



AGENDA

CHARTER TOWNSHIP OF MERIDIAN TOWNSHIP BOARD – VIRTUAL MEETING

May 18, 2021 6:00 PM

1. CALL MEETING TO ORDER
 2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
 3. ROLL CALL
 4. PRESENTATION (GOLDENROD)
 - A. Xavier DeGroat Autism Foundation
 - B. Capital Area District Libraries-2020 Annual Report
 - C. Tribute to Mark Kieselbach
 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 (SALMON)
 - A. Communications
 - B. Minutes-April 20, 2021 Virtual Regular Board Meeting
 - C. Bills
 - D. DNR Acquisition Grant for Property on Okemos Road
 10. QUESTIONS FOR THE ATTORNEY
 11. HEARINGS (CANARY)
 - A. Powell Road Public Road Improvement SAD #43
 12. ACTION ITEMS (PINK)
 - A. Powell Road Public Road Improvement SAD #43- Resolution #5
 - B. Special Use Permit #18091 (Newton Pointe, LLC) request for an extension of the special use permit for the square footage of buildings at Newton Place, 6276 Newton Road
 - C. Community Survey Draft
 - D. Preliminary Plat #03012 Sierra Ridge Estates Extension
 - E. 2020 Downtown Development Authority Annual Report
 13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Rezoning #21020 (Martin Investment Properties, Inc.) rezone approximately six acres on the north side of Jolly Road and east of Kansas Road from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office)
 - B. Okemos Drain
 - C. SmartZone Local Development Finance Authority
 14. COMMENTS FROM THE PUBLIC
 15. OTHER MATTERS AND BOARD MEMBER COMMENTS
 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 Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall (VIRTUAL MEETING)



2020

MEETING THE CHALLENGE

ANNUAL REPORT



Capital Area
District Libraries



CADL BOARD OF TRUSTEES

SALLY TROUT, CHAIRPERSON
Ingham County Appointee

JEFF CROFF, VICE-CHAIRPERSON
Ingham County Appointee

VERN JOHNSON, TREASURER
Lansing City Appointee

DEYEYA JONES, SECRETARY
Lansing City Appointee

DEBORA BLOOMQUIST, TRUSTEE
Ingham County Appointee

MARGARET BOSSENBERRY, TRUSTEE
Ingham County Appointee

SANDY DRAKE, TRUSTEE
Ingham County Appointee

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MANAGEMENT TEAM

SCOTT DUIMSTRA
Executive Director

JOLEE HAMLIN
Senior Associate Director of Public Service

SHERYL KNOX
Technology Director

JULIE LAXTON
Human Resources Director

MICHAEL MOORE
Operations Director

THAIS ROUSSEAU
Collection Development Director

TRENTON SMILEY
Marketing & Communications Director

PATRICK TAYLOR
Finance Director

This is a publication of the CADL Marketing Department.
Photo credit for Board of Trustees and Scott Duimstra: Dave Trumpie



DIRECTOR REPORT

MEETING THE CHALLENGE

While every year brings unique opportunities and challenges, there is no doubt that 2020 will be remembered as the year when everything changed. In a world facing a dangerous and rapidly-spreading virus, there was no such thing as “business as usual.” Reinventing, reimagining, retooling—these concepts were our new framework as we searched for ways to deliver critical library services to our communities.

When the initial shut-down order came in early March, CADL’s Board, management and staff worked quickly to develop a plan that would retain as many services as possible. We pledged to move slowly and thoughtfully through evolving levels of service, always staying in compliance with the Governor’s Executive Orders and CDC guidelines.

This proved to be quite a balancing act. Decisions had to be based not only on safety but on convenience, cost-effectiveness and community need. The ability to make nimble adjustments was key amid the constantly shifting conditions. We also prioritized supporting staff as they adapted to working in new environments and with new technology, often having to pivot with little lead time.

I’m so proud to present this report, which tells the story of meeting the challenges of 2020. Not only did we end the year with the highest membership numbers in our history, we were so gratified by the encouragement and personal stories we heard from members every day, telling us how impactful our services were on their lives. Those stories are the truest—and most heartwarming—measure of our success.

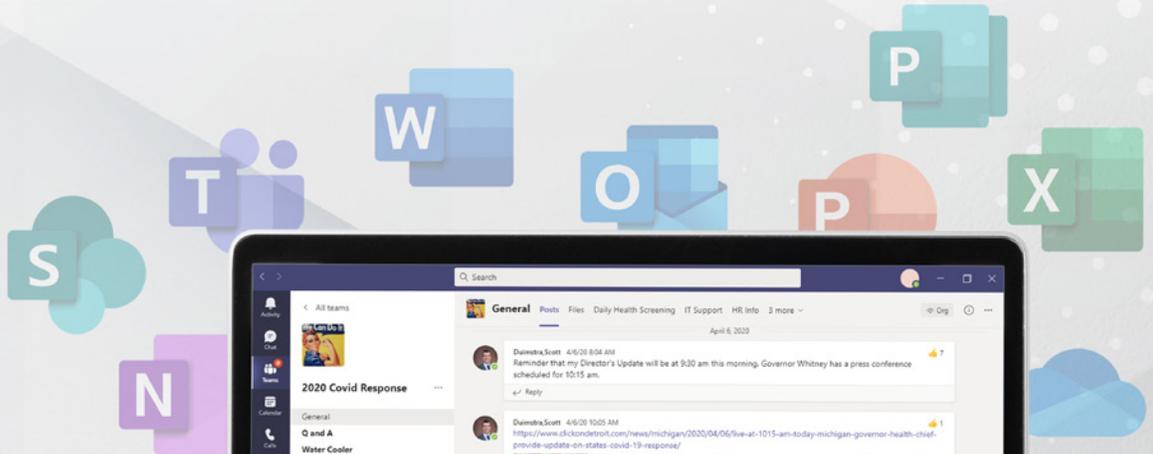
A handwritten signature in black ink that reads "Scott Duimstra".

**Scott Duimstra, Executive Director
Capital Area District Libraries**



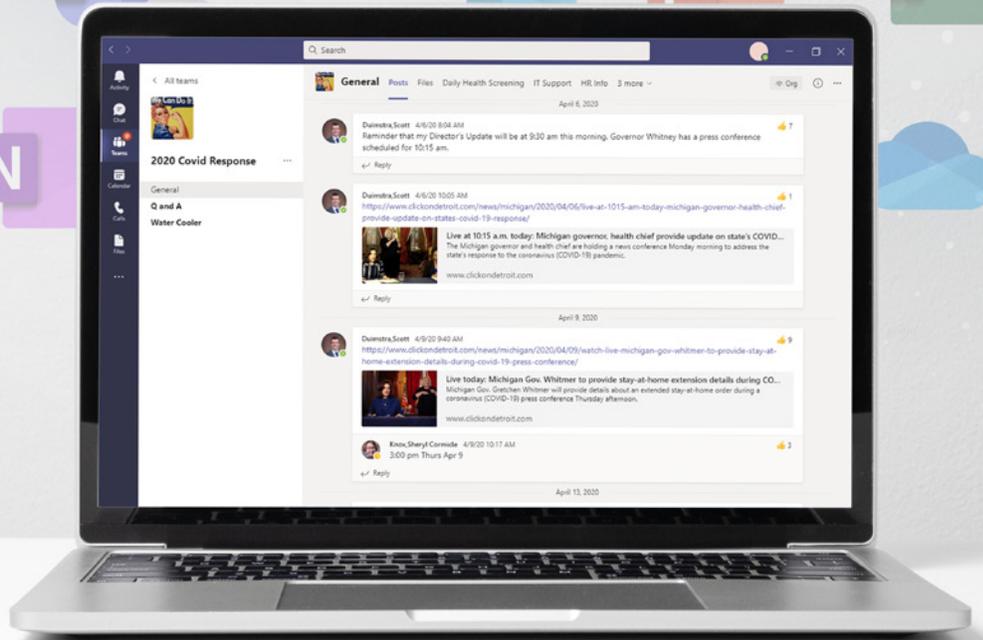
PRIOR TO PANDEMIC

CADL services were thriving as 2020 began, with plans in place to enhance them and add more. Here's an overview of the first few months.

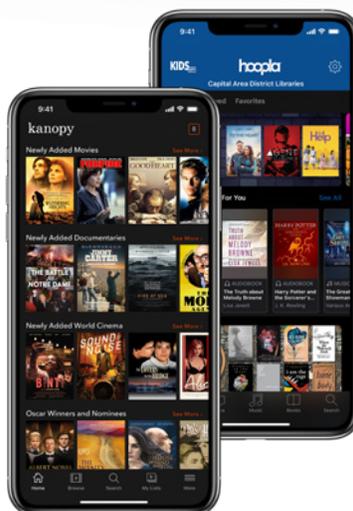


TECHNOLOGY SERVICES

Thanks to an IT staff dedicated to progress, CADL's technology infrastructure was strong and growing. A project was underway to migrate our communications to Microsoft Office 365 for cloud-based file storage, email and Teams meetings. Once training was completed, staff could communicate from any device in any location.



Technology services for members were also up to date. Our online registration option eliminated the need to visit a branch to become a member or access member accounts. Wi-Fi service was available at all branches, and members who struggled with adequate service at home could borrow wireless hotspots from our Library of Things.



DIGITAL COLLECTION

By the end of 2019, use of our digital collection had seen a 20% increase over the year before. As 2020 began, the upward trend continued as we promoted the collection via local media outlets, partnerships with vendors such as Kanopy and hoopla, and our own social media sites and member e-newsletters.



▲ CADL presented speed painter Evan Struck at the Women's Expo in February.

PUBLIC EVENTS



To showcase CADL services, we partnered once again with the Mid-Michigan Women's Expo to host main stage presentations at the Lansing Center in February. Hundreds of attendees enjoyed lively conversation with CADL's Readers Roundtable Podcast hosts, plus exciting performances by Evan Struck, America's youngest speed painter.

PASTOR'S SALUTE

As part of our partnership with local churches, CADL was honored to support the 10th Annual Michigan Pastor's Salute in February. Among the hundreds of attendees were Lansing Mayor Andy Schor and U.S. Senator Debbie Stabenow.

▶ Pastor Albert Kelly and Kim Harrell-Nichols

AUTHOR VISITS

Author visits are a mainstay at the library, and this year we added a twist by hosting award-winning audiobook reader Lauren Ezzo at our Leslie and Stockbridge branches. CADL Stockbridge also hosted *The Faygo Book* author Joe Grimm in February, while Lansing memoirist and photographer Ariniko Foster O'Meara visited CADL Downtown Lansing.

SLED DOGS

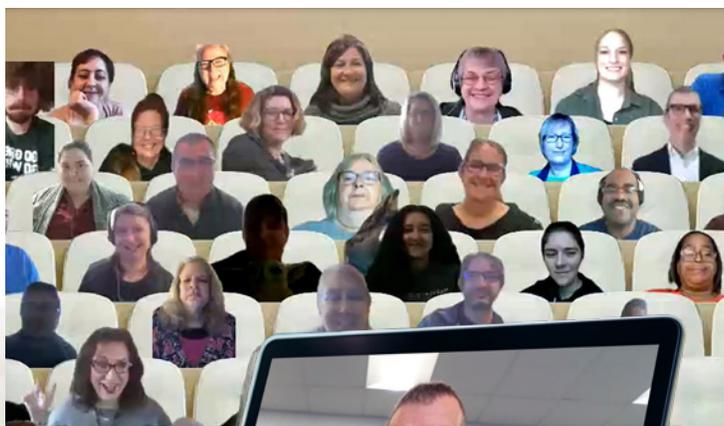
A highlight of our winter events included live visits with a team of sled dogs from Tun-Dra Kennels. Delighted participants at four CADL branches enjoyed meeting the dogs as well as learning about the history of mushing and the Iditarod.



SERVICE LEVEL 1

In mid-March, Executive Orders from the Governor's Office closed businesses, schools and institutions across the state. Right from the start, CADL's primary goal was to continue offering library service but in ways that were safe for both members and staff.

With little time and no precedent to guide us, our Board members, administrators and staff worked quickly to develop a new service model that would comply with Executive Orders and guidelines from the Centers for Disease Control. On March 16, we launched Level 1 of the plan.



SUPPORTING OUR STAFF

Although library buildings were closed, all staff was retained. Depending on their duties, some staff continued working from home, adapting to new procedures and technologies.

At this point the value of having trained staff in the use of Microsoft Office 365 became evident. Files, documents and other information could now be accessed from any device and any location. Staff quickly adapted to Teams' video conferencing capabilities, with the IT Department providing additional capacity, support and trouble-shooting every step of the way.



COLLECTIONS & SERVICES

With buildings, dropboxes and the Mobile Library all closed due to Executive Orders, we asked members to keep borrowed library items at home until it was safe to return them. No fines or fees were charged during this time.

Our digital collection, which had been steadily growing in popularity, became our featured service. This collection of eBooks, audiobooks, digital magazines, music and movies was promoted to both members and the general public as a convenient, inexpensive way to access information and entertainment — no contact, no fines, nothing to return.

Working from home, library staff helped hundreds of people sign up for cards and learn to use our digital options. We added incentive by increasing our hoopla borrowing limit. Both hoopla and Kanopy provided additional content at no cost to CADL. As a combined result of these efforts, circulation reached new heights, with April and May both having over 65,000 digital checkouts.



Other online services were also popular. Ancestry.com began allowing use of its library service from home, resulting in an increase from 18,000 to more than 86,000 searches during the year. Families and teachers discovered BookFlix, leading to a 65% increase in use compared to 2019.

Also during Level 1, the Board approved extending card expiration dates and suspending overdue fines.



“I just wanted to let you know how much we appreciate everything CADL has done during the pandemic [including] the suspension of overdue fines and the extension of library card expirations. Thank you!”

— LINDSAY D.
CADL Haslett Member

SERVICE LEVEL 1

“The best part is that [Library Assistant] Sheryl worked hard to put together Microsoft Team meetings so the Mason book club could still meet. We get better at it every month!”

— JUDY F.

CADL Mason Member

“My daughter, who just turned 3, is loving your online videos on Facebook. She calls [Youth Librarian] Lindsay ‘my teacher’ and requests to watch her on my phone regularly. I just wanted you to know that you are making a difference to young people right now during this crazy time.”

— TIFFANY H.

CADL Mason Member
& Middle School Teacher



▲ Families tuned in for stories and songs from team members like CADL Mason’s Lindsay Anderson.

GOING VIRTUAL

With in-person events suspended, staff looked for ways to connect with community members online. Branch events such as book discussion groups, language instruction and game clubs were successfully moved to Teams, with our IT Department providing a helpful “how-to” video.



New programs suited for the virtual environment were quickly developed. To engage children at home, we offered weekly online STEAM challenges. Children also tuned in to see a special live event on our Facebook page, featuring popular *Michigan Chillers* author Johnathan Rand. Virtual Trivia Nights with topics such as “Harry Potter” and “Jeopardy” drew large crowds of teens and adults.

In addition to events, we posted entertaining videos that featured our staff talking about their own favorite books, movies and music. We also recorded how-to videos of staff demonstrating craft projects people could do at home.

▶ Author Johnathan Rand



▲ CADL Williamston’s Storm Kopitsch was part of our virtual storytime team.

CADL TALES LIVE

One of our most popular virtual programs was a series of live preschool storytimes that debuted in March. Held on our Facebook page four times a week, these lively and engaging events featured CADL staff leading children in stories, songs and early literacy activities. The recorded sessions were later posted on our website, where they received anywhere from 100 to 1,000 views each.





◀ Sheri Jones and WLNS TV6 helped communicate details of our service levels.



GETTING THE WORD OUT

Although our buildings were closed, the “library” was not! CADL’s Marketing team worked with other departments to clearly communicate our COVID-19 response and current level of service. Messaging was continually updated on our website, in our social media, on the CADL CAST Podcast and more. Executive Director Scott Duimstra and Collection Development Director Thais Rousseau did live updates on our Facebook page, welcoming questions and feedback from viewers.

Site takeovers of high-traffic media websites were another effective tactic to promote our current services. We also used over-the-top (OTT) marketing, which delivered ads to households that stream content instead of watching traditional TV. Together these tools yielded over 1 million promotional impressions, a 285% increase over 2019.



The CADL brand was also tied to campaigns like WILX’s Stay Home, Stay Safe; FOX 47’s Senior Spotlight; and Downtown Lansing Inc’s Lift Up Local. Library-generated content appeared in the Lansing State Journal, Healthy & Fit, 517 Magazine and more. It was also shared on TV, including the CADL TALES storytimes that ran weekly on WLAJ TV53, CAMTV and City of Lansing Television.

To promote our digital collection, we partnered with Stacks 92.1 FM and their nationally syndicated show *DeDe in the Morning*. Starting in August, DeDe appeared in a recurring feature called “DeDe’s Weekly Download,” highlighting book, movie and music recommendations from our selectors.

DeDe's Weekly Download



SERVICE LEVEL 2

After three months of limiting service to digital and online options, all the necessary precautions were in place to move to the next level. In May, we welcomed staff back to buildings that now included safety barriers, signage and deep cleaning protocols.

“Getting bags full of new library books brings us all some much-needed joy and excitement each week. It’s amazing what a difference it makes to have a variety in books at a time when every day feels like Groundhog Day!”

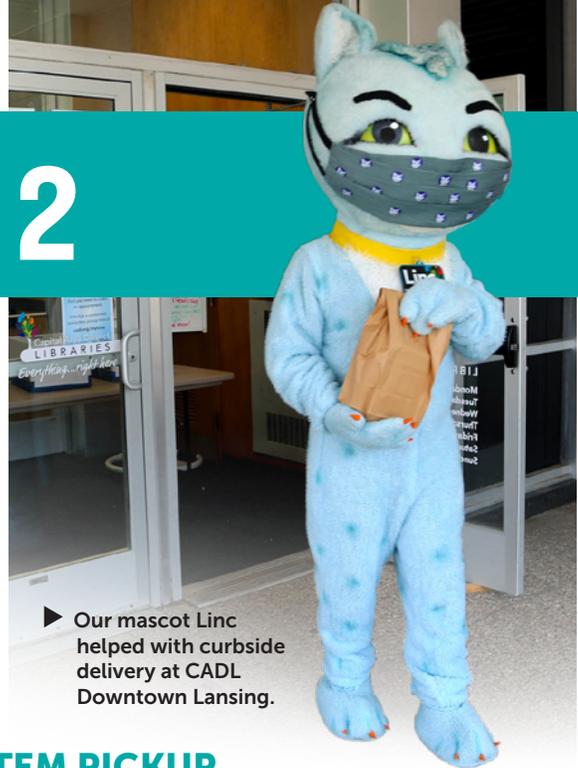
— JOANNA P.

CADL Haslett Member

“We miss coming in but being able to place holds and pick up items has been a life saver for our family.”

— MARY ANN K.

CADL Holt-Delhi Member



► Our mascot Linc helped with curbside delivery at CADL Downtown Lansing.

CONTACTLESS ITEM PICKUP

Knowing how much value our members place on our large physical collection, we went to work finding ways to get these items back into circulation. Safe handling procedures were developed, including a mandatory quarantine period for returned items.

On June 22, all 13 branches opened for contactless pickup. Members were instructed to place holds online or by calling their local branch. Once the items were ready, they could be picked up door side or curbside. This process was easy and convenient thanks to a new online reservation system we called MyTime. Members could log on to choose a pickup date, time and location, then simply walk or drive up to get their bagged and tagged items.

Contactless pickup was a huge success, with members making library visits part of their regular routine. Selectors quickly matched their purchasing decisions to evolving demand. Despite supply chain issues in almost every facet of the process, over 50,000 item orders were placed and 16,000 titles cataloged. By year’s end almost 950,000 items had circulated.



“My daughter made her own official library cart, with “activities to go” on top, and two bags marked with my name underneath!”

— JEN G.

CADL Haslett Member

“In this time of isolation, the library has really brought light to our family! I read to the little ones and my oldest really enjoys your Take & Make projects! This family of 5 can’t thank you guys enough.”

— CANDICE B.
via Facebook

“CADL has done a wonderful job of pivoting and offering educational and fun opportunities for families. As a mom of three kids, thank you for making my life easier!”

— AMY R.
Lansing Area Littles

“We frequently request Grab & Go bags of picture books and are often pleasantly surprised by our librarians’ choices, which has led us to explore other genres and discover new authors.”

