities shall be placed into the Activity Fund held by OPS. The parties acknowledge and agree that OPS is acting only as a custodian of the Activity Fund and may only distribute its funds at the direction of the Township, including for purposes consistent with this MOU, such as paying instructor costs. OPS shall not commingle the Activity Fund monies with any OPS funds. Upon termination of this MOU, funds held within the Activity Fund shall be returned to the Township within a reasonable time.

6. **Use of the Facility**

- a) **Acceptance; Purpose.** The Township has examined the Facility and accepts the Facility in its “AS IS” condition and with all faults as of the date of this MOU. The Township is permitted to utilize the Facility for the operation of the Senior Center, including its programs, events, and activities, and for no other purpose without the prior written consent of OPS. The Township agrees that use of the Facility shall be restricted only to the Township’s use as a community senior center and that the Township shall have no right to lease, assign, or in any way convey the right to use the Facility to anyone else. OPS shall have the right and ability to access the Facility at all reasonable times to ensure that the Township is complying with the terms of the MOU and to use the Facility in any manner that does not interfere with the Township's rights hereunder. OPS and the Township shall have shared and reasonable use of the Chippewa Middle School parking lot.
- b) **Cleanliness.** OPS will provide regular custodial services at the Facility. The Township shall always keep the Facility clean and free from rubbish and excessive dirt, maintain the Facility in good and safe condition, and surrender possession of the Facility upon termination of this MOU in as good condition as at the commencement of the Term, or as it may be put in during the Term, as reasonable use and wear thereof will permit.
- c) **Utilities.** OPS shall be responsible for the costs of electricity, water, garbage collection, sewer, gas, snow removal, and internet connection that are necessary for the operation of the Senior Center at the Facility. OPS shall be responsible for overall building and grounds cleaning, maintenance, and repair that is consistent with how OPS maintains and repairs other similar buildings and facilities owned and operated by OPS.
- d) **Signage.** The Township shall have the right to erect or install signage on the Facility subject to OPS’s prior written approval and, if applicable, the approval of the municipality now or hereafter having jurisdiction over the Facility. All Senior Center signs shall be kept in good repair by the Township.
- e) **Improvements.** The Township may improve the Facility in conjunction with any permitted use(s); however, all improvements not constituting ordinary maintenance must receive prior written approval by OPS. Unless otherwise agreed by the Parties in writing, the Township shall be responsible for any costs associated with improving the Facility. All improvements shall comply with applicable laws,

rules, and regulations, including but not necessarily limited to the Revised School Code and the School Building Construction Act, and shall meet or exceed the industry standard for same. Any improvements made by the Township that are not permanently affixed or attached to the Facility shall remain the property of the Township, and improvements permanently affixed or attached to the Facility shall become the property of OPS. Any personal property kept on the Facility by Township shall be done so, and insured, at Township's sole risk.

- f) **Liens.** The Township shall not cause or allow any lien to be placed upon the Facility and shall, to the extent permitted by law, indemnify, defend, and hold OPS harmless from any such lien. Nothing herein shall be construed to subject the Facility to liability under the Construction Lien Law or otherwise, it being understood that the Facility is not subject to such liability.
- g) **Damage to Facility.** The Township shall not undertake, permit, allow, or cause any act or deed to be performed or any practice to be adopted or followed in or about the Facility which causes or is likely to cause injury or damage to the Facility, which increases the cost of OPS's insurances above those costs normally associated with the Facility and OPS's operation thereof, which causes or is likely to cause a nuisance, or which may materially and negatively impair the value of the Facility. The Township shall be responsible for all damages that it causes or allows to the Facility during the Township's possession of, or responsibility for, same.
- h) **Hazardous Substances.** Neither OPS nor the Township shall permit hazardous substances to be located at the Facility, or to be generated, treated, stored, disposed of or otherwise deposited at the Facility, except with the prior written approval of OPS or as may be reasonably needed for ordinary maintenance and operation. The Township shall take all reasonable steps to ensure that there is minimal environmental impact on the Facility during the term of this MOU. Ordinary household products or cleaners are not hazardous substances.
- i) **Compliance.** The Township shall fully and promptly comply with all applicable federal, state, and local laws, statutes, ordinances, orders, policies, rules and regulations. The foregoing shall specifically include, but shall not be limited to, compliance with all applicable Board of Education policies and guidelines of OPS and applicable zoning ordinances, if any. If compliance hereunder materially limits the Senior Center's, the Township's, or both use of the Facility as provided in this Agreement, then the Township or Senior Center Advisory Board shall notify OPS in writing of the material impact. The Township shall be entitled to a renegotiation of this Agreement comparable to the material impact with a specific emphasis on its payment obligations or termination of this Agreement without penalty.