— AMY S.
CADL Stockbridge Member



TAKE & MAKE KITS

With branches open for pickup service, staff came up with creative ways to add more value. We began offering Take & Make kits that members could pick up and take home. These typically included all supplies and instructions for making a craft, doing a STEM activity, or conducting a do-it-yourself storytime. By the end of the year, staff had created and distributed more than 5,000 Take & Make kits for all ages.



GRAB & GO BAGS

Members who missed the browsing experience or who needed help finding their next great read were delighted when we introduced a Grab & Go service in August. This allowed members to simply tell us their preferred genre and age range, and our expert staff would fill a bag with five items that fit the bill. Hugely popular right from the start, Grab & Go accounted for about 24,000 of the physical items checked out from August to December. Families were especially heavy users, often requesting several bags for each pickup appointment.



SERVICE LEVEL 2



MOBILE LIBRARY

In addition to opening the branches for contactless visits, we put our beloved Mobile Library back on the road. Members couldn't browse but could place holds or request Grab & Go bags to pick up during regular stops.

The Mobile Library always makes a significant impact, bringing library service to many Ingham County residents. Although off the road for three months in 2020, it made 1,328 stops and circulated more than 38,000 items — higher than the circulation in some of our full-service branches.

OUTREACH SERVICES

Service Level 2 saw a resumption of other outreach services as well. We provided books and audio materials for 25 Book Nooks located in senior living communities, community centers and more. Our Books by Mail service was used by a monthly average of 83 homebound patrons, with staff mailing out about 85 items out each month.

LOCAL HISTORY ONLINE

With more people staying at home, online information sources became even more important. Our Local History Online database had a 57% increase in users in 2020, for a total of more than 14,000. Users performed 40% more searches than in 2019, for an annual total of over 26,000.

Local History staff used their time to add nearly 40% more records into the databases than in 2019, for a total of 58,000 unique records. The topics of greatest interest to visitors were Ransom E. Olds, the Oldsmobile company, and local yearbooks.

During 2020, all 17,000 online home images acquired from the City of Lansing Assessor's Office were individually identified, providing a major benefit to researchers. The department also documented the local impact of COVID-19 and protests pertaining to the Black Lives Matter movement.



LOCAL HISTORY ONLINE USERS INCREASED

57%



14,000
TOTAL USERS



26,000
TOTAL SEARCHES



58,000
UNIQUE RECORDS

DIGITAL COLLECTION

The popularity of our digital collection continued to grow throughout the year as we expanded and promoted it. Overall circulation increased by 21% from 2019 totals. Although eBooks had started to level off in popularity, they had a 26% increase in circulation. Digital video circulation increased by 52%. The largest increases were Kanopy with an 82% increase, hoopla TV at 54%, hoopla eBooks at 56%, and hoopla comics at 43%.

In June we added RBdigital's unlimited digital audiobook collection, and magazines were upgraded to the unlimited plan in July. Audiobooks moved to OverDrive in the fall.



BUSINESS TOOLS

With many brick-and-mortar businesses closed due to the pandemic, there was a movement to developing online businesses. In October we used funds from a Grow with Google grant to present a four-week series of seminars called "Getting Your Business Started in E-commerce." In November we offered an online tutorial on using the Google My Business tool.

JOB SEEKER & LEARNING TOOLS

In response to job-related challenges, CADL launched a free Resume Review and Interview Assistance service in July. Applicants who filled out our online request form received a personal response within two days. In April we were happy to add Lynda.com back to our list of valuable services, providing access to thousands of online instructional videos on the latest software, creative and business skills.

OVERALL USE OF DIGITAL CONTENT INCREASED 21%

DIGITAL VIDEO
52% INCREASE

DIGITAL COMICS
43% INCREASE

E-BOOKS
26% INCREASE

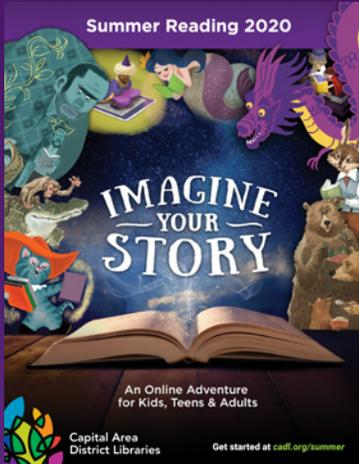
The Magic of MEMBERSHIP

Our Marketing department came up with some new and innovative ways to promote memberships. A campaign called "The Magic of Membership" featured professional magician Cameron Zvara, filmed for a series of commercials about the value of digital library services such as Lynda.com, STEM resources and streaming entertainment.

We also promoted online registration and renewal, helping hundreds of members sign up for new cards or renew existing ones. Overall, CADL memberships increased by 34% over 2019.



SERVICE LEVEL 2



SUMMER READING CHALLENGE

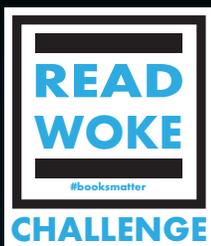
This year certainly put the “challenge” in Summer Reading Challenge! Without the ability to host live events featuring magicians, storytellers, musicians and more, we replicated the experience as closely as possible by contracting with some of the performers to record their presentations. These videos were then available for viewing on our website and social media sites.

“We are so grateful for the amazing prizes and wonderful resources the library has provided, even during this crazy year!”

— ELLEN D.

CADL Webberville Member

For the reading component of the challenge, we relied on our already established Beanstack site for online registration and point-tracking. With “Imagine Your Story” as a theme, kids, teens and adults across the county embraced the opportunity to read for fun and prizes. Although registration was down from previous years, completion numbers were higher, with between 33% and 41% of participants completing all levels.



After a summer dominated by COVID-19 and clashes over politics and race, our staff searched for ways to help foster unity. In September we introduced a six-week online challenge called “Read Woke,” based on a project created by Mississippi school Librarian Cicely Lewis. The goal was to encourage children, teens and adults to read books that

were selected by our staff to reflect a wide variety of cultures, places and experiences, encouraging dignity and respect for all. Our promotions included commissioning a spoken word piece that beautifully expressed the spirit and goals of the project.

The Read Woke challenge was successful and impactful, generating more than 2,000 checkouts of the featured titles and creating a great deal of goodwill and community buzz. The Michigan Library Association invited our staff to present the project at their annual conference.

▶ Activist and spoken word artist Mama Sol



“I just picked up a kid’s holiday craft kit and wanted to say how awesome it is that the bag is so incredibly diverse. I had no idea about some of these holiday traditions from several of the included cultures and religions. Thanks to the people who took the time to be so inclusive!”

— AMANDA S.
CADL Downtown
Lansing Member

HOLIDAY EVENTS

With the cancelation of our annual open houses and other holiday-themed events, we came up with some creative ways to celebrate.



Families loved a live virtual Holiday Baking event featuring teenage bakery shop owner Kamryn Chasnis. Attendees baked along in their own kitchens as Kamryn instructed them on making cupcakes based on the book *The Polar Express*. We partnered with The Painted Owl Art Studio to offer free kits with

all the supplies needed for a beautiful do-it-yourself painting of a winter scene. A contest called Make it Merry invited members to read, watch or listen to a holiday title from our collection, with participants eligible to win Kindles and Visa Gift Cards.



ROOFTOP REINDEER

A holiday tradition for many local families is a visit with reindeer from Rooftop Landing Farm at our libraries. This year we offered drive-through visits at CADL Aurelius and CADL Foster, so children could see and hear these magical creatures from the safety of their vehicles.



HOLIDAY STORYTIME

Wrapping up our holiday events was our first ever Christmas Eve Radio Storytime. Listeners could tune in to 99.1 FM WFMK to hear a holiday story from Youth Services Librarian Cassie Veselovsky, along with messages of encouragement from Governor Whitmer and CADL Executive Director Scott Duimstra. The segment aired hourly from 7 p.m. until midnight.



TAKE & MAKE CRAFTS

Because the holidays wouldn’t be complete without sparkly crafts, our branch staff created special Take & Make kits. Families picking up their library items were gifted with bags full of supplies for making Grinch slime, glittery snowflakes and smiling snowmen.

SERVICE LEVEL 2

“I just wanted you to know that you are making a difference to young people right now during this crazy time. We miss coming to the library very much, but we really appreciate what you guys are offering online!”

— TIFFANY H.

7th Grade Teacher at
Mason Middle School

“My preschooler made impressive gains in pre-reading and reading skills this past year thanks to our library resources. From learning to read phonics lessons and books for new readers, we are now reading to each other—a little every day really does go a long way!”

— AMY S.

CADL Stockbridge Member



ESSENTIAL STUDENT SERVICES

CADL launched the Student Success Initiative in 2019, with a goal of making library services easily accessible to all area students, regardless of their residency. We provided students in Webberville and Haslett schools with a code that took the place of a traditional library card, allowing free access to our digital collection, educational databases, Wi-Fi hotspots and more.

In 2020 this initiative expanded by leaps and bounds, as school districts realized the critical importance of library services in the challenging learning environment. By the end of the year, districts in Stockbridge, Dansville, Holt, Lansing, Leslie and Mason had all joined. The total number of students benefitting is now 26,000.

ENHANCED LEARNING

To provide more help to students, we contracted with Tutor.com to offer free online homework help for grades K–12, available every weekday from 2 to 9 p.m. Many of our Take & Make crafts and STEM kits supplemented local school curriculums. Some branch staff also worked directly with teachers to provide books and themed activity kits.





▲ Contest winners at CADL Stockbridge picked up their new digital devices.

BRIDGING THE DIGITAL DIVIDE

As thousands of students and workers in our service area shifted to a virtual environment, the severity of the digital divide became clear. Those who did not have ready access to computers and reliable internet service faced a very different reality from those who did.

CADL stepped in to address this issue in a number of ways. We began by enhancing Wi-Fi at our closed buildings, so people within range could access it. As part of our Summer Reading Challenge, we invited students to let us know how having a digital device would impact their learning and creative interests. Over 100 entries were submitted, and 35 devices were awarded.

In October CADL was selected for a \$25,000 Library Improving Access to Information grant from the Institute of Museum and Library Services. These funds were used to add 35 iPad Kits to our collection, loaded with apps that focused on

a variety of school subject areas and productivity. We also received funding for 35 Wi-Fi hotspots through the CARES Act, to be included in the kits. Chromebooks bundled with hotspots were also added to our collection, available for checkout to adult members.



Finally, when health guidelines allowed for a limited number of visitors, we offered public computer sessions at our branches. To keep staff and members safe, advance appointments were required and all safety protocols followed.

MEETING DIVERSITY GOALS

Having to operate within the constraints of the pandemic did not affect CADL's commitment to our goal of increasing diversity and inclusion.

New guidelines were put into place for our reader recommendation services, so that branch displays, booklists, staff picks and more reflected a broad range of experiences. We made diverse titles easier for members to find by using updated and consistent subject headings. Diverse reading was promoted through our high-profile Read Woke Challenge, described on page 12. Teens were invited to join a new anti-racist book discussion group, meeting online every month to discuss titles that presented differing worldviews.

Internally, CADL created an Inclusivity Workgroup for staff. Our HR Department focused on reaching out to applicants from diverse backgrounds who may not have considered library work before.

“I love the library! It’s user-friendly, convenient, and has culturally diverse books. Love to de-compress with Walter Mosely, Eric Jerome Dickey, and James Baldwin; I’m old school!”

— **STEPHANIE P.**

CADL Holt-Delhi Member

EXPANDING PARTNERSHIPS



▲ Mason Mayor Russ Whipple and CADL Executive Director Scott Duimstra at Laylin Park's new StoryWalk installation

Strengthening partnerships and forming new ones helped bring community members together to reach common goals.



Community Engagement Specialist Jill Abood took on the role of Census Coordinator for CADL, serving on the Census 2020 Complete Count committee for our region. Throughout the early part of 2020, we shared information on the importance of participating. Although outreach efforts were curtailed by the shutdown in March, our region had a response rate of 72.6%, which was higher than both the state and national averages.

MUNICIPALITIES

Throughout the many months of uncertainty, CADL leadership made it a point to communicate to municipalities and elected officials about our safety measures and evolving services. In addition, we worked with the City of Mason to finalize plans for an upcoming library building renovation. Our partners at the City of Lansing extended the lease of the South Lansing branch through the end of 2026.

NEW STORYWALKS®

In 2020 we added two new StoryWalk paths in our service area. Featuring children's books and activities, the paths were installed at Laylin Park in Mason and Simmons Memorial Park in Webberville. These provided a great way for families to spend time together outdoors. They bring the total number of CADL StoryWalks in Ingham County to twelve.

CONNECTIONS IN CORRECTIONS

Although some of our Connections in Corrections services at the Ingham County Jail had to be placed on hold, we still supported inmates by providing books for them to share with their children and grandchildren.

AWARDS & RECOGNITION

An essential ingredient in CADL's success is our high-quality staff. Their skill and dedication were recognized both internally and by other organizations in the library community.

CADL STAFF AWARDS

Nominated by staff and selected by the Board, two staff members are recognized each year for innovative ideas and excellent service. The awards are named for founding Board member Dr. L. Robert McConnell.



Christine Martin-Resotko

This year's award for innovation went to Christine Martin-Resotko, a Library Assistant at CADL Mason. Her unique approach to connecting people with library resources helped make CADL a trusted resource in the community in the fields of pop culture and gaming.



Betsy Hull

CADL Okemos Head Librarian Betsy Hull was honored with the service award. She was recognized for her leadership and success at steering one of the largest branches through unprecedented challenges, while finding unique ways to keep community members connected to the library.

CADL MARKETING DEPARTMENT American Library Association PR Xchange Awards

Our Marketing Department earned national recognition when four different CADL publications were honored at the American Library Association's 2020 PR Xchange Awards Competition. With approximately 270 entries, the competition was extremely tight, so this was a major achievement for our talented and dedicated team.

JESSICA TROTTER Michigan Library Association Public Librarian of the Year



In 2020 CADL Collection Development Specialist Jessica Trotter was named Public Librarian of the Year, recognized for her leadership in the areas of collection development and readers advisory. As Chair of the MCLS Overdrive Consortium Committee, Jessica spearheaded collection growth from 1.4 million checkouts in 2017 to over 2 million in 2019. She led CADL's efforts to create a high standard of diversity goals and curated the collection to meet them.



DEDICATED SERVICE

Service anniversaries are celebrated during our annual CADL Conference. In 2020, these staff members were recognized for their work and dedication.

5 YEARS

Jill Abood
Community Engagement
Specialist

**Susan
Bissonnette-Whelan**
CADL Okemos
Library Assistant

Maura Carter-Lochlear
CADL Okemos Clerk

Lauren Clarke
CADL Haslett
Library Assistant

Lynn Harper
CADL Dansville
Head Librarian

Denise Morgan
CADL Aurelius
Library Assistant

Paola Sanchez
CADL Okemos
Library Assistant

Hanna Sherman
Library of Things Clerk

Carey Sperl
Technical
Services Assistant

Sarah Vanacker
Local History Assistant

10 YEARS

Betsy Hull
CADL Okemos
Head Librarian

Earl Nicholson
CADL Delivery Driver

**Christine
Martin-Resotko**
CADL Mason
Library Assistant

Christopher Potts
CADL Okemos
Public Services Librarian

Andrea Rodriguez
CADL Okemos
Library Assistant

15 YEARS

Scott Duimstra
CADL Executive Director

Jolee Hamlin
Senior Associate Director
of Public Services

Jeff Antaya
CADL Leslie
Head Librarian

Chris Lemmon
Systems Analyst

Jonathon Nobach
Desktop Specialist

Deborah Prigge
CADL Stockbridge
Library Assistant

Jessica Trotter
Collection Development
Specialist

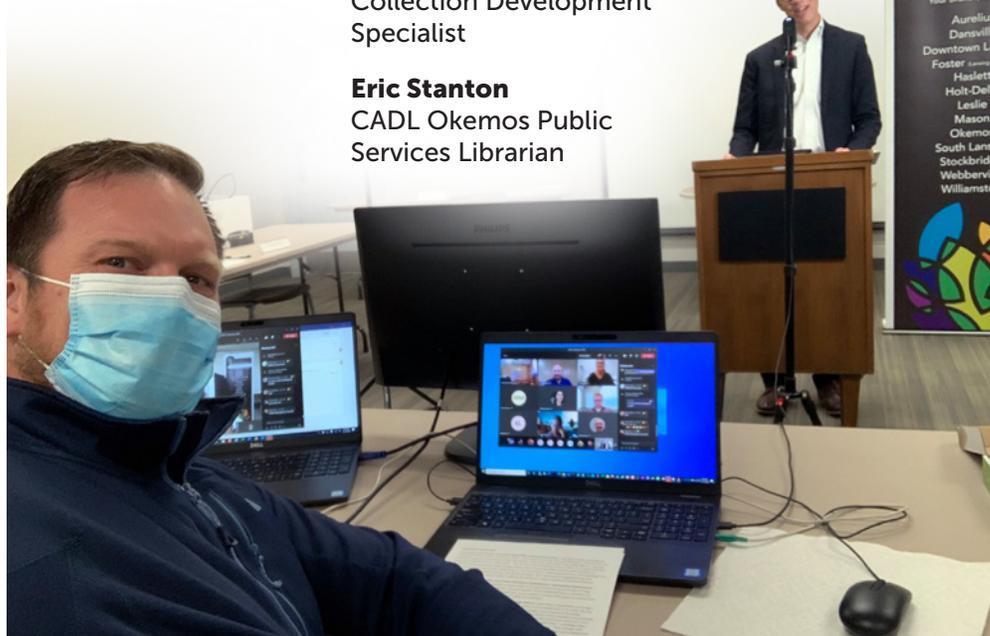
Eric Stanton
CADL Okemos Public
Services Librarian

20 YEARS



Carol Grund
Marketing
& Communications
Assistant

▼ Jon Nobach and Scott Duimstra behind the scenes at this year's virtual conference



RETIREMENTS

By the end of 2020 we had wished a well-earned happy retirement to three long-time branch heads. Their influence on the communities they served will be felt for years to come.



PEG MAWBY

CADL Webberville Head Librarian

In January 2020 we wished Peg well as she retired from her position as Head Librarian at CADL Webberville. Her first job at CADL was part-time Head at the Dansville branch from 2003–2007. She took on a bigger challenge by overseeing the large and growing South Lansing branch for four years. Finishing up her library career at Webberville for eight years allowed Peg to enjoy working in a close-knit, rural setting again. Her dedication and her work with community members, schools and especially the families she served will be appreciated for years to come.



ANN CHAPMAN

CADL Haslett Head Librarian

At the end of January we celebrated Ann's retirement after 16 years at CADL. Hired in 2005 to head up the Haslett branch, she soon became a valued member of our team and a powerful force in the community. In 2011, Ann worked with Meridian Township, Haslett Public Schools and CADL to shepherd a move from the 3,500 square-foot library building to a nearly 12,000 square-foot space inside the former Meridian High School. In 2016 she was instrumental in bringing the StoryWalk concept to CADL. Ann's high standards, dedication and innovations will be a lasting legacy to the Haslett community.



JEAN BOLLEY

CADL Foster Head Librarian

In December we said goodbye to a long-time friend and colleague when Foster Head Librarian Jean Bolley retired. Hired for that position in 1998, Jean was one of CADL's first employees, but had been working in local libraries since 1973. Her expertise and passion helped position CADL Foster as a beloved neighborhood fixture, with storytimes as a cornerstone. Jean's impact on library services in Lansing is immeasurable, both on CADL and on the thousands of children whose love for reading began with one of her storytimes.