7. **Senior Center Employees**

All employees of the Meridian Senior Center shall be OPS employees. OPS shall have all legal duties, rights, remedies, or obligations for any Senior Center employee or volunteer. OPS personnel policies, hiring practices, disciplinary actions, and any other applicable

policy or procedure shall apply to Senior Center employees. The Township shall not be responsible for any post-employment contributions beyond or more than the annual payments as described in Section 4 of this Agreement. OPS shall be regarded, designated, and considered to be the employer of the Meridian Senior Center employees. OPS shall be exclusively responsible for compensating, hiring, retaining, evaluating, disciplining, dismissing or otherwise regulating employment conditions, employment rights, compensation and other similar matters relative to the individuals providing these services. OPS shall pay all salaries, wages, benefits, payroll and other taxes to or on account of the individuals.

It is expressly acknowledged and agreed between OPS and the Township that OPS, including its employees assigned as Senior Center personnel, will act as an independent contractor of the Township in the performance of its duties and under no circumstances shall any of the employees of one party be deemed the employees of the other for any purpose. Neither party shall have authority to act for the other party in any agency or other capacity or to make commitments of any kind for the account of, or on behalf of, the other party, except to the extent, and for the purposes, expressly provided for and set forth in this MOU, and no partnership or joint venture is created.

8. Liability

Nothing in this MOU shall be construed as a waiver of any governmental immunity by the Township, its employees, or its agents or OPS, its employees, or its agents. Each entity shall be solely and entirely responsible for its obligations under this Agreement and for the acts and omissions attributable to it, or its respective board, officers, employees or agents during the performance of this Agreement.

9. Non Discrimination

- a) Both the Township and OPS, as required by law, shall not discriminate against a person to be served or an employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, sexual orientation, gender identity or expression, disability or genetic information, height, weight, or marital status that is unrelated the individual's ability to perform the duties of a particular job or position. The Township and OPS shall adhere to all applicable Federal, State, and local laws, ordinance, rules and regulations prohibiting discrimination, including:
 - i. The Elliott-Larsen Civil Rights Act, 1976 PA 453 as amended;
 - ii. The Persons With Disabilities Civil Rights Act, 1976 PA 220 as amended;
 - iii. Section 504 of the Federal Rehabilitation act 1973, P.L. 93-112, 87 Stat 355, and regulations promulgated thereunder; and
 - iv. The Americans with Disabilities Act of 1990, P.L. 101-336, 104 Stat 327, as amended and regulations promulgated thereunder.
- b) Breach of this section shall be regarded a material breach of this MOU. In the event that either party is found by a Court or Tribunal of competent jurisdiction to be not

in compliance with this section, the other party may terminate this MOU effective as of the date of delivery of written notification.

10. Termination of Agreement

Either party may terminate this Agreement without cause upon ninety (90) days written notice to the other party. In the event of termination by OPS pursuant to this paragraph, the Township will be reimbursed for all unspent or uncommitted funds, if any, paid to OPS under Paragraph 4. In the event of termination by Township, OPS will be paid the prorated amount due under Paragraph 4, based on the date of termination.

11. Primary Contacts

All notices, requests, consents, claims, demands, waivers and other communications hereunder, other than routine communications having no legal effect, must be in writing and addressed to the parties as follows:

Okemos Public Schools	Meridian Township
Contact: John Hood, Superintendent	Contact: Timothy Dempsey, Township Manager
Phone: 517-706-5007	Phone: 517-853-4254
E-Mail: john.hood@okemosk12.net	E-mail: dempsey@meridian.mi.us

12. Complete Agreement

This Agreement contains all of the terms and conditions agreed upon by the parties hereto and no other agreements, oral or otherwise, regarding the subject matter of this Agreement or any part thereof shall have any validity or bind any of the parties hereto.

13. Severability

If any of this Agreement is found by a Court or Tribunal of competent jurisdiction to be invalid, unconstitutional, or beyond the authority of either party to enter into or carry out, such part shall be deemed deleted from this Agreement and shall not affect the validity of the remainder of this Agreement which shall continue in full force and effect.