STAFF CHANGES

WARM WELCOME

ADMINISTRATION



Michael Moore, Operations Director

LIBRARIANS



Thomas Moore
CADL Haslett
Head Librarian



Amanda Vorce
CADL Webberville
Head Librarian

LIBRARY ASSISTANTS

- Angela Clock**, CADL Dansville
- Charles Cusack**, CADL Stockbridge
- Suzanna Feldkamp**, CADL Downtown Lansing
- Adriana Flores**, CADL Downtown Lansing
- Quinn Harr**, CADL Downtown Lansing
- Julie Keller**, CADL Aurelius
- Rob Linsley**, CADL Mason
- Nicholas Rossler**, CADL Foster
- Michelle Traven**, CADL Downtown Lansing
- Terence Travis**, CADL Webberville
- Josie Vargas**, CADL Williamston
- Samantha Wyliss**, CADL Haslett

CLERKS

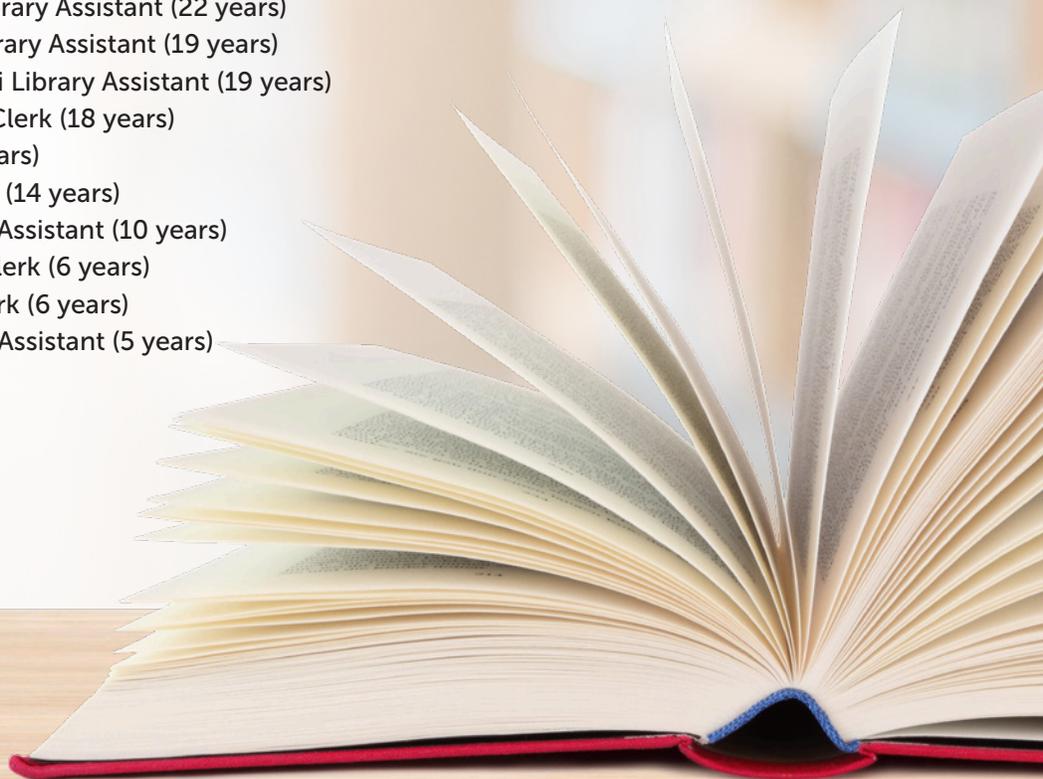
- Meaghan Blankenship**, CADL Okemos
- Neal Endicott**, CADL Holt-Delhi
- David Grund**, CADL Haslett
- Christy Hans**, CADL Haslett
- Tyler Keenan**, CADL Haslett
- Alexandria Norwood**, CADL Okemos
- Mary Sherman**, CADL Holt-Delhi
- Michaela Smith**, CADL Haslett

TRANSITIONS

Melissa Brace, formerly a page at CADL Okemos, now a clerk there
Lauren Clarke, formerly a clerk at CADL Okemos, now a Library Assistant at CADL Haslett
Melissa Cole, now Head Librarian for all three Lansing branches: CADL Downtown Lansing, CADL Foster & CADL South Lansing
Seoung Kim, formerly a clerk at CADL Haslett, now a Public Services Librarian at CADL South Lansing
Kelsey Lamp, formerly a clerk at CADL Downtown Lansing, now a Library Assistant there
Heather Paris, formerly a clerk at CADL Holt-Delhi, now a Library Assistant there
Carey Sperl, formerly MeLCat Services Assistant, now Cataloging Assistant
Mari Tesfae, formerly a page at CADL South Lansing, now a clerk there

FOND FAREWELL

Ingrid DeWald, CADL Haslett Library Assistant (22 years)
Clata Raines, CADL Webberville Library Assistant (22 years)
Amy Smoke, CADL Stockbridge Library Assistant (19 years)
Cheryl Whittaker, CADL Holt-Delhi Library Assistant (19 years)
Linda Keifer, CADL South Lansing Clerk (18 years)
Chris Meyer, Outreach Clerk (16 years)
Debra Bennett, CADL Haslett Clerk (14 years)
Karin Pavlick, CADL Foster Library Assistant (10 years)
Danielle Carey, CADL Holt-Delhi Clerk (6 years)
Charles Dion, CADL Holt-Delhi Clerk (6 years)
Seth Kindel, CADL Aurelius Library Assistant (5 years)



COMMUNITY SUPPORT

LIBRARY FRIENDS

Each of our 13 branches is supported by a volunteer Friends group, working to raise funds and advocate for the library. While their activities were curtailed this year, many Friends members still found ways to offer their support. Here are a few examples.

AURELIUS FRIENDS

Members worked with library staff to offer a modified holiday book sale in December. It was a huge success and put many books into the hands of local families.

HASLETT FRIENDS

Friends funded the purchase of new picture book bins, with a goal of creating a more exciting browsing experience for kids.

STOCKBRIDGE FRIENDS

Friends group member Jo Mayer held a pop-up book/DVD sale at the Farmers Market in August. In October, the group participated in the Village Halloween contest by decorating a light pole outside the library.

OKEMOS FRIENDS

Friends group members continued to accept and store donations for future fundraisers. Book sale coordinator Jim Tellner traveled across the county to pick up donations at people's homes.



Despite the health crisis, CADL was able to participate in several community service projects this year. In January, our staff volunteered at City Rescue Mission of Lansing. In November, we launched a food drive that raised \$1,180 for the Greater Lansing Food Bank, allowing them to serve over 3,000 meals.

During the holiday season, library and administrative staff at CADL Downtown Lansing worked with Volunteers of America Michigan to adopt a family. Our donations provided food, gifts to open, and over \$600 in gift cards. After hosting a Mitten Drive for staff and members, CADL Okemos donated 240 hats, mittens and scarves to Cristo Rey Community Center. Several other branches supported local charities as well.



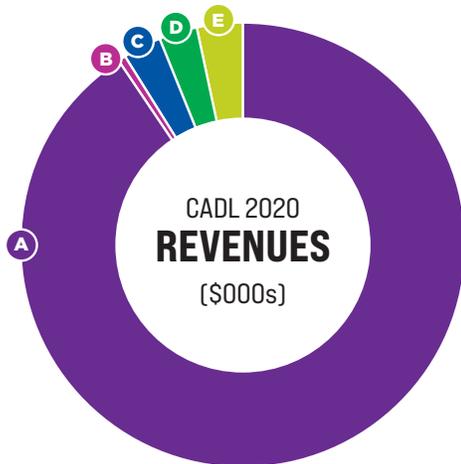
TRIBUTE TO JANET IANSITI

CADL lost a devoted Friend when Janet Iansiti passed away on March 6, 2020. As President of the Mason group and a member of the Aurelius group, Janet worked tirelessly to raise funds for library programs. She also worked on the project to restore and remodel the historic Mason Library building.

As they mourn her loss, Friends members plan to honor her memory by continuing to support the causes she cared so much about.

FINANCIALS

REVENUE & EXPENSES



A	Tax Revenue	\$10,974
B	Library Fees	\$71
C	Penal Fines	\$328
D	State Aid	\$344
E	All Other	\$395



F	Salaries & Benefits	\$7,719
G	Materials	\$1,824
H	Professional Services*	\$505
I	Maintenance/Utilities	\$580
J	Tech/Capital Projects	\$534
K	Supplies/Other	\$190

* Includes prop & liab insurance

This year's three month-long statewide shutdown order, along with limited service options when we reopened, impacted both revenue and expenses.

Although our tax revenue was not impacted, several other smaller revenue streams were, including penal fines and fees. A decision to stop charging overdue fines after March 24 was made to help patrons who were struggling financially, and to support our safety protocol of quarantining all returned items for 96 hours. Interest income was lower in 2020 vs 2019 by \$66K, as short-term interest rates were lowered to near zero by the Federal Reserve Board in March. A combination of all these led to lower total annual revenue of \$12.11M, a reduction of about \$280K from 2019.

On the expense side, salaries and benefits were \$7.7M, less than 2% higher than 2019. Library staff were paid throughout the duration of the pandemic. We spent \$1.82M on collections, an increase of \$140K. All other expenses were \$1.8M, which was \$1.03M lower than in 2019. Much of this decrease (\$584K) was a direct result of capital projects being delayed or canceled. The remainder was due to lower operational costs in supplies,

utilities, security, custodial, Marketing and other professional services. Overall, revenue exceeded expense by \$760K, or 6.7%. Those funds will be reallocated into subsequent years' budgets.

HIGHLIGHTS

For the 14th consecutive year, our audit results were outstanding, with a completely clean opinion and no recommendations for improvement.

A centralized inventory and distribution process for PPE was established, including masks, hand sanitizer, disinfectant, gloves, wipes and curbside delivery supplies.

Electronic payment methods were established with many library vendors and proved to be a more efficient method of payment.

Our parking contract was renewed with a lower usage requirement, resulting in a cost reduction of nearly \$10K annually.

The library's laddered 5-year CD portfolio had returns that were in the 2.7% range, much higher than other available investments due to falling short term rates.

AURELIUS



▲ Drive-through reindeer visits were a highlight of the 2020 holiday season.



HEAD LIBRARIAN JENNIFER DEGROAT

“The library has been a weekly part of my home daycare for over 30 years. This year with the COVID pandemic, we have still been blessed as CADL has continued to safely deliver books, crafts, and storytime kits to us on a weekly basis. We thank you very, very much!”

— SHELLY J.
CADL Aurelius Member

I am very proud of the way our staff met the challenges in 2020, finding ways to uniquely and safely provide services to the Aurelius community.

Without making any changes to our staff or staff hours, we increased our weekly number of library hours from 28 to 40. We connected with members in meaningful ways, creating and distributing hundreds of Take & Make storytime, craft and STEM kits, as well as Grab & Go bags for all ages.

We were able to re-establish our monthly book discussion, with group members meeting online. Our December drive-through reindeer visit drew 300 cars, with four staff members providing 125 curbside deliveries of holiday items.

Outreach efforts also remained strong. We worked with Mason Public Schools to provide support during their closure, creating Student Success cards for all students. We continued supporting Robbins United Methodist and Aurelius Baptist Churches, and added Faith Church as well. We also continued our relationship with Precious Hearts Daycare, safely delivering Storytime kits and library items each week.

A NOTE OF THANKS

In this challenging year, many thanks go out to our loyal members and community, our amazing Aurelius Library Friends, our supportive CADL Administration and Board, and our partners in Aurelius Township and the Aurelius Township Board. Special thanks go to the CADL Aurelius Staff for their outstanding and sacrificial service this year!

DANSVILLE



▲ A young CADL Dansville member was awarded a prize in our digital device contest.



HEAD LIBRARIAN LYNN HARPER

“We love the Storytime to Go, STEM Kits to Go, and Take & Make Kits. My three-year-old begs for more ‘craftivities’ every week, and we always look forward to our library curbside pickups!”

— KIM M.

CADL Dansville Member

The reopening of CADL Dansville after three months of closure was one of the highlights of my year. I really missed the connections with community members and partners.

Although our service models changed after reopening, we were still able to provide access and meet community needs. In fact, membership at CADL Dansville rose by 7% compared to 2019, and members accessed the digital collection at an increased rate of 19%. Our continued partnership with Dansville Schools led to the launch of the Student Success Initiative, resulting in free library accounts for the more than 760 students enrolled.

I’m proud of the creativity of our library staff in preparing Take & Make kits for families to learn and enjoy at home. Demand was high and we gave out over 300 of them curbside. An additional 140 kits were delivered to local preschools.

As a fun way to spread holiday cheer in December, we collected artwork from community members and Dansville Preschool students to display as window art.

A NOTE OF THANKS

Although 2020 was a year of many challenges, the support and collaboration of our community partners bolstered our mission to provide library access. Thanks go to our members, who have embraced the changes and expressed their gratitude. We are privileged to serve in the Dansville community.

DOWNTOWN LANSING



▲ Library Assistant Adriana Flores helped prepare Take & Make craft kits for curbside pickup.



HEAD LIBRARIAN MELISSA COLE

“I just want to express appreciation for the excellent services the library is providing. I’ve done contactless pickup a half dozen times, and it’s been quick and hassle-free every time. I’ve also called the circulation desk with questions, and the staff I talked to were helpful and thorough.”

— LAUREN B.

CADL Downtown
Lansing Member

In 2020 our staff developed creative programming that brought the library into the homes of community members. Online programs included Virtual Dungeons and Dragons, Animal Crossing Club, and Intro to Video Editing. We also provided hundreds of curbside Take & Make crafts and Storytime to Go kits to local families.

We met an important goal this year by bringing CADL’s Student Success Initiative to the Lansing School District, giving every student access to library services. Staff spent time connecting with students and teachers to promote this valuable resource.

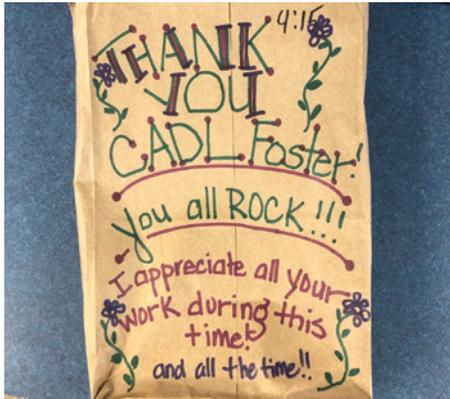
Maintaining our partnership with Lansing Parks and Rec, staff delivered boxes of books and activities to the summer camp program and the Learning Lab. We created virtual content for both the Greater Lansing Baby Fair and ISD Special Education Fall Fair. I also worked with the local business community to promote our virtual “Getting Started in E-commerce” series.

While our building was closed to the public, our staff spent time improving spaces and services. Projects included taking inventory, updating records and reorganizing supplies to be more efficient. We look forward to debuting a redesign of our children’s area in 2021.

A NOTE OF THANKS

We would like to thank the City of Lansing, Friends of the Lansing Libraries, our volunteers, local businesses and organizations, the local schools and teachers, and our patrons for supporting the Downtown Lansing Branch. With your support we can continue to provide excellent services and resources.

FOSTER



▲ Head Librarian Jean Bolley sorted through board book donations from Dart Bank.



HEAD LIBRARIAN JEAN BOLLEY

“Your Storytime to Go kits are such a special time for me and my little guys. My four-year-old can’t even wait until we get home to open the bags! I hope you all know how much you matter and what a gift you are to the community.”

— LAUREN N.
CADL Foster Member

While our services were curtailed in 2020, engagement with CADL Foster members remained strong. Library card use for our members was 60%, one of the highest percentages in the CADL system.

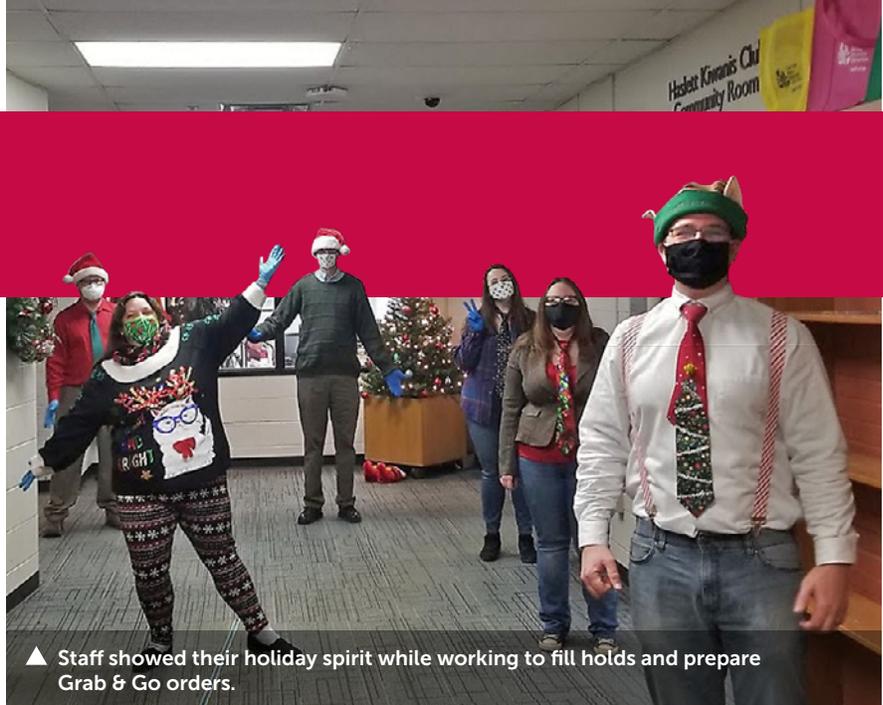
In addition to loaning out our collection by using contactless pickup, we offered a selection of creative Storytime to Go, Take & Make, and STEM kits. Members also appreciated the opportunity to attend virtual storytimes on our Facebook and YouTube sites, complete with songs, fingerplays and activities. Some of these sessions, which also appeared on local TV channels, featured staff from the Foster branch.

A highlight of the year was an outdoor visit from Rooftop Landing Reindeer. Partnering with the City of Lansing Parks and Recreation Department to make sure everyone stayed safe, we offered attendees a chance to drive through the parking lot to see the reindeer and pick up a holiday craft. The turnout was outstanding and we were happy to provide some holiday cheer during a difficult time for our community.

A NOTE OF THANKS

Many thanks to our members for their loyalty and support during a difficult year. Thanks also go to the Lansing Friends, the City of Lansing, the staff at Foster Community Center, and our own hard-working, dedicated staff.

HASLETT



▲ Staff showed their holiday spirit while working to fill holds and prepare Grab & Go orders.



HEAD LIBRARIAN THOMAS MOORE

“We love library day SO MUCH! Being able to pick up books, Storytime to Go, and Passport to the World EVERY week has given us something to leave the house for and look forward to. Thank you for all your hard work and helping to keep our love of books and learning alive. We will definitely look back on all our library trips fondly.”

— ERIN B.
CADL Haslett Member

As the new Head Librarian and someone new to the Haslett community, this was a difficult year for making connections. Despite that, I am thankful for the opportunities I’ve had and look forward to meeting more of you soon.

Haslett residents relied heavily on the library as a source of information and entertainment. After reopening our collection to the public in June, we checked out over 75,000 items and filled nearly 850 requests for Grab & Go bags.

Our curbside Take & Make craft and storytime kits were a huge hit — in an average month we gave out over 450 of them. We helped families explore the globe with our popular Travel Shorts program, held virtually with the Meridian Senior Center, and visited 13 different countries via our Geography to Go Kits.

Tapping into our members’ creative talents, we developed several fun community art projects. These included building fairy houses that were displayed at Harris Nature Center and providing supplies for a collaborative art installation that was temporarily installed at Ralya Elementary School.

A NOTE OF THANKS

Thank you to our Library Friends for their support, to our amazing partners at Meridian Township, and to all of the incredible community members who continue to use and support CADL Haslett. You have all helped shine a light during a difficult year and make the work we do worthwhile.

HOLT-DELHI



▲ Public Service Librarian Annie Gordon added project instructions to a box of Take & Make craft kits.



HEAD LIBRARIAN KARON WALTER

“Access to library books has allowed me to travel at a time when I can’t, helped me to feed my passions, and gave me resources that, as a teacher, I greatly needed.”

— DENISE A.
CADL Holt-Delhi Member

I have worked at CADL Holt-Delhi for seven years and have never been prouder to be part of this staff and this community. It has been so gratifying to see how patient, thoughtful and generous everyone has been through all the challenges of 2020.

Since reopening our collection in June, we have appreciated how our members have adapted to the new appointment-based system for curbside pickups. They have also made great use of our digital services, including eBooks, eAudio and digital magazines.

Our staff developed new ways to help meet the creative needs of our community. We offered a number of popular Take & Make craft kits for both kids and adults. Some of our existing programs, such as Teen RPG Clubs, were converted to a virtual format and received a warm reception from our members.

While our building was closed to the public, staff worked hard on making improvements to the interior. We have weeded and cleaned our collection, while also reorganizing to make browsing easier.

A NOTE OF THANKS

I want to thank the Holt-Delhi Township for being understanding and supportive. Thank you to our Friends Group who were able to help even with our no-contact policy. A huge thank you to our members and the community for their willingness to learn and use a variety of library services.