14. Insurance

The Township shall obtain and maintain, at its expense, insurance in such amounts and types reasonably required by OPS. Said insurance shall be kept in force during the Term of this Agreement and an adequate certificate of insurance shall be provided to the OPS upon execution of this Agreement.

15. Governing Law & Assignment

This MOU shall be governed by and interpreted under the laws of the State of Michigan. Neither party may assign or delegate any obligation or right under this MOU without the prior written consent of the other party which may be withheld in their sole discretion.

16. **Certification of Authority to Sign Agreement**

The people signing this MOU on behalf of the parties hereto certify by their signatures that they are duly authorized to sign on behalf of said parties and that this MOU has been authorized by said parties.

IN WITNESS WHEREOF, the parties hereto have executed this memorandum of understanding and agreement as of the last written date below.

OKEMOS PUBLIC SCHOOLS

By: _____
John Hood, Superintendent
Okemos Public Schools

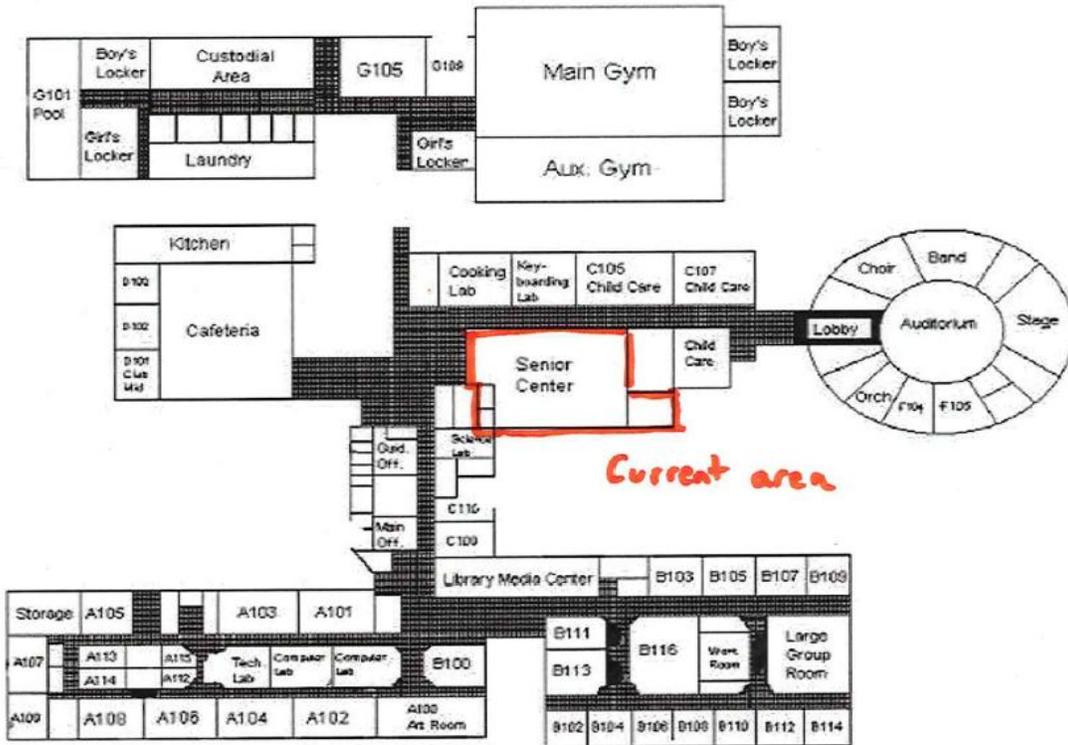
Date: _____

CHARTER TOWNSHIP OF MERIDIAN

By: _____
Scott Hendrickson, Supervisor
Charter Township of Meridian

Date: _____

Exhibit "A"
 Depiction of Senior Center Location



MEMORANDUM OF UNDERSTANDING

Meridian Senior Center Operations Agreement

This **MEMORANDUM OF UNDERSTANDING** (hereinafter referred to as “MOU” or “Agreement”) is hereby made and entered into by and between the **CHARTER TOWNSHIP OF MERIDIAN** (hereinafter referred to as the “Township”) with offices at 5151 Marsh Road, Okemos, MI 48864, and the **OKEMOS PUBLIC SCHOOL DISTRICT**, a Michigan general powers school district organized and operating under the provisions of the Revised School Code, MCL 380.1, et seq., as amended (hereinafter referred to as the “OPS”), with offices at 4406 Okemos Road, Okemos, MI 48864.

PURPOSE:

The purpose of this MOU is to memorialize the operating agreement between the Township and OPS in relation to the operation and funding of the Meridian Senior Center within OPS’s Chippewa Middle School.

1. Location

During the Term of this Agreement, the Meridian Senior Center (“Senior Center”) shall continue to be located within the existing east wing of Chippewa Middle School at 4000 Okemos Road, Okemos, MI 48864, as depicted in Exhibit “A”, attached hereto (the portion being utilized as the Senior Center shall be referred to as the “Facility”).

2. Responsibilities

- a) OPS shall be responsible for the following:
 - i. The physical Facility for the Senior Center, as described herein;
 - ii. Human Resources functions for all OPS personnel and volunteers assigned to the Senior Center, including payroll, onboarding, background checks, performance appraisals, discipline, and related activities as needed;
 - iii. Billing the Township for all Senior Center personnel and operating costs, twice annually in June and December. The failure of OPS to bill the Township shall not nullify the Township’s duty to pay such amounts as provided in Paragraph 4;
 - iv. Detailed financial summary of expenses and revenue of the OPS Activity Fund in connection with the Senior Center shall be provided to the Township and Senior Center Advisory Board on a monthly basis;
 - v. Collect, inventory and store any and all equipment used at the Senior Center, including a treadmill, stationary bike, and elliptical machine;
 - vi. Present information at monthly Senior Center Advisory Board meetings, when timely and reasonably requested by the Advisory Board;
 - vii. Assist with on-site program support, as needed; and

viii. Reasonably assist with coordination of volunteer program instructors, as needed.

b) Township shall be responsible for the following:

- i. ~~Descriptions, marketing, and planning of Senior Center programs, via the Senior Center Advisory Board;~~ Assist the Senior Center Coordinator with descriptions, marketing, and planning of Senior Center programs;
- ii. Provide general supervision and management of Senior Center programs, which may include, as necessary, reporting to OPS any performance concerns of OPS personnel assigned to the Senior Center;
- iii. Provide authorization to close the Senior Center due to absenteeism of personnel or similar events;
- iv. Attend monthly meetings with the Meridian Senior Center Advisory Board;
- v. Assist the ~~Senior Center Advisory Board~~ Senior Center Coordinator with the printing and distribution of the Senior Center brochure;
- vi. Answer questions and concerns from community members;
- vii. Assist the ~~Senior Center Advisory Board~~ Senior Center Coordinator in the recruitment and coordination of appropriate volunteer program instructors and members;
- viii. Assist the ~~Senior Center Advisory Board~~ Senior Center Coordinator to coordinate and promote Senior Center offerings;
- ix. ~~Coordinate enrichment and recreation activities of the Senior Center with the Parks and Recreation Department with respect to programming for individuals over 55 years of age, as needed.~~

3. **Commencement and Term**

This MOU is effective January 1, 2025. The term of this Agreement shall commence on the Effective Date and shall continue until May 26, 2028, unless earlier terminated in accordance with this Agreement (the “Term”).

4. **Payment**

a) The Township will make the following payments to OPS for its responsibilities related to the Meridian Senior Center:

	2025	2026	2027	2028
Personnel Costs	up to \$140,000	up to \$145,000	up to \$150,000	up to \$64,500
Operating Costs	up to \$15,000	up to \$15,000	up to \$15,000	up to \$6,250

b) Personnel Cost payments shall be made biannually, and installments will be based on actual costs with the first ½ being paid no later than January 31st of each year and the second ½ being paid no later than July 31st of each year. The Parties acknowledge that the 2025 payments were tendered on a separate timeframe which is not a late payment for the 2025 year only, provided that payments are made within thirty (30) days of the last signature below.

- c) Operating cost payments shall not be exceeded except upon budget amendment approved by the Township Board.

5. **Senior Center Activity Fund**

All services fees for Senior Center activities shall be placed into the Activity Fund held by OPS. The parties acknowledge and agree that OPS is acting only as a custodian of the Activity Fund and may only distribute its funds at the direction of the Township, including for purposes consistent with this MOU, such as paying instructor costs. OPS shall not commingle the Activity Fund monies with any OPS funds. Upon termination of this MOU, funds held within the Activity Fund shall be returned to the Township within a reasonable time.