LESLIE



▲ Meeting a team of sled dogs from Tun-Dra Kennels was a highlight for local families.



HEAD LIBRARIAN JEFF ANTAYA

“Just for fun I drew a unicorn and a monster truck on a Grab & Go bag for one of our young members. When she saw her bag she jumped up and down, squealing with joy! It felt great to bring a little magic into her day.”

— DESIREE S.

CADL Leslie Library Assistant

The year 2020 brought immense challenges, but I’m happy to report that CADL Leslie rose to the occasion.

Before our building was closed to the public, we hosted a very popular visit from Tun-Dra Kennels. Then starting in March, we were hard at work reimagining library services. Members had high praise for the convenient doorside pickup service, while kids squealed in delight when they saw their Grab & Go bags that staff had decorated with fanciful designs. From June through December, we checked out close to 1,600 bags of library items. Physical items were only part of the story. Checkouts of digital items by CADL Leslie members increased 39%!

We remained committed to providing services beyond the walls of the library. For example, we partnered with Leslie Public Schools to implement the Student Success Initiative, providing free CADL resources to all students. Seeing an increased need for internet access, we extended our Wi-Fi outside the building, and heard reports of members receiving a signal as far away as Russell Park!

We look forward to serving the community and to meeting future challenges head on.

A NOTE OF THANKS

Leslie community, thank you for meeting the challenges 2020 — together we accomplished great things. Thank you to Leslie Public Schools, for partnering with CADL to provide LPS students with Student Success Cards. Finally, a heartfelt thank you to the Friends of the Leslie Library for your continued support.

MASON



▲ Staff worked to keep books and movies circulating during the months the building was closed.



HEAD LIBRARIAN HEATHER GOUPIL

“Dear friends, THANK YOU for all the changes, adjustments and work you have done during the pandemic. We appreciate you! Our bags of books and stickers have been a bright spot to our days.

We also have a blast doing the projects sent home in paper bags. Our Mason librarians ROCK!”

— MELISSA R.

CADL Mason Member

Completing my first year as Head Librarian, I’m proud to share some of the many innovative ways we served the Mason community in 2020, using teamwork as our guiding principle.

During the months we were closed, staff fostered a new partnership with the LFA Farmer’s Market to host a seed library. Our Youth Librarian collaborated with district teachers to present storytimes and early literacy tools in remote classrooms. We also planned alongside the City of Mason for a library renovation project, drafting final steps for this exciting endeavor.

With a goal of increasing access, we launched new services such as curbside and doorside pickup. Interior spaces were retooled for safe public computer use. Staff created over 350 craft kits to inspire and entertain members, while also becoming expert guides to the virtual platforms we adopted for programs.

Throughout the year our members encouraged us with cards, emails and calls, especially as we mourned the passing of Friends President Janet lansiti. Her memory guided us, and we hope she would be proud of all we accomplished.

A NOTE OF THANKS

Thank you to the City of Mason, Vevay and Alaiedon Townships, local educators, civic and business partners, and our Friends. You welcomed us into virtual classrooms, helped us pivot to new services and supported our ideas. We leaned on each other and grew stronger together.

OKEMOS



▲ Staff members showed their Halloween spirit by adding colorful costumes to their daily face-wear.



HEAD LIBRARIAN BETSY HULL

“Thank you all so much for your curbside service! Library pick-up always brightens my kids’ week (and mine!)”

— ELESHA N.
CADL Okemos Member

We were able to celebrate a few special activities in 2020 before closing our doors in March. The Teen Advisory Board hosted both an after-hours game night and its 3rd Annual Teen Bake Off Contest. We also held a Lunar New Party, a Pi Day event, and a Global Head Wrapping demonstration.

Transitioning to virtual programs, we offered Stretch & Balance classes; book and film discussions; Conversational Spanish; English as a Second Language for kids and adults; and our science-based activity program for elementary students.

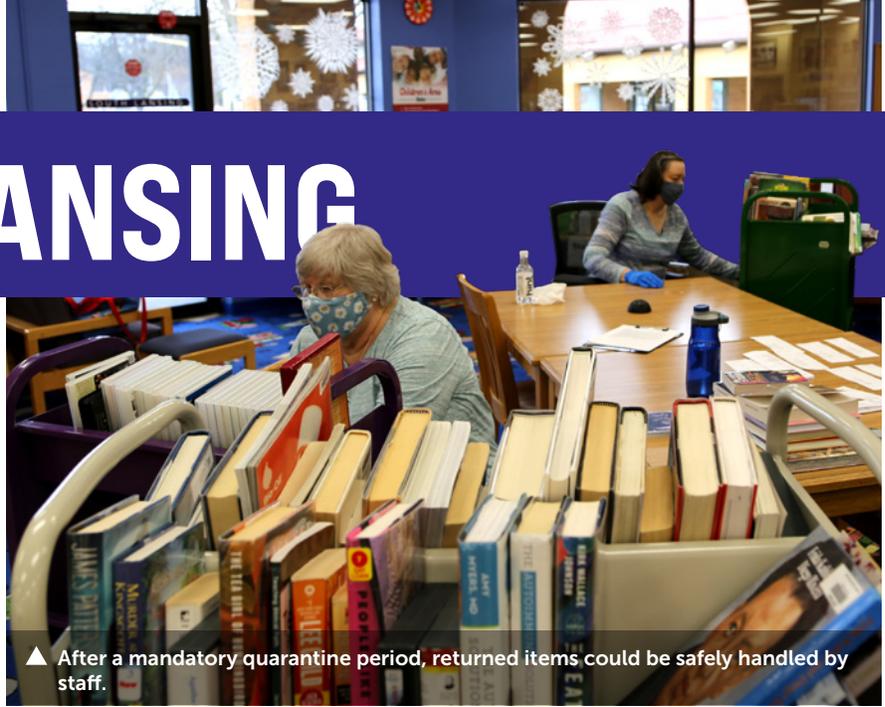
Members used our curbside delivery at a steady pace. On average, CADL Okemos accounts for about 14% of physical items borrowed throughout the system. We foresee a demand for curbside delivery continuing after we reopen the building.

The Friends group continued its strong support, accepting donations for storage by picking up items at homes or in the library parking lot. Meridian Township continued its maintenance of the building, with the crew making a special effort to remove dead trees and branches from the landscape.

A NOTE OF THANKS

Many thanks to The Friends of the Okemos Library for their continued support, including providing morale-boosting monthly lunches to the staff. We also appreciate our partnership with Meridian Township, whose efforts help make the township a prime community.

SOUTH LANSING



▲ After a mandatory quarantine period, returned items could be safely handled by staff.



HEAD LIBRARIAN MELISSA COLE

“The CADL Lansing branches have provided us with so much help and support to distribute activity kits to girls in underserved parts of the community during the COVID-19 pandemic. Without this generous support this task would have been extremely difficult. We are forever grateful for this partnership.”

— ASHLEIGH APEL

Girl Scouts Heart of Michigan
Lansing Outreach Program

During the shutdown, library staff created a variety of virtual programs, including a writing group and film discussion club. We provided creative curbside Take & Make crafts and Storytime to Go kits, and replaced our annual reindeer visit with take-home activities that celebrated holidays from diverse cultures.

In partnership with Lansing Parks and Rec, staff delivered boxes of books and activities to the summer camp program and Learning Lab. We provided activity kits to Girl Scout troops and created virtual content for both the Greater Lansing Baby Fair and ISD Special Education Fall Fair. Staff also held virtual storytimes at local preschools and daycares.

A partnership with the Lansing School District bought the Student Success Initiative to students and teachers, giving them access to library services. I continued to work with the South Lansing Business Association, SWAG, and South Lansing Kiwanis, plus provided giveaways for the Lansing Township Ice Cream Social and Potter Park Zoo Falconers.

Staff stayed busy during the closure doing inventory and completing a reorganization project to help us use resources more efficiently.

A NOTE OF THANKS

We would like to thank the City of Lansing, Friends of the Lansing Libraries, our volunteers, local businesses and organizations, the local schools and teachers, and our members for supporting CADL South Lansing. With your support we can continue to provide excellent services and resources.

STOCKBRIDGE



▲ Sherri McConnell unveiled the Little Free Library installed in front of CADL Stockbridge.



HEAD LIBRARIAN SHERRI MCCONNELL

“The staff at CADL Stockbridge have consistently gone above and beyond to provide resources for my children during this time, [including] books, the latest Storytime kits and crafts. We feel very fortunate to be able to continue our love of reading and exploring new books each week.”

— ERIN Z.
CADL Stockbridge Member

Although our building was closed to the public for most of the year, we had nearly 2,000 visits from members picking up books, movies, hotspots and more via curbside. They also picked up 108 Grab & Go selections and over 400 Take & Make craft and STEM kits. In August we placed a Little Free Library in front of the building, which became a popular way for the community to swap books.

To meet demand for a book discussion experience, we hosted a virtual Third Thursday Book Group. A virtual Dungeons and Dragons gaming group also debuted.

We worked with nearby Smith Elementary School, supporting their curriculum with our Read Aloud project and providing craft and STEM kits to the afterschool program. We are excited that over 200 Stockbridge students and staff used CADL’s Student Success card to check out items and use digital services.

During our building closure we reorganized our collection to improve the browsing experience. Now we’re eager to show off some new shelving donated by the Friends group.

A NOTE OF THANKS

Thanks go to the Friends of the Stockbridge Library for staffing a book sale table at the Open Air Market; Stockbridge Township for replacing our HVAC system; the Village of Stockbridge for allowing us to reserve a parking spot; the 5 Healthy Towns Foundation for funding a new bike rack; and everyone who waved to us as they picked up their library items.

WEBBERVILLE



▲ A selection of themed Take & Make bags was available in the lobby for Webberville members.



HEAD LIBRARIAN AMANDA VORCE

“I appreciate your many efforts to everyone in the community and the smiles through the glass when we pick up our books, every week of the year!”

— LINDA L.

CADL Webberville Member

It has been my great privilege and pleasure to begin serving this community in 2020 as the CADL Webberville Head Librarian.

As a former youth librarian, ensuring the success of our community’s youth in the pandemic has been near and dear to my heart. For our toddlers and preschoolers, staff has been carefully crafting Storytime to Go kits filled with fun activities and games that support early literacy development.

To serve older children and teens, we have been working in conjunction with Webberville Schools to provide hotspots for distance learning. Seeing the dire need for reliable internet in Webberville, we worked with other CADL branches to launch a special grant-funded program for hotspots. It allows for long-term checkout periods so that our students can keep up with their peers and focus on classwork instead of worrying about internet access.

A big highlight of our year was the installation of a StoryWalk® in Simmons Memorial Park. Now families can read and have fun as they enjoy the outdoors together.

A NOTE OF THANKS

Many thanks to our members! We may have been able to talk to you only through the glass or over the phone, but these interactions always brightened our day. A special thanks to our Friends group members who are always such a blessing, and to both Leroy Township and the Village of Webberville for their continued support.

WILLIAMSTON



▲ Public Service Librarian Storm Kopitsch prepared special kits for doing American Sign Language Storytimes at home.



HEAD LIBRARIAN JULIE CHRISINSKE

“CADL employees! Thank you for the past ten months of creativity, patience and endurance!”

— BRYON, RENNEN & MAKENNA M.

CADL Williamston Members

Throughout 2020, CADL Williamston served as a touchstone for increasingly isolated community members craving normalcy and connection. Lacking the ability to provide face-to-face assistance, our staff took on the challenge of providing services with a very different look and feel.

While the buildings were closed to visitors, we created contactless and virtual programs that members could partake in safely, including virtual escape rooms, online storytimes, trivia contests, scavenger hunts and more.

Because not all our community members are comfortable with technology, we also created “Boredom Buster” packets that could be picked up doorside. These fun kits included puzzles, Paint with Stickers pages, crafts, and more to provide fun, relaxing activities for our adult members.

For members who usually like to browse the library shelves to find new books and authors, we created personal staff recommendation brochures. These were created each month and made available to library members on the information table in our vestibule.

A NOTE OF THANKS

Thanks go to the staff and leadership of Williamston Area Schools, the City of Williamston, the Friends of the Library, and our members. Strong community partners are essential to our success and your support, kindness, and patronage enabled us to continue providing valuable services, even during a global health crisis.

IN MEMORIAM

This year we mourned the loss of two long-time staff members whose contributions to CADL will be valued for many years to come.



CARRIE BOYD

Technical Services

Carrie Boyd joined our team as a Cataloging Assistant in 2001, only a few years after CADL began. Over the course of her 19-year career here, she cataloged almost 200,000 items, ranging from books and VHS tapes to eBooks and digital downloads. In addition to being excellent at her job, Carrie was a generous and caring co-worker. She passed away in August of 2020.



TONI GRANSE

Outreach Department

Hired in 1984 to work on Ingham County's Bookmobile, Mary Antonia ("Toni") Granse was one of CADL's first employees when it was formed in 1998. Her work was crucial in bringing much-needed library services to communities throughout the county. Toni retired in 2011, after 13 years of devoted outreach to members who loved their weekly visits from the Bookmobile. She passed away in June of 2020.



CADL BRANCHES

AURELIUS

1939 S. Aurelius Road
Mason, MI 48854
517-628-3743

MASON

145 W. Ash Street
Mason, MI 48854
517-676-9088

DANSVILLE

1379 E. Mason Street
PO Box 249
Dansville, MI 48819
517-623-6511

OKEMOS

4321 Okemos Road
Okemos, MI 48864
517-347-2021

DOWNTOWN LANSING

401 S. Capitol Avenue
Lansing, MI 48933
517-367-6363

SOUTH LANSING

3500 S. Cedar Street
Lansing, MI 48910
517-272-9840

FOSTER

200 N. Foster Avenue
Lansing, MI 48912
517-485-5185

STOCKBRIDGE

200 Wood Street
PO Box 245
Stockbridge, MI 49285
517-851-7810

HASLETT

1590 Franklin Street
Haslett, MI 48840
517-339-2324

WEBBERVILLE

115 S. Main Street
PO Box 689
Webberville, MI 48892
517-521-3643

HOLT-DELHI

2078 Aurelius Road
Holt, MI 48842
517-694-9351

WILLIAMSTON

3845 Vanneter Road #1
Williamston, MI 48895
517-655-1191

LESLIE

201 Pennsylvania Street
Leslie, MI 49251
517-589-9400

MOBILE LIBRARY

Mobile Library
Books-by-Mail
517-367-6323

VISIT CADL.ORG



TRIBUTE TO MARK KIESELBACH

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually during the COVID-19 global pandemic, (517) 853-4000, on Tuesday, May 18, 2021 at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____

and supported by _____.

WHEREAS, Mark Kieselbach joined the Meridian Township Team on Monday, January 21, 1980; and

WHEREAS, Mark has served the Township with distinction over the past 497 months; and

WHEREAS, Mark's loyal and dedicated public service is a model for all to follow; and

WHEREAS, in January 1980 the top rated TV Show was Dallas, #1 song was Michael Jackson's Rock With You, a gallon of gas was \$1.15, postage stamp .15 cents, average price of a new car was \$7,000, Jimmy Carter was President; and

WHEREAS, Mark's impeccable record of service as Director of Planning, Community & Development will be a long-lasting memory for the entire community; and

WHEREAS, the Meridian Township Board officially designates May 25, 2021 as MARK KIESELBACH DAY in Meridian Township; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, extends its gratitude to Mark Kieselbach for his 41 years of of loyal, dedicated and impeccable public service; and

YEAS: _____

NAYS: _____

Resolution declared adopted.



**CLERK'S OFFICE
BOARD COMMUNICATIONS
May 18, 2021**

**BOARD INFORMATION
(BI)**

From: john.david.faichney
To: [Board](#)
Subject: Kansas Rd Rezoning
Date: Friday, April 30, 2021 5:03:44 PM
Attachments: [Petition.pdf](#)
[Petition 1.pdf](#)

April 30, 2021

Dear Meridian Township Board Members:

We own the home at 3566 Kansas Road where our daughter Celene Tabrizi resides. We were notified 2/23/2021 of a proposal to rezone 2 of 3 properties adjacent to ours for medical office space. The Kansas Road is unpaved and like country. Many residents have been on Kansas, and as well on adjacent Indiana Road, for many decades. 17/18 of local residents signed a petition, which opposes a change in zoning (please see attached). The development could threaten our well water and the traffic increase, expected to be sixty times, will destroy the idyllic lifestyle of Kansas. Of course, depreciation of land values is a concern as well. The reason for the proposed zoning change, medical office building, is odd because there is a totally empty medical office building across the Jolly Road and there is available undeveloped land on Okemos Road, a short way west which could easily be medical office building development. There is no justification to take residential property away from our neighborhood for a project, which could be easily achieved elsewhere in Okemos.

The Planning Commission reviewed this request for rezoning on March 6 and met again on March 22 and unanimously rejected the request for rezoning.

We have spoken to residents since this petition and they continue to oppose the proposal for rezoning. We are seeking your support to reject the Spot Zoning request, and instead vote in keeping with the Meridian Master Plan, which designates these two parcels as residential.

Sincerely yours,

JD Faichney, M.D. & Shereen Tabrizi, Ph.D.
owners of 3566 Kansas Rd
Reside ar 3917 Sheldrake Rd
Okemos

Attachment: petition, which includes the signatures of 17 local residents who oppose the rezoning.

**Petition in Opposition to plan of Martin Investment Company to Rezone,
Otherwise known as Rezoning #21020 (Martin Investment Properties, Inc).**

I have read and understand the Rezoning #21020 letter from Meridian Township dated Feb 18, 2021.

**We, the undersigned, oppose the proposal of Martin Investment Company
To rezone 6 acres of property for the purpose of building a medical office building. The parcels are
#33-353-016 (2446 Jolly Road), parcel # 33-353-005
(3532 Kansas Road) and parcel # 33-353-004 (3558 Kansas Road).**

The reasons for our opposition:

1. **The Meridian Township Master Plan designates 2 of 3 properties targeted for rezoning as residential.**
2. **These residential properties should not be rezoned without a clear and compelling reason.**
3. **The proposal for a medical office building will increase the number of daily automobile trips to this property from 19 to 1142, sixty times greater, on a typical weekday according to Rezoning Traffic Study included in application.**
4. **Kansas Road is a unique and vanishing road in Okemos with low traffic volume, low density, safety and wildlife. A large medical office building will destroy Kansas Road's most desirable qualities.**
5. **No case has been made to justify exchanging the residential values of Kansas Road versus the need for medical office space in this community. Surely, there are opportunities for such development in an appropriately zoned part of this community.**

Name	Signature	Date	Address	mc.
Shereen Tabrizi		2/24/2021	3566 Kansas, Okemos	4886
Al Faichney		2/24/2021	3566 Kansas, Okemos, Mi	
Renea Kane		2/24/2021	3565 Kansas Okemos Mi	
Josh Oster		2-24-21	3596 KANSAS RD	
Sondos Al-Hachimi		2/28/2021	3589 Kansas Rd.	
Carlene Hooker		2-27-2021	3663 Kansas Rd	
Anas Aijonadi		2/27/2021	2531 Robins Way	
Ken Miller		2/27/2021	3681 Kansas RD.	
Brenda Miller		2-27-2021	3681 Kansas Rd	
Carrie Zuyghuizen		2-27-2021	2496 Robins Way	

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Name	Signature	Date	Address
PEARSONT PRADMAZ		02/27/2021	2499 ROBINS WAY OKEMOS 48864
Juan Halm		Feb 27, 2021	3535 KANSAS - OKEMOS 48864
CELENE Tabrizi	Celene Tabrizi	3/1/2021	3566 Kansas Okemos 48864
Jody Wesley		3/1/20/21	2550 Robins Way Okem
Gloria Gokeman		3/1/21	3521 Unalaska / 48864
Sharon D Morrisett	Sharon Morrisett	3/1/2021	3531 Indiana Okemos 48864
Gary Morrisett		3/1/21	" "



FOR IMMEDIATE RELEASE
May 3, 2021

CONTACT: Deborah Guthrie, Township Clerk
517.853.4324 | guthrie@meridian.mi.us

May 2021 Special Election Precinct Information
Meridian Township Polling Location Changes

Meridian Township, MI – A Special Election for Okemos Public Schools will take place on Tuesday, May 4 in Meridian Township.

To better accommodate all voters, including meeting accessibility requirements, two precinct locations are being moved. Voters in Precinct 10 who normally vote at the Meridian Service Center will vote at Wardcliff School. Voters in Precinct 15 who normally vote at the Meridian Senior Center will vote at Kinawa Middle School inside the gymnasium. Mailed notices regarding the new polling locations have been sent to voters in these precincts.