6. **Use of the Facility**

- a) **Acceptance; Purpose.** The Township has examined the Facility and accepts the Facility in its "AS IS" condition and with all faults as of the date of this MOU. The Township is permitted to utilize the Facility for the operation of the Senior Center, including its programs, events, and activities, and for no other purpose without the prior written consent of OPS. The Township agrees that use of the Facility shall be restricted only to the Township's use as a community senior center and that the Township shall have no right to lease, assign, or in any way convey the right to use the Facility to anyone else. OPS shall have the right and ability to access the Facility at all reasonable times to ensure that the Township is complying with the terms of the MOU and to use the Facility in any manner that does not interfere with the Township's rights hereunder. OPS and the Township shall have shared and reasonable use of the Chippewa Middle School parking lot.
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- c) **Utilities.** OPS shall be responsible for the costs of electricity, water, garbage collection, sewer, gas, snow removal, and internet connection that are necessary for the operation of the Senior Center at the Facility. OPS shall be responsible for overall building and grounds cleaning, maintenance, and repair that is consistent with how OPS maintains and repairs other similar buildings and facilities owned and operated by OPS.
- d) **Signage.** The Township shall have the right to erect or install signage on the Facility subject to OPS's prior written approval and, if applicable, the approval of the municipality now or hereafter having jurisdiction over the Facility. All Senior Center signs shall be kept in good repair by the Township.

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It is expressly acknowledged and agreed between OPS and the Township that OPS, including its employees assigned as Senior Center personnel, will act as an independent contractor of the Township in the performance of its duties and under no circumstances shall any of the employees of one party be deemed the employees of the other for any purpose. Neither party shall have authority to act for the other party in any agency or other capacity or to make commitments of any kind for the account of, or on behalf of, the other party, except to the extent, and for the purposes, expressly provided for and set forth in this MOU, and no partnership or joint venture is created.

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Nothing in this MOU shall be construed as a waiver of any governmental immunity by the Township, its employees, or its agents or OPS, its employees, or its agents. Each entity shall be solely and entirely responsible for its obligations under this Agreement and for the acts and omissions attributable to it, or its respective board, officers, employees or agents during the performance of this Agreement.

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- a) Both the Township and OPS, as required by law, shall not discriminate against a person to be served or an employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, sexual orientation, gender identity or expression, disability or genetic information, height, weight, or marital status that is unrelated the individual's ability to perform the duties of a particular job or position. The Township and OPS shall adhere to all applicable Federal, State, and local laws, ordinance, rules and regulations prohibiting discrimination, including:
 - i. The Elliott-Larsen Civil Rights Act, 1976 PA 453 as amended;
 - ii. The Persons With Disabilities Civil Rights Act, 1976 PA 220 as amended;
 - iii. Section 504 of the Federal Rehabilitation act 1973, P.L. 93-112, 87 Stat 355, and regulations promulgated thereunder; and

- iv. The Americans with Disabilities Act of 1990, P.L. 101-336, 104 Stat 327, as amended and regulations promulgated thereunder.
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Either party may terminate this Agreement without cause upon ninety (90) days written notice to the other party. In the event of termination by OPS pursuant to this paragraph, the Township will be reimbursed for all unspent or uncommitted funds, if any, paid to OPS under Paragraph 4. In the event of termination by Township, OPS will be paid the prorated amount due under Paragraph 4, based on the date of termination.

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All notices, requests, consents, claims, demands, waivers and other communications hereunder, other than routine communications having no legal effect, must be in writing and addressed to the parties as follows:

Okemos Public Schools	Meridian Township
Contact: John Hood, Superintendent	Contact: Timothy Dempsey, Township Manager
Phone: 517-706-5007	Phone: 517-853-4254
E-Mail: john.hood@okemosk12.net	E-mail: dempsey@meridian.mi.us

12. Complete Agreement

This Agreement contains all of the terms and conditions agreed upon by the parties hereto and no other agreements, oral or otherwise, regarding the subject matter of this Agreement or any part thereof shall have any validity or bind any of the parties hereto.