Precinct Polling Locations – May 4 Special Election:

PCT 6 Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864
PCT 7 Kinawa Middle School, 1900 Kinawa Drive, Okemos, MI 48864
PCT 8 Cornell Elementary School, 4371 Cornell Road, Okemos, MI 48864
PCT 9 Edgewood School, 1826 Osage Drive, Okemos, MI 48864
PCT 10* Wardcliff School, 5150 Wardcliff Drive, East Lansing, MI 48823
PCT 11 2/42 Community Church, 2600 Bennett Road, Okemos, MI 48864
PCT 12 Wardcliff School, 5150 Wardcliff Drive, East Lansing, MI 48823
PCT 13 Central Elementary School, 4406 Okemos Road, Okemos, MI 48864
PCT 14 Hiawatha Elementary School, 1900 Jolly Road, Okemos, MI 48864
PCT 15* Kinawa Middle School, 1900 Kinawa Drive, Okemos, MI 48864
PCT 16 Consolidated with Precinct 17
PCT 17 Bennett Woods Elementary School, 2650 Bennett Road, Okemos, MI 48864

On Election Day, May 4, polls will be open from 7:00 am to 8:00 pm, and voters are required to vote at their assigned precinct. Voters at the polls must show a picture ID or sign an affidavit that they are “not in possession of a picture ID” before they are allowed to vote. All voted Absentee Voter Ballots must be returned to the Clerk’s Office by 8:00 pm on Election Day, May 4, 2021.

Voters can visit the Meridian Township website www.meridian.mi.us/Elections for up-to-date Election Day information or call the Clerk’s Office at 517.853.4300 to confirm precinct/polling location information.

###

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.



A PRIME COMMUNITY
meridian.mi.us

From: [PressDesk](#)
To: [PressDesk](#)
Subject: Micro Food Pantries Now Installed Throughout Meridian Township
Date: Wednesday, May 5, 2021 10:40:25 AM
Attachments: [Outlook-2a1muzdc.png](#)
[image001.png](#)

FOR IMMEDIATE RELEASE

May 5, 2021

CONTACT: Darla Jackson, Human Services Specialist
517.853.4204 | jackson@meridian.mi.us

Micro Food Pantries Now Installed Throughout Meridian Township

Food and Other Essential Items Available to Those in Need

Meridian Township, MI – Residents now have extended access to food and other essential items through the operation of Micro Food Pantries in Meridian Township. Due to the economic impact of the COVID-19 pandemic, Township officials temporarily approved an emergency regulation to allow the use of these outdoor storage units to facilitate non-perishable goods for those in need.

“In these difficult times brought on by the continuing pandemic, many individuals and families are struggling, and often don’t have sufficient food,” stated Meridian Township Supervisor Ronald J. Styka. “While government programs, charities and food banks help, there are still gaps in the social safety net.”

People in need can anonymously pick up food and other essential items at these Micro Food Pantries. The wooden boxes with shelves and a door are to contain non-perishable and non-expiring food items, as well as other necessities. They also serve as a drop-off point for those who wish to donate items.

“Micro pantries are a great way to help people any time of the day, especially when individuals are unable to get to a regular food pantry due to a scheduling conflict or illness,” stated Darla Jackson, Human Services Specialist. “Those who would like to help stock the pantries, please consider donating items that can withstand outdoor temperatures, such as cereal, boxed macaroni, deodorant and/or soap.”

Meridian Township received a donation of three Micro Food Pantries, as well as supplies for those pantries from the Meridian Company. Two of the pantries were recently installed at Capital Area District Libraries (CADL) Okemos and Haslett branches and are ready for use. Other approved locations in the Township to install a Micro Food Pantry include the Faith Lutheran Church (4515 Dobie Rd.) and Ideal Mortgage (1257 Haslett Rd.).

Meridian Township encourages other organizations and businesses in high-traffic areas to become sponsors of Micro Food Pantries and ensure that the pantries remain stocked for people in need. Sponsors are responsible for the maintenance, operation and final removal of the Micro Food Pantry. Those interested in becoming a Micro Food Pantry sponsor can contact the Township Planning Division at 517.853.4560 for an application.

Regular local food pantries are also available for those that need assistance, with enhanced hygiene practices in place. All of the food pantries require an appointment and a current Michigan ID and address verification may be required. For a complete list of micro and regular food pantries in the Township, visit www.meridian.mi.us/MeridianCares. For those who require additional assistance, please contact Meridian Township Human Services Specialist Darla Jackson at jackson@meridian.mi.us or 517.853.4204.

###

From: [Emma Campbell](#)
Cc: [LuAnn Maisner](#); [Jane Greenway](#); [Kati Adams](#); [Mike Devlin](#); [Allison Goodman](#); [Robin Faust](#)
Subject: Spring Cleaning at Hartrick Park this Saturday!
Date: Wednesday, May 5, 2021 12:55:51 PM
Attachments: [corps events banner.png](#)



Hello Corps!

This is a reminder of our spring-cleaning workday taking place this Saturday at Hartrick Park! We will be working to clean up our beloved Monarch Waystation Garden, as well as picking garlic mustard and dame's rocket from the maple-beech forest located behind the sports field at Hartrick Park. I have included some pictures of the Monarch Waystation, planted by kids from Bennett Woods Elementary, so you can see how beautiful and colorful it will get this summer. I do have some native seeds collected locally that we can spread in the garden after we clean it up. It is not a very large space, so we may need to split our group up to do some of the invasive pulling - trash pickup would be great as well!

We just want to show Hartrick some love

Please let me know if you plan to attend and how many people will be attending with you. I do want to thank those of you who came out to the Towar Tree Planting and the Sower Woods invasive cleanup. Both events were very successful and now we have 205 more native trees in the township and have removed even more invasives - all thanks to you!! I have attached a video covering the Towar planting, thanks to HOMTV's Courtland Jenkins, as well as a video recorded a few weeks ago by Jackson Boomer, at Ted Black Woods about Stewardship Saturdays. I am very excited to release the Spring Newsletter soon so you can all see the amazing work you have helped accomplish. The MCC has completed 250 volunteer hours in April alone, which is half of the hours we logged for all of 2020! #EarthMonth was a huge success, thanks to you all!

<https://www.youtube.com/watch?v=5pfSwF4SYB4>

Towar Woods Community Tree



Planting Day

Volunteers in the community plant 205 native trees at the Towar Woods Preserve on Saturday, May 1 at 9:00 am in East Lansing in honor of Arbor Day, which was celebrated this year on April 30th. HOMTV "Your Source for Community News" is Meridian Township's award-winning

www.youtube.com

https://www.youtube.com/watch?v=dj4EW_Iv-sU



Stewardship Saturday with the Meridian Conservation Corps - YouTube

HOMTV "Your Source for Community News" is Meridian Township's award-winning Government Access Channel housed inside the Meridian Township Municipal Building....

www.youtube.com



Emma Campbell
she/her/hers
Land Stewardship Coordinator
Parks and Recreation
ecampbell@meridian.mi.us

W 517.853.4614 | F 517.853.4099

2100 Gaylord C. Smith Court | Haslett, MI 48864

meridian.mi.us

From: [Meridian Township, MI](#)
To: [Board](#)
Subject: Kansas Rd. and Sparrow H.
Date: Thursday, May 6, 2021 2:42:12 PM

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: JD Faichney, MD and Shereen Tabrizi, PH.D.
Site Visitor Email: jdfaichney@hotmail.com

5/6/2021

To: Board, Meridian Township

From: JD Faichney, MD and Shereen Tabrizi, Ph.D at 3917 Sheldrake and 3566 Kansas Rd.

Subject: Kansas Rd and Sparrow Hospital. Rezoning is not justified.

Residents of Kansas Rd., Indiana Rd. and Robin's Way continue to oppose Sparrow Hospital's proposal to place a professional office building on residential property.

By googling Office Space to Rent Okemos, Michigan today it is possible to find 43 office spaces for lease in Okemos. Of these, 2121 University Comm Pk 7 spaces, 3800 Heritage Ave 5 spaces, Eyde Parkway 3 spaces, 2365 Woodlake Dr. 5 spaces, 2199 Jolly Rd 3 spaces, 2445 Jolly Rd 3 spaces and 2.66 acres for sale, 2248 Mr. Hope Rd. 6 spaces. This is only a few of the total available.

There is no cause for Sparrow Hospital to remove residential property from residents of Okemos, Michigan. If Sparrow Hospital physicians are interested in providing care in Okemos, Michigan then they need only to rent or buy available property, place the Sparrow logo on the property and provide Sparrow care.

Sincerely yours,

JD Faichney, MD and Shereen Tabrizi, Ph.D

From: [Meridian Township, MI](#)
To: [Board](#)
Subject: Kansas Road
Date: Thursday, May 6, 2021 2:04:09 PM

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: John Faichney, MD, Shereen Tabizi, Ph.D.
Site Visitor Email: jdfaichney@hotmail.com

The community of citizens who live on or near Kansas Rd continues to oppose Sparrow Hospital's proposal to build an office building upon Kansas Rd., which is a residential street.

There are at least 43 office spaces up for lease or sale in Okemos if one googles Office Space to Rent, Okemos, Michigan. Many of these spaces could be converted to physician use. 2121 Univ Comm Park has 7 spaces, 2248 Mt. Hope Rd has 6 spaces, 2365 Woodlake Dr has 5 spaces, 3800 Heritage Rd has 5 spaces. 2199 Jolly Rd has 3 spaces. 2445 Jolly Rd with 2.66 acres is for sale. 2220 University Park is for sale as is 2445 Woodlake Circle. This is obviously not the complete listing.

If Sparrow Hospital Physicians are interested in Okemos then they need simply to arrange for rentals or purchase of existing space. They can place the Sparrow Logo and deliver Sparrow care in these existing spaces. There is absolutely no cause for Sparrow to intrude upon a residential neighborhood to make their own space out of brick and mortar.

Sincerely yours, J. David Faichney, MD and Shereen Tabrizi, Ph.D. 5/6/2021 from 3917 Sheldrake, Okemos and 3566 Kansas Rd, Okemos, Michigan.

From: [Elizabeth Noel](#)
To: [Elizabeth Noel](#)
Subject: May 4, 2021 Election Certified!
Date: Thursday, May 6, 2021 4:50:45 PM
Attachments: [Okemos Public Schools Signed Canvass May 2021.pdf](#)
[Waverly Community Schools Signed Ingham County Partial Canvass May 2021.pdf](#)
[Holt Public Schools Signed Canvass May 2021.pdf](#)

Good afternoon,

The May 4, 2021 Election has been certified!

Attached, please find the canvasses of the May 4, 2021 ballot proposals from Holt Public Schools and Okemos Public Schools, and the partial canvass from Waverly Community Schools.

Thank you all for your cooperation and hard work. See you for the next election!

Please feel free to contact me if I may be of further assistance.

Best,

Elizabeth Noel
Election/Clerk Coordinator
Pronouns: she/her/hers
Ingham County Clerk Barb Byrum's Office
(517) 676-7255

4,496 BALLOTS CAST

CANVASS OF VOTES CAST

IN

OKEMOS PUBLIC SCHOOLS
DISTRICT

FOR THE
SPECIAL ELECTION

HELD ON

MAY 4, 2021

AND CANVASSED BY THE BOARD OF CANVASSERS
OF INGHAM COUNTY, MICHIGAN

STATEMENT OF VOTES

THE WHOLE NUMBER OF VOTES GIVEN FOR THE OKEMOS PUBLIC SCHOOLS SINKING FUND MILLAGE PROPOSAL

**II. OKEMOS PUBLIC SCHOOLS
SINKING FUND MILLAGE PROPOSAL**

Shall the limitation on the amount of taxes which may be assessed against all property in Okemos Public Schools, Ingham County, Michigan, be increased by and the board of education be authorized to levy not to exceed 0.9861 mill (\$0.9861 on each \$1,000 of taxable valuation) for a period of 10 years, 2022 to 2031, inclusive, to create a sinking fund for the construction or repair of school buildings, for school security improvements, for the acquisition or upgrading of technology and all other purposes authorized by law; the estimate of the revenue the school district will collect if the millage is approved and levied in 2022 is approximately \$1,388,700?

YES []

NO []

WAS: FOUR THOUSAND FOUR HUNDRED EIGHTY-ONE	4,481
OF WHICH THREE THOUSAND SEVENTY-TWO VOTES WERE MARKED	
YES	3,072
AND ONE THOUSAND FOUR HUNDRED NINE VOTES WERE MARKED	
NO	1,409

CERTIFICATION OF DETERMINATION

THE BOARD OF CANVASSERS OF THE COUNTY OF INGHAM HAVING ASCERTAINED AND CANVASSED THE VOTES OF SAID ELECTION IN INGHAM COUNTY HELD ON THE 4TH DAY OF MAY TWO THOUSAND TWENTY-ONE.

DO HEREBY CERTIFY AND DETERMINE:

THAT THE **OKEMOS PUBLIC SCHOOLS OPERATING MILLAGE RENEWAL PROPOSAL** HAVING RECEIVED A SUFFICIENT NUMBER OF VOTES IS DECLARED TO HAVE **PASSED**.

THAT THE **OKEMOS PUBLIC SCHOOLS SINKING FUND MILLAGE PROPOSAL** HAVING RECEIVED A SUFFICIENT NUMBER OF VOTES IS DECLARED TO HAVE **PASSED**.

STATE OF MICHIGAN}
 }SS
COUNTY OF INGHAM}

WE DO HEREBY CERTIFY THAT THE FOREGOING ARE CORRECT STATEMENTS OF THE VOTES CAST IN **INGHAM COUNTY** AT THE SPECIAL ELECTION HELD ON TUESDAY, MAY 4, 2021.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED THE SEAL OF THE COUNTY OF INGHAM, THIS FIFTH DAY OF MAY, IN THE YEAR TWO THOUSAND TWENTY-ONE.



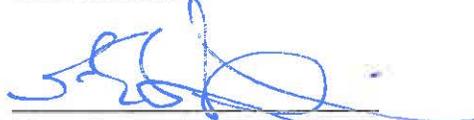
Rebecca Bahar-Cook, Chair



Anthony Markwort, Vice Chair

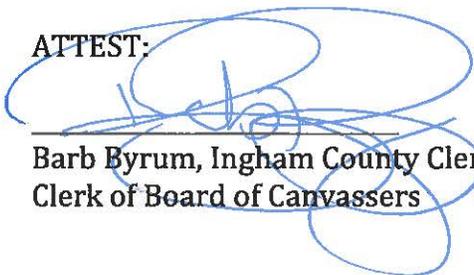


Ted Lawson



Mary Dressel-Morris, Alternate

ATTEST:



Barb Byrum, Ingham County Clerk
Clerk of Board of Canvassers

Okemos Public Schools Operating Millage Renewal Proposal (Vote for 1) ****

Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Yes	No	Total Votes
Alaiedon Township, Precincts 1 & 3					
Election Day	52	306	38	14	52
AV Counting Boards	0	306	0	0	0
Total	52	306	38	14	52
City of Lansing, Ward 2, Precincts 18 & 20					
Election Day	0	0	0	0	0
AV Counting Boards	0	0	0	0	0
Total	0	0	0	0	0
Meridian Charter Township, Precinct 6					
Election Day	61	1,536	48	13	61
AV Counting Boards	202	1,536	153	49	202
Total	263	1,536	201	62	263
Meridian Charter Township, Precinct 7					
Election Day	63	1,450	54	9	63
AV Counting Boards	342	1,450	277	63	340
Total	405	1,450	331	72	403
Meridian Charter Township, Precinct 8					
Election Day	116	2,182	104	12	116
AV Counting Boards	396	2,182	321	73	394
Total	512	2,182	425	85	510
Meridian Charter Township, Precinct 9					
Election Day	118	1,616	96	22	118
AV Counting Boards	329	1,616	273	54	327
Total	447	1,616	369	76	445
Meridian Charter Township, Precinct 10					
Election Day	62	1,700	46	16	62
AV Counting Boards	389	1,700	323	65	388
Total	451	1,700	369	81	450

Okemos Public Schools Operating Millage Renewal Proposal (Vote for 1) ****

Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Yes	No	Total Votes
Meridian Charter Township, Precinct 11					
Election Day	37	1,220	34	3	37
AV Counting Boards	176	1,220	144	29	173
Total	213	1,220	178	32	210
Meridian Charter Township, Precinct 12					
Election Day	35	1,081	28	7	35
AV Counting Boards	144	1,081	113	31	144
Total	179	1,081	141	38	179
Meridian Charter Township, Precinct 13					
Election Day	71	1,367	52	19	71
AV Counting Boards	264	1,367	221	43	264
Total	335	1,367	273	62	335
Meridian Charter Township, Precinct 14					
Election Day	93	1,721	66	27	93
AV Counting Boards	304	1,721	250	54	304
Total	397	1,721	316	81	397
Meridian Charter Township, Precinct 15					
Election Day	142	1,573	114	28	142
AV Counting Boards	400	1,573	329	71	400
Total	542	1,573	443	99	542
Meridian Charter Township, Precinct 17					
Election Day	128	3,108	105	23	128
AV Counting Boards	460	3,108	371	89	460
Total	588	3,108	476	112	588
Williamstown Township, Precinct 2					
Election Day	14	458	8	6	14
AV Counting Boards	98	458	76	22	98
Total	112	458	84	28	112
Ingham County Michigan - Total	4,496	19,318	3,644	842	4,486

Okemos Public Schools Sinking Fund Millage Proposal (Vote for 1) ****

Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Yes	No	Total Votes
Alaiedon Township, Precincts 1 & 3					
Election Day	52	306	33	19	52
AV Counting Boards	0	306	0	0	0
Total	52	306	33	19	52
City of Lansing, Ward 2, Precincts 18 & 20					
Election Day	0	0	0	0	0
AV Counting Boards	0	0	0	0	0
Total	0	0	0	0	0
Meridian Charter Township, Precinct 6					
Election Day	61	1,536	46	15	61
AV Counting Boards	202	1,536	111	91	202
Total	263	1,536	157	106	263
Meridian Charter Township, Precinct 7					
Election Day	63	1,450	47	16	63
AV Counting Boards	342	1,450	229	109	338
Total	405	1,450	276	125	401
Meridian Charter Township, Precinct 8					
Election Day	116	2,182	98	18	116
AV Counting Boards	396	2,182	268	127	395
Total	512	2,182	366	145	511
Meridian Charter Township, Precinct 9					
Election Day	118	1,616	90	28	118
AV Counting Boards	329	1,616	228	99	327
Total	447	1,616	318	127	445
Meridian Charter Township, Precinct 10					
Election Day	62	1,700	42	20	62
AV Counting Boards	389	1,700	258	130	388
Total	451	1,700	300	150	450

Okemos Public Schools Sinking Fund Millage Proposal (Vote for 1) ****

Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Yes	No	Total Votes
Meridian Charter Township, Precinct 11					
Election Day	37	1,220	30	7	37
AV Counting Boards	176	1,220	121	52	173
Total	213	1,220	151	59	210
Meridian Charter Township, Precinct 12					
Election Day	35	1,081	28	7	35
AV Counting Boards	144	1,081	93	50	143
Total	179	1,081	121	57	178
Meridian Charter Township, Precinct 13					
Election Day	71	1,367	49	22	71
AV Counting Boards	264	1,367	184	78	262
Total	335	1,367	233	100	333
Meridian Charter Township, Precinct 14					
Election Day	93	1,721	63	30	93
AV Counting Boards	304	1,721	206	98	304
Total	397	1,721	269	128	397
Meridian Charter Township, Precinct 15					
Election Day	142	1,573	102	40	142
AV Counting Boards	400	1,573	267	132	399
Total	542	1,573	369	172	541
Meridian Charter Township, Precinct 17					
Election Day	128	3,108	99	29	128
AV Counting Boards	460	3,108	313	147	460
Total	588	3,108	412	176	588
Williamstown Township, Precinct 2					
Election Day	14	458	8	6	14
AV Counting Boards	98	458	59	39	98
Total	112	458	67	45	112
Ingham County Michigan - Total	4,496	19,318	3,072	1,409	4,481

From: [Anne Hubbell](#)
To: [Board](#); jeremiah@shytoun.com; "Amy Hubbell"; [Hubbell, Steven J](#); jhubbell@shytoun.com
Subject: Serious Cemetery Issue
Date: Thursday, May 6, 2021 12:58:43 PM

HELLO Distinguished Board Members,

The Hubbell family as well as community members will be at your board meeting today. We want to discuss the serious issue of a new cemetery stone being placed about 1 1/2-2 feet behind our father's stone, now blocking his military service plaque. I am attaching pictures of the stones and if you go to the Glendale cemetery, you will see that my father's stone is the only one that has been disrespected like this. He has rested peacefully for over 20 years where he is and his stone was improperly placed. But, that does not mean that it is acceptable to uproot his stone and disturb his peace because of someone else's mistake. The township has only offered to move his stone and not the stone that was recently placed right behind his. We have sent letters from our family and tried to get them to move the other stone as that one was placed recently and our father has rested peacefully for a long time. We are unsure if any of our letters have been read or shared with you. We ask that they are shared with you.

This has caused our family and my step-mother, much sadness and shock that our father has been so disrespected. He was a military veteran, 1st Lt., and public servant (35+ years with the Federal Hwy) and served our church and community. I remember him selling Christmas trees every winter, standing in the cold for hours, to support youth who could not afford to go to the YMCA camp. He also volunteered to support local theatres, our church programs, and Habitat for Humanity, to name a few.

And, now our family is here and our father, the rock and light of our family who we mourn every day, has been disrespected and we continue to be disrespected. We even got an email where the person talked about consulting the Township lawyers about this. Why? We have not involved lawyers. All 5 of us kids in my family grew up in Haslett and most of the family is still in Michigan. We love our town, we should not have to have lawyers involved to do what is right.

I am including pictures and we welcome you to go to the Glendale cemetery to SEE this! My step-mom has asked many times for people from the Township to see the stones and I invited one individual to talk to our family about it. One person has showed up to talk to my step-mother and they were unkind to her.

It is how we treat our departed that tells the most about a culture or a community. What we ask for is not unreasonable, we should not suffer because of mistakes other people made.

I have attached pictures, please contact my step-mother, Beth Hubbell, at

jeremiah@shytoun.com as she has taken very careful notes, including when she talked to someone to ask BEFORE the other stone was placed, to be careful to not place it too close to our father's stone.

Thank you, we shall see you later.

Take care,

Anne Hubbell

Anne P. Hubbell, Ph.D.
Associate Dean, William Conroy Honors College
NMSU



From: [Frank Walsh](#)
To: ronstyka@gmail.com
Subject: Fwd: Meridian Township - 2021 Local Road Project-- First letter to residents
Date: Friday, May 7, 2021 9:22:15 AM
Attachments: [Resident Notice, Milling - Initial.pdf](#)

Board,

Good info from Derek on the 2021 Local Roads Program.

Frank

Sent from my iPhone

Begin forwarded message:

From: Derek Perry <perry@meridian.mi.us>
Date: May 7, 2021 at 9:04:48 AM EDT
To: Frank Walsh <walsh@meridian.mi.us>
Subject: FW: Meridian Township - 2021 Local Road Project-- First letter to residents

The 2021 local road program is about to get underway. Concrete work will start in the next few weeks.

Attached is the first letter being sent to residents regarding the program.

<!--[if !vml]-->

<!--[endif]-->**Derek N. Perry**
Deputy Township Manager
Director of Public Works & Engineering
perry@meridian.mi.us
W 517.853.4440 | F 517.853.4099
5151 Marsh Road | Okemos, MI 48864

From: Derek Perry
Sent: Friday, May 7, 2021 9:01 AM
To: Brandie Yates <yates@meridian.mi.us>; Amber Clark <clark@meridian.mi.us>
Cc: Nyal Nunn <nunn@meridian.mi.us>; Denise Green <green@meridian.mi.us>
Subject: FW: Meridian Township - 2021 Local Road Project-- letter to residents

Attached is our first letter to property owners regarding the 2021 local road program work that is about to get underway.

We will be sending a second letter with more details on the paving part of the work, including a more definitive schedule, in the near future.

If you get questions, please send them our way.

Thanks,

<!--[if !vml]-->

<!--[endif]-->**Derek N. Perry**
Deputy Township Manager
Director of Public Works & Engineering
perry@meridian.mi.us
W 517.853.4440 | F 517.853.4099
5151 Marsh Road | Okemos, MI 48864



May 5, 2021

RE: Meridian Township Local Road Pavement Maintenance Program

Dear Resident:

The streets listed on the backside of this notice are to be resurfaced in 2021. The actual paving work will be performed in conjunction with various concrete replacement and gas utility upgrades, depending on location. Any necessary concrete and gas work will take place *prior* to the road paving, and each of these work items will be accompanied by traffic control (signs, barrels, cones, etc.) for that particular contractor.

Construction on the gas work has already begun in some areas, and is set to follow shortly in several others. The required concrete curb, gutter, and sidewalk work will be completed one street at a time, approximately in the order shown herein (see table on reverse side). The concrete contractor anticipates completing Sapphire Lane through Seneca Drive by May 31. The remaining streets will follow.

The asphalt work will be the last step, after most of the concrete replacements are finished. We anticipate that the first actual paving work will begin sometime in June. As with all of the other construction work, the paving will not take place on all streets at once. The paving contractor will move neighborhood to neighborhood, completing small groups of streets at a time. The schedule for the paving work will be posted on the Township website as soon as it is available. A second notice will also be sent out later this month providing additional details about the paving process.

Prior to the paving work, any sidewalk ramps crossing the listed streets will be upgraded according to the current Americans with Disabilities Act (ADA) requirements, as necessary. Generally, such ramps need to be lowered to reduce the ramp slopes, and/or realigned for better directional guidance at the crosswalk. If there are any questions, property owners adjacent to any marked ramps are kindly requested to contact the Meridian Township Department of Public Works to discuss coordination of this ramp lowering with your adjacent lawn area.

In addition to the sidewalk ramps, damaged or settled curb and gutter, that is impacting proper road drainage, will be removed and replaced. **If you have any sprinklers, lighting, landscaping, or any other personal property within approximately 10 feet of any concrete that is marked for replacement, kindly contact Meridian Township.** The property owner will need to stake or flag these items and/or may need to relocate them away from the curb or sidewalk so they are not damaged by the project. Although every effort will be made to avoid damage to personal property items adjacent to the concrete, such as sprinklers, the contractor does not replace or relocate these items other than setting them back in, or as close as possible to, their original locations.

Funding for this project comes from the Meridian Township Street Improvement Bond, as part of the Township's 10-year effort to bring all of the local roads in Meridian up to a 'good' rating. To assist with the local road program, Meridian Township has hired **Mannik & Smith Group**, to provide field inspection and day-to-day oversight of the milling and paving work. A representative from Mannik & Smith will be onsite during the road construction to ensure a quality product for all Township residents.

The paving contractor for this project is **Michigan Paving & Materials**, a well-established asphalt company based in the Lansing-area. They have completed numerous projects within Meridian Township, working for both Meridian as well as the Ingham County Road Department.

The concrete contractor for this project is **KMI Road Maintenance**, a quality concrete and asphalt company based in North Branch, MI.

While representatives for Mannik & Smith, Michigan Paving, and KMI will be onsite during construction, **please submit any questions or concerns directly to Meridian Township at 517.853.4440 or by email at dpw@meridian.mi.us.** Although field representatives are able to answer questions, they will not be able to authorize changes to the plans or add additional work.

We sincerely apologize in advance for any inconvenience caused by the construction, and we truly appreciate your patience and understanding while we work to improve your neighborhood and our entire community. For regular updates, please see the Meridian Township Road Projects at: www.meridian.mi.us/government/township-goals-projects/2021-township-projects.

Meridian Township Local Roads to be milled and resurfaced in 2021:

Street	From	To
Sapphire Lane	E. Hidden Lake Dr.	Sapphire Ln. (Cir.)
Sequoia Trail	Arapaho Tr.	Comanche Dr.
Comanche Drive	Sequoia Tr.	Cul-de-Sac
Cochise Lane	Cul-de-Sac	Comanche Dr.
Conifer Circle	Cul-de-Sac	Woodfield Rd.
Cherrywood Drive	Riverwood Dr.	Butternut Dr.
Butternut Drive	Cherrywood Dr.	Riverwood Dr.
Osage Drive	Tacoma Blvd.	East End
Seneca Drive	Shaker Blvd.	Mirabeau Dr.
Farm Meadows Court	Cul-de-Sac	Hatch Road
Mojave Court	Indian Glen Dr.	Cul-de-Sac
Indian Glen Drive	Hatch Road	Cul-de-Sac
Ivywood Drive	Cul-de-Sac	Mistywood Dr.
Mistywood Drive	Spicewood Dr. S.	Ivywood Dr.
Spicewood Drive S.	Mistywood Dr.	Ethel St.
Shortwood Circle	Silverwood Dr.	Cul-de-Sac
Silverwood Drive	Alderwood Dr.	Cul-de-Sac
Rainbow Court	Elk Ln.	Cul-de-Sac
Fairhills Drive	Belwood Dr.	Birch Bluff Dr.
Timberview Drive	Autumnwood Dr.	Autumnwood Dr.
Autumnwood Drive	Belwood Dr.	Jolly Rd.
Overglen Court	Pine Hollow Dr.	Cul-de-Sac
Fenwick Court	Mereford Ct.	East End
Mereford Court	Cul-de-Sac	Pine Hollow Dr.
Pine Hollow Drive	Whitehills Lake Dr.	E. Saginaw St. (I-69BL)
Kings Cross N.	Westminster Way	Kings Cross S.
Kings Cross S.	Westminster Way	Kings Cross N.
White Ash Lane	Buckingham Rd.	Cul-de-Sac
Buckingham Road	Teakwood Cir.	White Ash Ln.
Cliffdale Drive	Hillview Dr.	Cul-de-Sac

From: [Derek Perry](#)
To: [Deborah Guthrie](#)
Subject: RE: Powell road tree
Date: Friday, May 7, 2021 11:05:20 AM

We met the Road Department and they agreed to permit the design change to lengthen the curb to the north. This will allow for more space between the road edge and the trees/embankment and give the trees the best chance for survival. It will be a steep slope, but it is manageable.

This change will result in the loss of the paved shoulder (bike safety) all the way to Grand River Avenue, but I believe we can adjust the pathway on the private parcel once it is developed to accommodate the alteration.

Derek N. Perry
Deputy Township Manager
Director of Public Works & Engineering
perry@meridian.mi.us
W 517.853.4440 | F 517.853.4099
5151 Marsh Road | Okemos, MI 48864

From: Deborah Guthrie <guthrie@meridian.mi.us>
Sent: Friday, May 7, 2021 10:50 AM
To: Derek Perry <perry@meridian.mi.us>
Subject: FW: Powell road tree

Do you have a status on this? I know Dan and I were highly interested in saving this tree.
Thank you, Deborah

From: Kendra G [<mailto:kendrathelen@gmail.com>]
Sent: Thursday, May 6, 2021 2:12 PM
To: Deborah Guthrie <guthrie@meridian.mi.us>; Rose Vadnais <rvadnais77@gmail.com>
Subject: Powell road tree

Good afternoon Clerk Guthrie and Rose,
In April I had a brief discussion with Clerk Guthrie regarding saving a tree on Powell Rd
The topic was mentioned at the Environmental Commission meeting last evening.

Clerk Guthrie, can you please inform us of the location of the tree? Rose is leading on the Tree Team initiative in the township.
Thank you,
Kendra Grasseschi



FOR IMMEDIATE RELEASE
May 10, 2021

CONTACT: Rick Grillo, Captain
517.853.4800 | grillo@meridian.mi.us

Meridian Township Police Arrest Suspect Wanted for Resisting and Obstructing
Suspect arraigned on felony and misdemeanor charges

Meridian Township, MI – On March 10, 2021, Meridian Township Officers responded to a retail fraud that occurred at Meijer, 2055 W Grand River Avenue. Officers located the suspect in the Meridian Mall parking lot and when they attempted to detain the suspect, the suspect assaulted an officer. An external, unbiased review of the incident showed no wrong doing on the part of the officers involved.

On May 10, 2021 the suspect, 18 year old Demarion Jordan Harris of Lansing, was arraigned in the 55th District Court on charges of felony resisting and obstructing a police officer (MCL 750.81D1) and misdemeanor retail fraud – third degree (MCL750.356D4) in relation to this incident. Mr. Harris is being held on a \$5,000 cash bond at the Ingham County Sheriff's Office.



The investigation of this case is ongoing. Anyone who has information regarding this incident can contact the Meridian Township Police Department at 517.853.4800, or submit an anonymous tip through the Department's social media sites.

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The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.





FOR IMMEDIATE RELEASE
May 11, 2021

CONTACT: Amber Clark, Neighborhoods &
Economic Development Director
517.853.4568 | clark@meridian.mi.us

Meridian Talks Development
New Business Retention Series to Engage Community

Meridian Township, MI – Meridian Township will begin hosting a new series of business retention meetings, “Meridian Talks Development” for Township residents, business owners and developers. This new series is intended to give members of the community the opportunity to learn about the developments in their area, plans to secure growth and attract future developments, as well as voice their concerns.

“The goal of these meetings is to allow our neighbors to hear directly from the Township on what steps we are taking, our overall priorities and what we can do to improve the quality of life for everyone within our community,” stated Neighborhoods & Economic Development Director Amber Clark.

This series of public informational meetings will begin with the first meeting virtually via Zoom on Wednesday, May 12 at 7:00 pm focusing on developments in the Haslett area. Members of the public are encouraged to come with questions related to the approved development projects in Haslett, including but not limited to; the Pine Village Development approved for the Haslett Village Square, the Marathon renovation and Copper Creek residential neighborhood.

The other meetings in the series will focus on Okemos development projects, Meridian Township’s overall business development efforts (for Township business owners) and resources for community developers (a special meeting geared towards local developers).

For questions or additional information, please visit the Township website at www.meridian.mi.us or contact the Township’s Neighborhoods & Economic Development Director Amber Clark at clark@meridian.mi.us or 517.853.4568.

###

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.





CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Zoning Amendment #21010

Ordinance No. 2021-02

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Zoning Amendment #21010 (Township Board)**

The Township Board at its regular meeting on May 6, 2021 approved for final adoption Zoning Amendment #21010 to require Township Board approval of a special use permit for motor vehicle sales and service establishments and automobile dealerships in the C-2 and C-3 (Commercial) zoning districts.

A complete copy of the amendment may be viewed on the Township webpage at <https://www.meridian.mi.us/government/at-your-fingertips/current-applications-before-meridian-township> or at the Community Planning and Development office, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Publish: Towne Courier
May 16, 2021

Deborah Guthrie
Township Clerk

1 Affidavit, please



DRAFT MINUTES

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the April 20, 2021 Virtual Meeting of the Township Board, as submitted.**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the April 20, 2021 Virtual Meeting of the Township Board, with the following amendment(s):**

[insert amendments]

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD VIRTUAL REGULAR MEETING **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
517.349.1232, Virtual Meeting via Zoom
TUESDAY, APRIL 20, 2021; 6:00 pm.

PRESENT: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson (arrive at 6:40 pm), Opsommer, Sundland, Wisinski

ABSENT: None

STAFF: Township Manager Walsh, Director of Public Works Perry, Fire Chief Hamel, Community Planning and Development Director Kieselbach, Information Technology Director Gebes, Parks and Recreation Director Maisner, Finance Director Mattison, Human Resources Director Tithof, Economic Development and Neighborhoods Director Clark, Communications Manager Yates, Parks and Land Management Coordinator Greenway, Land Stewardship Coordinator Campbell, Department of Public Works Utility Worker Ellis

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:02 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

Clerk Guthrie called the roll of the Board.

4. PRESENTATIONS

A. Projects for Assistance in Transition from Homelessness (PATH)

Edwin Taylor, Housing Services Mid-Michigan summarized the Path/Homelessness Outreach Team program that covers Clinton, Eaton, and Ingham Counties. He offered the presentation to outline the program and services, to introduce himself and his staff, and had left information cards for individuals in need of assistance that the Police Department may encounter.

B. 2020-2021 Deer Management Final Report

Parks and Recreation Department Director Maisner summarized the overall Deer Management Program and the 2020 Deer Archery Program and to celebrate the success of the partnerships between Meridian Township, Michigan Sportsmen Against Hunger, Michigan Department of Natural Resources, and resident volunteer hunters. Police Chief Plaga summarized the extended 2021 Police Deer Cull Program. State Representative Julie Brixie presented a certificate of appreciation to the Michigan Sportsmen Against Hunger.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:30 pm

Lynn Page, 3912 Raleigh Drive, Okemos, stated residents have initiated a referendum to oppose recreational marijuana businesses in the Township. Volunteers have gathered over 700 signatures and hope to place this initiative on the ballot for the residents to decide. They will be submitting the required documentation to the Township Clerk to insure that any decision made on this request represents the community as a whole.

Peter Glendenning, 2654 Linden Street, East Lansing, stated he participates in the Deer Management Program. It is a good group of friends and thanked staff and the Board for their support of the program. He has heard enthusiasm from his fellow hunters, the appreciation from the surrounding properties owners where they hunt and the donations from the hunt. He looks forward to continued participation in the program.

Matt DeLong, 2192 Belding Court, stated he and his wife participate in the Deer Management Program and thanked the Board for putting the program in place. It is a great opportunity to volunteer while doing something you enjoy outdoors and get to help feed people in the Township. He thanked the staff for dealing with the concerns of everyone who participates in the program and plans to continue participating in the program.

Thomas Potter, 1514 Downing Street, thanked staff for the opportunity to participate in the program. It was very successful this year and glad to assist in feeding the hungry. He plans to continue participating in the program.

Supervisor Styka closed public remarks at 6:20 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported

- Thanked everyone who participated and was involved in the Deer Management Program
- Last four weeks have been recruiting for the new director for Community Planning and Development. He thanked the interview committee participants, have interview the top candidates and extended an offer. He will update the Board soon
- Buddy's Pizza has submitted their building permit for the former Burger King Restaurant property.
- Will be meeting with Joe's on Jolly Road to discuss development issues
- Thanked the Township's 18 Administrative Professionals for Administrative Professionals Day on April 21.
- Township is being challenged on a Prevailing Wage Policy and staff is addressing it
- Congratulated John Heckaman, Chief Building Official, who on April 14 celebrated 24 years with the Township
- Next Township Board Meeting is on Thursday, May 6 due to the Special Election on May 4. Agenda items include the rezoning on Jolly Road where the Midwest Power Company is located
- Food Pantry Update: thanked the Clerk for taken on this project; the Township Supervisor for the legislation passed quickly, Director Kieselbach for administering the program and getting it quickly through his office. Deputy Township Manager Perry stated a pantry has been placed at the Okemos and Haslett Libraries and volunteers are stocking them. He is currently working on the location for the third party and asked for location ideas. Manager Walsh stated this was great team work and thank Cecelia Kramer who has been active in getting this program started
- Thanked Clerk Guthrie for addressing parking, accessibility and other issues voters may have at polling locations with Deputy Township Manager Perry and his staff. Actions such as this will make for better elections

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Trustee Opsommer:

- Offered an updated on recent legislation from Attorney Harkness to Representative Brixie on fixing an Operating While Intoxicated (OWI) issue. A public act was passed last year stating officers could make an arrest for OWI offenses resulting in personal injury or property damage; however for a basic OWI, the statute required the officer to issue an appearance ticket and release the individual which is not standard practice. During discussions with parties involved, it was discovered this was a drafting oversight and there not an intent to distinguish between these OWI offenses. Representative Brixie introduced a bill, Attorney Harkness testified, and the new bill will allow law enforcement to provide for public safety without having to give cause.

Trustee Wisinski:

- Environmental Commission did unanimously supported the recommendation of two green infrastructure grants. \$3,000 for an outdoor learning lab at Haslett Middle School and \$4,750 for the pathway to discovery and nature trail at Montessori Rademoor School. There was a \$1,000 pledge from Grainger. This leaves \$3,000 in the budget for either grant applicant to increase their grant budget or the Commission could find for another project to fund.
- Two new commissioners on the Environmental Commission and Kendra Grasseschi has been appointed as the Environmental Commission representative on the Land Preservation Advisory Board.