13. Severability

If any of this Agreement is found by a Court or Tribunal of competent jurisdiction to be invalid, unconstitutional, or beyond the authority of either party to enter into or carry out, such part shall be deemed deleted from this Agreement and shall not affect the validity of the remainder of this Agreement which shall continue in full force and effect.

14. Insurance

The Township shall obtain and maintain, at its expense, insurance in such amounts and types reasonably required by OPS. Said insurance shall be kept in force during the Term of this Agreement and an adequate certificate of insurance shall be provided to the OPS upon execution of this Agreement.

15. Governing Law & Assignment

This MOU shall be governed by and interpreted under the laws of the State of Michigan. Neither party may assign or delegate any obligation or right under this MOU without the prior written consent of the other party which may be withheld in their sole discretion.

16. Certification of Authority to Sign Agreement

The people signing this MOU on behalf of the parties hereto certify by their signatures that they are duly authorized to sign on behalf of said parties and that this MOU has been authorized by said parties.

IN WITNESS WHEREOF, the parties hereto have executed this memorandum of understanding and agreement as of the last written date below.

OKEMOS PUBLIC SCHOOLS

By: _____
John Hood, Superintendent
Okemos Public Schools

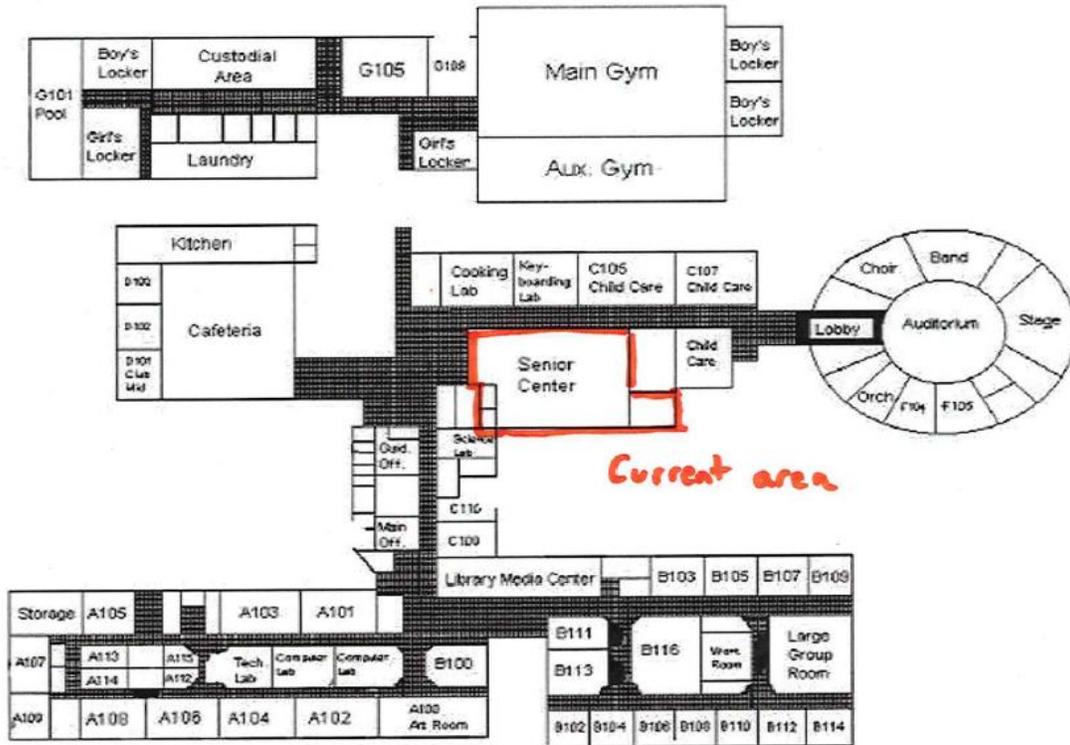
Date: _____

CHARTER TOWNSHIP OF MERIDIAN

By: _____
Scott Hendrickson, Supervisor
Charter Township of Meridian

Date: _____

Exhibit "A"
 Depiction of Senior Center Location





To: Board Members

**From: Dan Opsommer, Deputy Township Manager
Director of Public Works and Engineering**

Date: December 11, 2025

**Re: Cornell Road, White Oak Drive, Wrightwind Drive, Fox Chase Sanitary Sewer
Payback District**

As part of the 2026 Local Road Program, the Township will be resurfacing White Oak Dr, Wrightwind Dr, and Fox Chase. This neighborhood is located on the east side of Cornell Rd between Sweetwood Dr and Hatch Rd.