Treasurer Deschaine:

- Deputy Treasurer MaryAnn Group will celebrate 33 years of service this week. She has served a majority of her time in Utility Billing and the Treasurer's Office. Much of the success of Department is due to MaryAnn's hard work and dedication. She was also one of the original winners of the Archie Virtue Excellence Award instituted by Manager Walsh.
- Thanked the citizens for volunteering, being engaged, well-informed and generous and are fortunate to serve them

Clerk Guthrie:

- Thanked Manager Walsh for his kind comments. She also thanked the Meridian Company for building the pantries, buying the materials and foods. Thanked Thomas Moore, from Haslett Library, for assisting her in separating the food for the pantries and delivering to the Haslett Library site. She received a kind note from CADL on the food pantries.
- Thanked Manager Walsh for the kind words regarding addressing the accessibility issues at the polling locations. She also thanked the Okemos School District staff and Director Perry and his staff for addressing the polling location and the needs of the voters.
- Special Election on Tuesday, May 4 with polls opening at 7 am. Precincts 7 and 15 are both located at Kinawa Middle School and Precinct 10 and 12 are located at Wardcliff School.
- Attended the Community Resource Commission meeting and they are drafting a letter of support for broadband
- Attended the Friend of Okemos Library meeting and they are planning an outdoor book sale and discuss the possible location of Central Park Pavilion with staff

8. APPROVAL OF AGENDA

Treasurer Deschaine moved to approve the revised agenda as presented. Seconded by Trustee Opsommer

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Opsommer, Sundland, Jackson, Supervisor Styka, Clerk Guthrie, Trustee Wisinski

NAYS: None

Motion carried: 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Trustee Wisinski moved to approve the Consent Agenda as presented. Seconded by Trustee Sundland

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Trustees Jackson, Opsommer, Sundland, Wisinski

NAYS: None

Motion carried: 7-0

A. Communications

Trustee Wisinski move the communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Sundland

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Trustees Jackson, Opsommer, Sundland, Wisinski

NAYS: None

Motion carried: 7-0

B. Approval of Minutes – March 16, 2021 Virtual Regular Meeting

Trustee Wisinski moved to approve and ratify the minutes of the March 30, 2021 Virtual Regular Meeting, as submitted. Seconded by Trustee Sundland

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Trustees Jackson, Opsommer, Sundland, Wisinski

NAYS: None

Motion carried: 7-0

C. Bills

Trustee Wisinski moved to approve that the Township Board approve the Manager’s Bills as follows: Seconded by Trustee Sundland

Common Cash		\$	242,146.02
Public Works		\$	549,700.74
Trust & Agency		\$	<u>20.00</u>
	Total Checks	\$	791,866.76
Credit Card Transactions		\$	5,936.18
04.08.2021 – 04.14.2021			
	Total Purchases	\$	<u>797,802.94</u>
ACH Payments		\$	<u>488,721.82</u>

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Trustees Jackson, Opsommer, Sundland, Wisinski

NAYS: None

Motion carried: 7-0

D. Lake Lansing Advisory Committee Re-Appointments

Trustee Wisinski move that the following property owners be re-appointed to the Lake Lansing Watershed Advisory Committee for terms expiring April 30, 2023: Susan Andrews, 6076 Columbia; Ronald Rowe, 6247 E Lake Drive; Larry Wagenknecht, 6097 Partridge. Seconded by Trustee Sundland

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Trustees Jackson, Opsommer, Sundland, Wisinski

NAYS: None

Motion carried: 7-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS - NONE

12. ACTION ITEMS

- A. Zoning Amendment #21010 (Township Board) amend the Code of Ordinances to require Township Board approval of a special use permit for motor vehicle sales and service establishments and automobile dealerships in the C-2 and C-3 (Commercial) zoning district-
Introduction

Trustee Opsommer move to adopt the resolution approving Zoning Amendment #21010 to amend the Code of Ordinances to require Township Board approval of special use permits

for motor vehicle sales and service establishments and automobile dealerships in the C-2 and C-3 (Commercial) zoning districts. Seconded by Treasurer Deschaine

ROLL CALL VOTE: YEAS: Trustees Jackson, Opsommer, Sundland, Wisinski, Treasurer Deschaine, Clerk Guthrie, Supervisor Styka

NAYS: None

Motion carried: 7-0

B. Resolution in Celebration of Earth Day and Arbor Day

Deputy Manager Perry outlined the resolution honoring Earth Day and Arbor Day in April.

Treasurer Deschaine move to adopt Resolution in Celebration of Earth Day and Arbor Day 2021. Seconded by Trustee Wisinski

Discussion:

- Director Maisner stated with COVID the Love a Park Month program has been designed for individuals and groups to sign up for volunteer projects in the parks and land preserves. Staff will provide the material at the designated location and volunteers are asked to take and post picture of their clean up and planting activities.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Clerk Guthrie, Supervisor Styka, Trustees Wisinski, Sundland, Opsommer, Jackson

NAYS: None

Motion carried: 7-0

C. 2021 1st Quarter Budget Amendments

Trustee Jackson moved to approve the 1st Quarter 2021 Budget Amendments with a decrease in Budgeted Fund Balance for the General Fund in the amount of 391,310 which projects a use of Fund Balance of \$1,359,185. Based on 2020 results, the Projected Fund Balance at December 31, 2021 will be \$8,904,600. Seconded by Trustee Sundland

Discussion:

- Director Maisner outlined 1st Quarter Budget Amendments.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski

NAYS: None

Motion carried: 7-0

D. Deer Management Resolution of Appreciation

Trustee Wisinski move to approve the attached Resolution of Appreciation to Michigan Sportsmen Against Hunger for their generous support of the Meridian Township Deer Management Program since 2011, and to extend additional appreciation to all 75 volunteer hunters for their efforts in conducting a safe and successful 2020 Deer Management Season. Seconded by Trustee Jackson

ROLL CALL VOTE: YEAS: Trustees Opsommer, Sundland, Wisinski, Jackson, Treasurer Deschaine, Clerk Guthrie, Supervisor Styka

NAYS: None

Motion carried: 7-0

13. BOARD DISCUSSION ITEMS

A. Citizen Climate Commitment

Environmental Commission Chair John Sarver stated the initial concept was developed by the Energy Team, and reviewed and approved by the Environmental Commission. The electric grid is moving primarily to use renewable energy (solar and wind power) in the future. In the State of Michigan, renewable energy is currently at 10-15 percent. Consumers Energy plans to be at 40 percent by 2035. The focus is now on what to do with buildings and transportation. The strategy being discussed is to electrify as much as possible. This initiative will be an educational effort to further the implementation of our Climate Sustainability Plan, to encourage citizens to pre-plan purchases such as furnaces, hot water heaters, etc. and move away from natural gas and gasoline.

Trustee Wisinski stated the State of Michigan is moving toward a more sustainable renewable energy source and many of the electric vehicle recharging stations are solar powered. It is more efficient and a cost benefit to consumers to move toward electric.

Discussion:

- Chair Sarver stated it would be helpful to have the Township Board’s endorsement of the Citizen Climate Plan because it will show the citizens that it is a worthy endeavor.

Trustee Opsommer moved to suspend the rules and take action on this item this evening. Seconded by Trustee Wisinski.

VOICE/HAND VOTE: Motion carried 7-0

Trustee Opsommer move to endorse and support the Citizen’s Climate Commitment as recommended by the Meridian Township Environmental Commission including the Department of Public Works creating the web page. Seconded by Trustee Jackson

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski

NAYS: None

Motion carried: 7-0

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 7:37 pm.

None

Supervisor Styka Closed Public Remarks at 7:38 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Treasurer Deschaine reference the inquiry about Meridian Cares and suggested the Board invite members of the Community Resource Commission to make a presentation in May offering an update on their experiences in the community, fundraising efforts, etc.

Director Maisner reported the fund balance in the Meridian Cares Fund is \$187,000.

Clerk Guthrie expressed appreciation to Director Maisner, Park and Land Management Coordinator Greenway and Chief Plaga for a successful Deer Management Program. She recognized the massive organizational efforts and safety precautions the Parks and Recreation Department and Department of Public Works teams and Chief Plaga and his team along with the process of distributing the meat donated safely to people in need.

Trustee Jackson also offered congratulations on what appears to be and serves to be a well-planned, well-organized and very productive Deer Management Program. Thank you.

Director Maisner accepted the kind words and stated it is totally a team effort by her staff, Department of Public Work, the Police Department and the volunteers. This program brings the community together. With the extended hunt, the program runs eight months and although there are hiccups, it is successful program.

Supervisor Styka extended his appreciation to Chief Plaga and his team for participating this year in the extended hunt.

16. ADJOURNMENT

Trustee Wisinski moved to adjourn. Seconded by Trustee Jackson

VOICE/HAND VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 7:42 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

DEBORAH GUTHRIE,
TOWNSHIP CLERK



To: Board Members
From: Miriam Mattison, Finance Director
Date: May 13, 2021
Re: Board Bills

**Charter Township of Meridian
Board Meeting
5/18/2021**

**MOVED THAT THE TOWNSHIP BOARD APPROVE THE MANAGER'S
BILLS AS FOLLOWS:**

COMMON CASH	\$	357,597.95
PUBLIC WORKS	\$	594,593.36
TRUST & AGENCY	\$	-
TOTAL CHECKS:	\$	952,191.31
CREDIT CARD TRANSACTIONS 04/30/2021 - 05/12/2021	\$	12,627.68
TOTAL PURCHASES:	\$	<u>964,818.99</u>
ACH PAYMENTS	\$	<u>434,864.78</u>

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 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
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Vendor Name	Description	Amount	Check #
1. 56TH DISTRICT COURT	CASH BOND - GALER	100.00	104947
2. AIRGAS GREAT LAKES	MEDICAL OXYGEN APRIL 2021	106.76	
	MEDICAL OXYGEN	568.01	
	MEDICAL OXYGEN	83.03	
	TOTAL	757.80	
3. ALLGRAPHICS CORP	MCC VOLUNTEER OUTREACH & ADVERTISING SWAG	764.70	
4. AMERICAN RENTALS	04/21/21 THRU 05/21/21 - PORTABLE TOILET RENTAL T	60.00	
5. ASAP PRINTING	FORMS AND PAMPHLET PRINTING	234.28	
	FORMS AND PAMPHLET PRINTING	91.98	
	TOTAL	326.26	
6. AT & T	AT & T LEGACY TELEPHONE NUMBERS - 517.349.1200	33.93	
7. AT & T	CREDIT ACCT #171-802-7578 001	(32.24)	
8. AT & T	HVAC SERVICES FROM APRIL 2 TO MAY 1 2021	213.79	
	TEL HVAC - APRIL 2 TO MAY 1, 2021	447.66	
	AT&T DS-1 TO COEL - APRIL 2 THRU MAY 1, 2021	598.26	
	TOTAL	1,259.71	
9. AUTOMATED BUSINESS EQUIPMENT	SERVICE ON 04/14/2021 FORMAX FD2054	160.00	
10. AXON ENTERPRISE, INC	AXON BODY CAMERA - YEAR 4 BILLING	14,856.00	
11. BART CRANE	2021 CLOTHING REIMB - B CRANE	113.50	
12. BARYAMES CLEANERS	POLICE DRY CLEANING SERVICES 04/09/21	57.13	
13. BELSON OUTDOORS	MERIDIAN GARDEN CLUB BENCHES	1,999.54	
	MERIDIAN GARDEN CLUB BENCHES	1,144.54	
	TOTAL	3,144.08	
14. BOBCAT OF LANSING	SB 200 66" BLOWER WITH 6.2 HYD PACKAGE	4,822.00	
	REPAIR PARTS - UNIT 75	172.96	
	TOTAL	4,994.96	
15. BOYNTON FIRE SAFETY SERVICE	SERVICE CENTER & NORTH FIRE - BFP UPDATES	8,875.00	
	CENTRAL FIRE STATION - SPRINKLER REPAIR	185.00	
	TOTAL	9,060.00	
16. BS&A SOFTWARE	BS&A ANNUAL RENEWAL - HR/COMM DEV/ASSESS/PAY/TAX	14,227.00	
17. BULL ENTERPRISES	JANITORIAL SERVICES TOWNSHIP BLDGS APRIL 2021	8,977.00	
18. CENTRALSQUARE TECHNOLOGIES LLC	CENTRALSQUARE CAD INFORM LICENSES FOR AMBULANCE LA	7,200.28	
19. CINTAS CORPORATION #725	MECHANICS UNIFORMS 04/02/2021	48.35	
	MECHANICS UNIFORMS 04/14/2021	48.35	
	MECHANICS UNIFORMS 04/21/2021	48.35	
	MECHANICS UNIFORMS 04/28/2021	48.35	
	TOTAL	193.40	
20. CITY OF EAST LANSING	APRIL 2021 - CITY OF EL SHARED ASSESSOR SERVICES	6,054.75	
21. COMCAST	FIRE 91 - SERVICES FROM MAY 16 2021 TO JUNE 15 202	153.35	

Vendor Name	Description	Amount	Check #
22. CORBIN DESIGN	ENTRYWAY, WAYFINDING & LOCATION SIGN DESIGN & BIDD	1,560.00	
23. DAN KING	CLOTHING REIMBURSEMENT 2021 - D KING	325.00	
24. DBI	JUMBO CLIPS	3.76	
	OFFICE PAPER - PLANNING	48.69	
	STAPLER, STAPLES, RUBBERBANDS	36.48	
	OFFICE PAPER	131.60	
	TOTAL	220.53	
25. DOMINION VOTING SYSTEMS, INC	POLLING LOCATION HARDWARE ACCESSORIES	5,295.00	
26. ELECTION SOURCE	HANDICAP VOTER PARKING SIGNS	334.09	
	ELECTION TRANSFER CONTAINER CERTIFICATES	81.36	
	MEMORY PACK TRANSFER BAGS	175.19	
	CLEANING KIT FOR CLEANING ICC SCANNER	547.79	
	ELECTION OFFICIAL BADGE KITS	133.13	
	TOTAL	1,271.56	
27. FAHEY SCHULTZ BURZYCH RHODES PLC	PROF SERVICES RENDERED THRU APRIL 30 2021	2,147.50	
	PROF SERVICES RENDERED THRU APRIL 30 2021	2,156.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	418.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	44.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	285.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	2,179.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	418.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	536.50	
	PROF SERVICES RENDERED THRU APRIL 30 2021	9,250.50	
	PROF SERVICES RENDERED THRU APRIL 30 2021	440.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	2,574.50	
	PROF SERVICES RENDERED THRU APRIL 30 2021	44.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	836.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	321.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	255.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	110.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	66.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	1,169.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	101.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	66.00	
	PROF SERVICES RENDERED THRU APRIL 30 2021	2,101.54	
	PROF SERVICES RENDERED THRU APRIL 30 2021	1,765.07	
	PROF SERVICES RENDERED THRU APRIL 30 2021	663.13	
	PROF SERVICES RENDERED THRU APRIL 30 2021	627.73	
	PROF SERVICES RENDERED THRU APRIL 30 2021	46.26	
	PROF SERVICES RENDERED THRU APRIL 30 2021	46.27	
	PROF SERVICES RENDERED THRU APRIL 30 2021	44.00	
	TOTAL	28,711.00	
28. FISHBECK, THOMPSON, CARR & HUBER	MUNICIPAL BUILDING HVAC REPLACEMENT PROJECT	52,271.18	
29. FORESIGHT GROUP	WATER BILLS AND POSTAGE FOR 04/15/2021	524.82	
	WATER BILLS AND POSTAGE FOR MAY 1, 2021	1,707.32	
	TOTAL	2,232.14	
30. GO GROW PLANT NATIVE, LLC	NATIVE PLANTS SALE AT HARRIS NATURE CENTER	875.00	
31. HASLETT MIDDLE SCHOOLS	50% GREEN INFRASTRUCTURE GRANT - HASLETT MIDDLE SC	1,500.00	

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Vendor Name	Description	Amount	Check #
32. HASLETT TRUE VALUE	HARDWARE		
	OUTSTANDING RECEIPT FROM 04/11/2018	3.98	
	RECEIPT FROM 09/06/2018	79.90	
	RECEIPT FROM 08/06/2018	4.08	
	TOTAL	87.96	
33. INGHAM COUNTY HEALTH DEPT			
	ANNUAL ENVIRONMENTAL HEALTH INSPECTION - HARRIS NA	290.00	104948
34. J.J. KELLER & ASSOCIATES, INC			
	HR COMPLIANCE POSTERS	413.36	
35. JEFFORY BROUGHTON			
	RADIO MAINTENANCE/PARTS/EQUIPMENT	268.00	
36. JONATHAN NZOMA			
	OVER PAID FEES FOR RENTAL PROPERTY - 6165 INNKEEPE	100.00	
37. KEBS INC			
	DRAFT 3 AS-BUILT PLANS FOR MARKETPLACE ON THE GREE	543.75	
38. KIWANIS CLUB OF HASLETT-OKEMOS			
	FLAGS OVER MERIDIAN	360.00	
39. LANSING SANITARY SUPPLY INC			
	CUSTODIAL SUPPLIES ORDER MAY 3 2021	417.93	
40. LANSING UNIFORM COMPANY			
	POLICE UNIFORM PURCHASES - CANINE	147.85	
	UNIFORMS - HAMEL & VROMAN	357.70	
	UNIFORMS - DIAZ	144.85	
	POLICE UNIFORM PURCHASES - COLE	659.40	
	TOTAL	1,309.80	
41. LANSWEEPER			
	LANSWEEPER - PREPAYMENT 04/01/2021 TO 03/31/2021	1,000.00	
42. LEADERS RPM			
	FD POLARIS ATV	15,565.96	
43. LEXISNEXIS CLAIMS SOLUTIONS INC			
	LEXIS NEXIS IEYTEK ANNUAL MAINTENANCE FOR POLICE E	2,003.40	
44. LOPEZ CONCRETE CONSTRUCTION			
	CONCRETE REPAIR CONTRACT FOR LOCAL ROAD, WATER UTI	5,390.00	
45. MCKESSON MEDICAL-SURGICAL	GOC SOL		
	AMBULANCE SUPPLIES/EQUIP ORDER #59239431	208.24	
	AMBULANCE SUPPLIES/EQUIP ORDER #6478715	28.85	
	AMBULANCE SUPPLIES/EQUIP ORDER #6478715	955.21	
	AMBULANCE SUPPLIES/EQUIP ORDER #6478715	205.31	
	TOTAL	1,397.61	
46. MEDICAL MANAGEMENT SYSTEMS OF			
	APRIL 2021 COLLECTION FEE FOR AMBULANCE BILLINGS	3,799.77	
47. MEI TOTAL ELEVATOR SERVICES			
	PSB ELEVATOR REPAIRS ON 04/27/21	286.00	
48. MERIDIAN GRAND RIVER, LLC			
	EASEMENT PURCHASE FOR MSU TO LAKE LANSING PATHWAY	17,931.00	
	EASEMENT PURCHASE FOR MSU TO LAKE LANSING PATHWAY	8,516.00	
	EASEMENT PURCHASE FOR MSU TO LAKE LANSING PATHWAY	38,801.00	
	TOTAL	65,248.00	
49. MERIDIAN TOWNSHIP			
	TRANSFER FLEX CHECKING 05/07/2021 PAYROLL	370.23	
50. MICHIGAN ELECTION RESOURCES			
	ABSENT VOTER PLL BOOK BINDER GUTS REVISED	38.15	
51. MICHIGAN MUNICIPAL LEAGUE			
	POLICY #5000880-21 - 2021 QUARTERLY PMT	30,613.76	
52. MICHIGAN STATE POLICE			
	FOIA REQUEST MSP - MERIDIAN TOWNSHIP	2.00	
53. MIKE HAGBOM			
	CLOTHING REIMBURSEMENT 2021 - M HAGBOM	325.00	