We recently received a call from one of the property owners in this neighborhood who is having their private septic system begin to fail. The homes in this neighborhood are nearing that age where septic systems begin to fail.

We would like to address this situation before we resurface the roads to avoid potentially needing to cut the new roads in the near future to install a sanitary sewer system.

Most importantly, we are protecting the public health of everyone in the community as failing septic systems pose a threat to public health. This issue of septic systems reaching the end of their useful life is not going away and we need to find economic, proactive solutions to this problem and coordinate those solutions with other infrastructure projects, such as the Local Road Program.

Township staff recommend that we use part of the funding that was appropriated in the 2026 budget to construct a 3" forced main sanitary sewer system that would serve the parcels in the proposed payback district. Based on our conceptual design, we estimated that this project will cost approximately \$177,750, or \$11,850 per benefiting parcel.

In accordance with Section 78-154 of the Code of Ordinances, we would establish a payback district to refund the Sewer Fund for the cost of construction based on benefit derived to the parcels within the payback district. When property owners choose to connect to this extension of the sanitary sewer system, they would pay the principal cost of construction (i.e. the estimated \$11,850), plus 5% compounding annual interest. This is known as the benefit charge:

§ 78-154 Connection and benefit charges.

[Code 1974, § 111-6; Ord. No. 2001-19, 12-4-2001]

Benefit charges. Those persons owning lands in direct proximity to a Township sanitary sewer whose lands have not been subjected to a special assessment to pay for the construction of such sewer and who desire to make connection to such sewer shall pay a benefit charge for the privilege of each connection to such sewer. Such benefit charge shall be as established from time to time by resolution of the Township Board. Such benefit charge shall be paid in

Memo to Township Board

December 11, 2025

Re: Cornell Road, White Oak Drive, Wrightwind Drive, Fox Chase Sanitary Sewer Payback District

cash or in installments, with interest and penalties, all as shall be established and provided from time to time by resolution of the Township Board.

At this time, based on our current conceptual design, we anticipate that the payback district would comprise 15 parcels:



Memo to Township Board

December 11, 2025

Re: Cornell Road, White Oak Drive, Wrightwind Drive, Fox Chase Sanitary Sewer Payback District

The Board appropriated \$2,900,000 in the Sewer Fund construction account in the 2026 budget. Township staff recommend that we invest these funds would be used as follows:

1. \$ 942,412 for the Forest Hills Lift Station Replacement and Whitehills Lift Station Bypass (This contract was approved by the Board on October 21, 2025 and has been executed)
2. Approximately \$180,000 for the Cornell Road, White Oak Drive, Wrightwind Drive, Fox Chase Sanitary Sewer Payback District
3. The remaining funds, approximately \$1,777,588, would be used for the 2026 Sanitary Sewer Rehab Contract (this contract is currently being prepared to be put out to bid)

If the Board is agreeable to this, we will work toward putting this project out to bid and bring back a resolution to establish the Cornell Road, White Oak Drive, Wrightwind Drive, Fox Chase Sanitary Sewer Payback District and the associated benefit charges once the final costs of construction are known, which will be after construction has been completed.

Given the short period of time we have to coordinate this project with the 2026 Local Road Program, it would be ideal to receive the Board's final decision on whether or not to proceed with this tonight. We have to add a coordination clause in the 2026 Local Road Program contract, which we are trying to get out to bid as soon as possible to secure the lowest bids possible.

We are happy to answer any questions the Board may have.

The following motion has been prepared for the Board's consideration:

MOVE TO AUTHORIZE TOWNSHIP STAFF TO PROCEED WITH DESIGN, BIDDING AND CONSTRUCTION OF A SANITARY SEWER TO SERVE PARCELS LOCATION ON CORNELL ROAD, WHITE OAK DRIVE, WRIGHTWIND DRIVE, FOX CHASE AND BRING BACK A RESOLUTION TO ESTABLISH THE CORNELL ROAD, WHITE OAK DRIVE, WRIGHTWIND DRIVE, FOX CHASE SANITARY SEWER PAYBACK DISTRICT AND THE ASSOCIATED BENEFIT CHARGES ONCE THE FINAL COSTS OF CONSTRUCTION ARE KNOWN.