Vendor Name	Description	Amount	Check #
54. MOSQUITO SQUAD OF GREATER LANSING	MOSQUITO CONTROL PARKS & BLDGS - HARTRICK PARK	1,800.00	
	MOSQUITO CONTROL PARKS & BLDGS - NANCY MOORE PARK	1,800.00	
	MOSQUITO CONTROLS PARKS & BLDGS - LARGE DOG PARK	685.00	
	MOSQUITO CONTROL PARKS & BLDGS - FIRE	560.00	
	MOSQUITO CONTROL PARKS & BLDGS - SERVICE CENTER	340.00	
	TOTAL	5,185.00	
55. NAPA	FLEET REPAIR PARTS UNIT #132 - APRIL 2021	554.85	
	FLEET REPAIR PARTS UNIT #132 - APRIL 2021	657.16	
	CORE DEPOSIT CREDIT UNIT #132 - APRIL 2021	(105.52)	
	UNITS 67, 80, & 90 REPAIR PARTS APRIL 2021	413.50	
	SHOP SUPPLY REPAIR PARTS APRIL 2021	64.95	
	FLEET REPAIR PARTS UNIT #67 APRIL 2021	10.71	
	QUICK STRUT & REFLEX SHOCK RETURN APRIL 2021	(490.96)	
	FLEET REPAIR PARTS STOCK APRIL 2021	77.74	
	AIR FILTERS STOCK APRIL 2021	99.08	
	TOTAL	1,281.51	
56. NEHA PATEL	REFUND FOR SPRING SOCCER 2020	30.00	
57. OFFICE TEAM	TEMP STAFFING WK ENDING 04/30/2021 - J. JONES	846.30	
	TEMP STAFFING WK ENDING 05/07/2021 - J. JONES	733.46	
	TOTAL	1,579.76	
58. PEOPLEFACTS LLC	APRIL 2021 EMPLOYEE PRE-EMPLOYMENT CREDIT CHECKS	43.21	
59. PRO-TECH MECHANICAL SERVICES	PSB - REPAIRS	908.19	
60. PURE GREEN	ATHLETIC FIELDS WEED AND FEED	200.00	
	ATHLETIC FIELDS & TOWNSHIP BLDGS WEED & FEED	85.00	
	ATHLETIC FIELDS WEED AND FEED	475.00	
	MUNICIPAL & PUBLIC SAFETY BLDGS WEED & FEED	322.00	
	ATHLETIC FIELDS & TOWNSHIP BLDGS WEED & FEED	43.00	
	ATHLETIC FIELDS WEED AND FEED	300.00	
	ATHLETIC FIELDS WEED AND FEED	470.00	
	ATHLETIC FIELDS WEED AND FEED	240.00	
	ATHLETIC FIELDS WEED AND FEED	260.00	
	ATHLETIC FIELDS & TOWNSHIP BLDGS WEED & FEED	51.00	
	TOTAL	2,446.00	
61. QUALITY TIRE INC	FLEET TIRES APRIL 28 2021 - UNIT #95	245.60	
62. RADMOOR MONTESSORI	50% GREEN INFRASTRUCTURE GRANT - RADMOOR MONTESSOR	2,373.00	
63. REBECCA PAYNE	CLOTHING REIMBURSEMENT - R PAYNE	325.00	
64. ROWERDINK AUTOMOTIVE PARTS	FLEET REPAIR PARTS ORDER #551220	120.78	
	FLEET REPAIR PARTS ORDER #552460	263.50	
	FLEET REPAIR PARTS ORDER #993840	263.50	
	FLEET REPAIR PARTS ORDER #555150	25.10	
	FLEET REPAIR PARTS ORDER #555510	11.04	
	FLEET REPAIR PARTS ORDER #103190	73.78	
	FLEET REPAIR PARTS ORDER #561800	279.72	
	FLEET REPAIR PARTS ORDER #566750	99.80	
	FLEET REPAIR PARTS ORDER #140050	494.10	
	FLEET REPAIR PARTS ORDER #571310 - CORE RETURN	(35.00)	
	FLEET REPAIR PARTS ORDER #577390	76.08	
	TOTAL	1,672.40	
65. SALLY GARROD	NATIVE PLANT SALE AT HNC NATIVE PLANT ON 5-1-21	593.00	

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Vendor Name	Description	Amount	Check #
66. SOLDAN'S FEED & PET SUPPLIES			
	CANINE SUPPLIES FOR ONE DOG	56.99	
	CANINE SUPPLIES FOR ONE DOG	56.99	
	CANINE SUPPLIES FOR ONE DOG	56.99	
	TOTAL	170.97	
67. SPARROW OCCUPATIONAL			
	2021 EAP SERVICES FEE	3,800.00	
	04/16/2021 PRE-EMPLOYMENT & FITNESS FOR DUTY PHYSI	123.00	
	04/19/2021 PRE-EMPLOYMENT & FITNESS FOR DUTY PHYSI	144.50	
	04/28/2021 PRE-EMPLOYMENT & FITNESS FOR DUTY PHYSI	407.50	
	TOTAL	4,475.00	
68. SPARTAN DISTRIBUTORS			
	TORO MOWER REPAIR PARTS ORDER #10880905 - UNIT #78	282.87	
	TORO MOWER REPAIR PARTS UNIT #79 APRIL 2021	1,507.91	
	TOTAL	1,790.78	
69. STATE OF MICHIGAN			
	SUMMER DAY CAMP SITE LICENSE RENEWAL - HARRIS NATU	50.00	104950
	HNC SUMMER DAY CAMP PROGRAM LICENSE RENEWAL	50.00	104951
	TOTAL	100.00	
70. SUPREME SANITATION			
	PORTABLE TOILETS ROWNER RD PARKS MARCH 2021	90.00	
	PORTABLE TOILET RENTAL HARRIS NATURE CENTER - MAR	160.00	
	PORTABLE TOILETS FARMERS MARKET MARCH 2021	90.00	
	PORTABLE TOILETS NANCY MOORE PARK MARCH 2021	90.00	
	PORTABLE TOILETS HILLBROOK PARK MARCH 2021	90.00	
	TOTAL	520.00	
71. T MOBILE			
	BACKUP LINE 3/21/21 TO 4/20/21 - 517.980.0920	59.62	
72. T POWELL BUSINESS CONSULTING LLC			
	INDEPENDENT CONSULTING REPORT SERVICES 3/29/21 TO	10,200.00	
73. TDS			
	TDS TELEPHONE & PRI SERVICE - 517.349.1200	1,664.78	
74. TOP HAT CRICKET FARM			
	APRIL 2021 LIVE ANIMAL FOOD PURCHASES FOR HNC	31.64	
75. UNWIRED REVOLUTION			
	UNWIRED REVOLUTION - NETMOTION ANNUAL RENEWAL AND	7,038.00	
76. VANTAGEPOINT TRANSFER AGENTS			
	2020 HEALTH REIMB ACCT (HRA) ARRANGEMENT (FUNDS TO	672.52	104949
77. VARIPRO BENEFIT ADMINISTRATORS			
	MAY 2021 RETIREE HARTFORD MEDICARE SUPPLEMENTAL CO	13,252.40	
78. VERIZON WIRELESS			
	MARCH 24 2021 TO APRIL 23 2021 WIRELESS SERVICES	3,769.24	
	WIRELESS SERVICES MAR 24 TO APR 23 2021	(93.63)	
	TOTAL	3,675.61	
79. WASTE MANAGEMENT			
	ANIMAL CARCASS REMOVAL - 05/01/21 TO 05/31/21	131.76	
80. WEST SHORE FIRE INC			
	SCBA FILL STATION REPAIRS	219.25	
81. ZOLL MEDICAL CORP			
	STAT PADZ ELECTRODES	359.25	
TOTAL - ALL VENDORS		357,597.95	

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Vendor Name	Description	Amount	Check #
1. BOARD OF WATER & LIGHT	HULETT PUMPING STATION MAINTENANCE SHARE	1,350.34	
2. CITY OF EAST LANSING	ELMWSA OPERATING & INTERCONNECT FEES MAY 2021	274,846.66	
	SEWER OPERATIONS BILLINGS - MAY 2021	254,513.75	
	TOTAL	529,360.41	
3. CORBIN DESIGN	ENTRYWAY, WAYFINDING & LOCATION SIGN DESIGN & BIDD	780.00	
4. DANIEL STANLEY	OVRPMT SEWER/WATER BILL - SHAGBARK	106.43	28634
5. FERGUSON WATERWORKS #3386	WATER DEPARTMENT - PARTS FOR METER READER	420.36	
	WATER METERS - 2ND ORDER OF 2021	23,448.00	
	TOTAL	23,868.36	
6. HARLOD GREER	OVRPMT SEWER/WATER FINAL BILL - WHITE ASH LANE	107.70	
7. HYDROCORP	CROSS CONNECTION CONTROL PROG SERVICE- APRIL 2021	2,430.00	
8. IDC CORPORATION	VFD EAST END LIFT STATION JOB #13145	4,550.00	
	I-69 GENERATOR CONVERSION PROJECT & UPDATES FOR PA	27,940.00	
	TOTAL	32,490.00	
9. MICHIGAN MUNICIPAL LEAGUE	POLICY # 5000880-21 - QUARTERLY PMT	3,671.24	
10. SUREN BAGRATUNI	OVRPMT SEWER/WATER BILLS - BREEZY POINT DR	41.84	
11. VERIZON WIRELESS	WIRELESS SERVICES MAR 24 TO APR 23 2021	387.04	
TOTAL - ALL VENDORS		594,593.36	

Credit Card Report 4/30/2021-5/12/2021

Posting Date	Merchant Name	Amount	Name
2021/04/30	MENARDS LANSING SOUTH MI	\$11.84	LAWRENCE BOBB
2021/04/30	THE HOME DEPOT #2723	\$53.95	LAWRENCE BOBB
2021/04/30	THE HOME DEPOT #2723	\$75.40	LAWRENCE BOBB
2021/04/30	HARBOR FREIGHT TOOLS 157	\$18.45	CHAD HOUCK
2021/04/30	JOHNSON SIGN COMPANY	\$315.00	DEBBIE BUDZYNSKI
2021/04/30	OPENTIMECLOCK	\$25.00	KRISTEN COLE
2021/04/30	LOWES #01596*	\$194.90	JANE GREENWAY
2021/04/30	THE HOME DEPOT #2723	\$196.39	JANE GREENWAY
2021/04/30	MIDWEST POWER EQUIPMENT	\$20.00	KEITH HEWITT
2021/04/30	AMAZON.COM*X16G34HR3 AMZN	\$39.62	MICHELLE PRINZ
2021/05/03	THE HOME DEPOT 2723	\$210.24	LAWRENCE BOBB
2021/05/03	THE HOME DEPOT #2723	\$35.28	LAWRENCE BOBB
2021/05/03	MITA, INC.	\$75.00	NYAL NUNN
2021/05/03	KIMBALL MIDWEST PAYEEZY	\$180.35	CHAD HOUCK
2021/05/03	THE HOME DEPOT 2723	\$80.89	CHAD HOUCK
2021/05/03	FORESIGHT GROUP INC	\$20.00	KYLE ROYSTON
2021/05/03	OFFICEMAX/OFFICEDEPT#3379	\$18.19	DEBBIE BUDZYNSKI
2021/05/03	THE HOME DEPOT #2723	\$3.78	KYLE FOGG
2021/05/03	NATIOAL ASSOCIATION OF	\$465.00	SAMANTHA DIEHL
2021/05/03	AMZN MKTP US*2U7KY3G13	\$195.00	SAMANTHA DIEHL
2021/05/03	OFFICEMAX/OFFICEDEPT#3379	\$74.92	ROBIN FAUST
2021/05/03	IN *NORTH AMERICAN INVASI	\$72.51	JANE GREENWAY
2021/05/03	HAMMOND FARMSLANDSCAPE SU	\$105.00	ROBERT MACKENZIE
2021/05/03	HAMMOND FARMSLANDSCAPE SU	\$175.00	ROBERT MACKENZIE
2021/05/03	WESCO - # 3255	\$42.56	ROBERT MACKENZIE
2021/05/03	FACEBK 943BSZ6692	\$10.00	MICHAEL DEVLIN
2021/05/03	AMAZON.COM*950Z36743 AMZN	\$165.30	MICHELLE PRINZ
2021/05/03	AMZN MKTP US*LX25C5CI3	\$23.73	MICHELLE PRINZ
2021/05/03	AMZN MKTP US*HE8LM47I3	\$72.29	MICHELLE PRINZ
2021/05/03	AMZN MKTP US*9Y0AK2NQ3	\$34.16	CATHERINE ADAMS
2021/05/04	TOM'S FOOD	\$64.48	DEBORAH GUTHRIE
2021/05/04	AMZN MKTP US*2L2KH43A1	\$120.00	KRISTI SCHAEING
2021/05/04	COMPLETE BATTERY SOURCE	\$169.83	KRISTEN COLE
2021/05/04	COMPLETE BATTERY SOURCE	\$135.66	KRISTEN COLE
2021/05/04	CDW GOVT #C588125	\$175.00	KRISTEN COLE
2021/05/04	COMCAST	\$317.62	ANDREA SMILEY
2021/05/04	HAMMOND FARMSLANDSCAPE SU	\$136.50	KEITH HEWITT
2021/05/04	AMZN MKTP US*IO5MC3HS3	\$76.20	CATHERINE ADAMS
2021/05/05	THE HOME DEPOT #2723	\$16.19	LAWRENCE BOBB
2021/05/05	THE UPS STORE 0811	\$66.61	ROBERT STACY
2021/05/05	BUILDERS PLUMB HEAT BRANC	\$255.76	TYLER KENNEL
2021/05/05	LEADERS MARINE	\$500.00	MICHAEL HAMEL
2021/05/05	JETS PIZZA - MI-053 - MOT	\$144.00	DEBORAH GUTHRIE
2021/05/05	JIMMY JOHNS - 90055 - MOT	\$153.50	DEBORAH GUTHRIE
2021/05/05	JIMMY JOHNS - 90055 - MOT	\$385.00	DEBORAH GUTHRIE
2021/05/05	FEDEX 81374231	\$23.27	KRISTI SCHAEING
2021/05/05	MI STATE POLICE PMTS	\$180.00	KRISTI SCHAEING
2021/05/05	COMPLETE BATTERY SOURCE	\$84.83	KRISTEN COLE
2021/05/05	THE HOME DEPOT #2723	\$46.13	KEITH HEWITT
2021/05/05	COMPLETE BATTERY SOURCE	\$428.80	WILLIAM PRIESE
2021/05/05	SOLDANS FEEDS & PET S	\$35.13	CATHERINE ADAMS
2021/05/06	THE HOME DEPOT 2723	\$389.61	LAWRENCE BOBB

2021/05/06	TRAININNG LLC	\$110.00	MIRIAM MATTISON
2021/05/06	BIGGBY COFFEE #0121	\$287.03	DEBORAH GUTHRIE
2021/05/06	HASLETT TRUE VALUE HARDW	\$6.36	TODD FRANK
2021/05/06	DYSON US	\$582.99	RICHARD GRILLO
2021/05/06	SPEEDWAY 08796 LANSING MI	\$52.13	ROBERT MACKENZIE
2021/05/06	THE HOME DEPOT #2723	\$119.00	ROBERT MACKENZIE
2021/05/06	PREUSS PETS	\$79.99	CATHERINE ADAMS
2021/05/06	MEIJER # 253	\$62.67	CATHERINE ADAMS
2021/05/07	THE HOME DEPOT #2723	\$28.34	LAWRENCE BOBB
2021/05/07	AMAZON.COM*2L1WR0XL1 AMZN	\$222.59	KRISTI SCHAEING
2021/05/07	PAYPAL *CANVAPTYLIM	\$119.40	ANDREA SMILEY
2021/05/07	CLEARY'S PUB	\$32.27	FRANK L WALSH
2021/05/07	LANSING ICE AND FUEL COMP	\$350.79	ROBIN FAUST
2021/05/07	U HAUL STORE 0075122	\$177.63	ROBERT MACKENZIE
2021/05/07	SIRCHIE FINGER PRINT LABO	\$244.17	TAVIS MILLEROV
2021/05/10	HAMMOND FARMSLANDSCAPE SU	\$132.00	LAWRENCE BOBB
2021/05/10	GRAINGER	\$277.80	KYLE ROYSTON
2021/05/10	HASLETT TRUE VALUE HARDW	\$5.90	KYLE FOGG
2021/05/10	JETS PIZZA - MI-053 - MOT	\$49.52	RYAN CAMPBELL
2021/05/10	4ALLPROMOS	(\$71.00)	DEBORAH GUTHRIE
2021/05/10	LEXISNEXIS EPIC	\$150.00	KRISTI SCHAEING
2021/05/10	AMZN MKTP US*2L49N05O1	\$199.99	KRISTI SCHAEING
2021/05/10	AMZN MKTP US*2L8JO9A80	\$41.99	KRISTI SCHAEING
2021/05/10	AMAZON.COM*2L59L8BK1	\$84.99	KRISTI SCHAEING
2021/05/10	COMPLETE BATTERY SOURCE	\$135.66	KRISTEN COLE
2021/05/10	MICHIGAN NOTARY SERVICE	\$132.70	ROBIN FAUST
2021/05/10	MEIJER # 025	\$7.49	JANE GREENWAY
2021/05/10	IN *TASTE THE LOCAL DIFFE	\$100.00	LUANN MAISNER
2021/05/10	THE HOME DEPOT #2723	\$27.48	TAVIS MILLEROV
2021/05/10	THE HOME DEPOT #2723	\$148.94	DAN PALACIOS
2021/05/10	MIDWEST POWER EQUIPMENT	\$79.94	KEITH HEWITT
2021/05/10	THE HOME DEPOT #2723	\$48.31	KEITH HEWITT
2021/05/10	AMERICAN HEART SHOPCPR	\$144.00	WILLIAM PRIESE
2021/05/11	CATHEY COMPANY	\$92.16	ROBERT STACY
2021/05/11	ID CARDS INSTANTCARD	\$100.00	KRISTI SCHAEING
2021/05/11	AMZN MKTP US*2L7N88BT1	\$45.99	KRISTI SCHAEING
2021/05/11	AMZN MKTP US*QE2BY4ND3	\$22.99	KRISTI SCHAEING
2021/05/11	AMAZON.COM*2L81C4BK1	\$159.46	KRISTI SCHAEING
2021/05/11	AMZN MKTP US*2L77J6160	\$613.78	STEPHEN GEBES
2021/05/11	ID CARDS INSTANTCARD	\$50.00	CAROL HASSE
2021/05/12	AMAZON.COM*2L6EO6TQ2 AMZN	\$38.24	LUANN MAISNER
2021/05/12	SOLDANS FEEDS & PET S	\$10.14	CATHERINE ADAMS
2021/05/12	THE HOME DEPOT 2723	\$409.98	CATHERINE ADAMS

Total	\$12,627.68
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ACH Transactions

Date	Payee	Amount	Purpose
5/4/2021	Health Equity	\$ 416.68	Employee Health Savings Contribution
5/5/2021	Blue Care Network	\$ 6,195.08	Employee Health Insurance
5/7/2021	Nationwide	\$ 4,652.03	Payroll Deductions 05/07/2021
5/7/2021	Various Financial Institutions	\$ 261,587.54	Direct Deposit 05/07/2021
5/7/2021	IRS	\$ 96,612.98	Payroll Taxes 05/07/2021
5/7/2021	ICMA	\$ 49,196.39	Payroll Deductions 05/07/2021
5/10/2021	Delta Dental	\$ 14,092.11	Credit Card Payment
5/10/2021	Invoice Cloud	\$ 1,097.00	Utility Transaction Fee
5/12/2021	MCT Utilities	\$ 1,014.97	Water/Sewer for MCT
Total ACH Payments		<u>\$ 434,864.78</u>	



To: Board Members
From: LuAnn Maisner, CPRP, Director of Parks and Recreation
Date: May 13, 2021
**Re: Recommendation of Township Board entering into Project Agreement
Michigan Natural Resources Trust Fund – Grant Acquisition
MSU to Lake Lansing Trail Hub Acquisition, Project # TF20-0096
5280 Okemos Road**

This memo is a request for the Township Board to enter into a project agreement with the Michigan Natural Resources Trust Fund Grant program for the purpose of acquiring park land.

Meridian Township was awarded a Michigan Natural Resources Trust Fund (MNRTF) acquisition grant to acquire a 1.8-acre property located at 5280 Okemos Road. The total estimated project cost is \$170,000. Of that amount, Meridian Township will provide a 25% local match in the amount of approximately \$42,500 and will receive \$127,500 in grant funding. **At this time the Township is required to enter a Project Agreement with the Michigan Department of Natural Resources.** The Project Agreement describes the purpose and scope of the acquisition project, as well as the responsibilities the Township is committing to undertaking by accepting the grant, including the long-term obligation to commit the project area to public outdoor recreation in perpetuity.

Property interest:

- 5280 Okemos Road, Haslett, MI 48840
 - Adjacent to Central Park/Nancy Moore Park
 - Parcel number #33-02-02-16-200-011
 - Area: 1.85 acres

Acquisition of this property supports the Township Goals and Objectives from the 2017-2021 Master Plan: Goal 2: Preserve Open Spaces and Natural Areas and Goal 4: Expand and maintain park system.

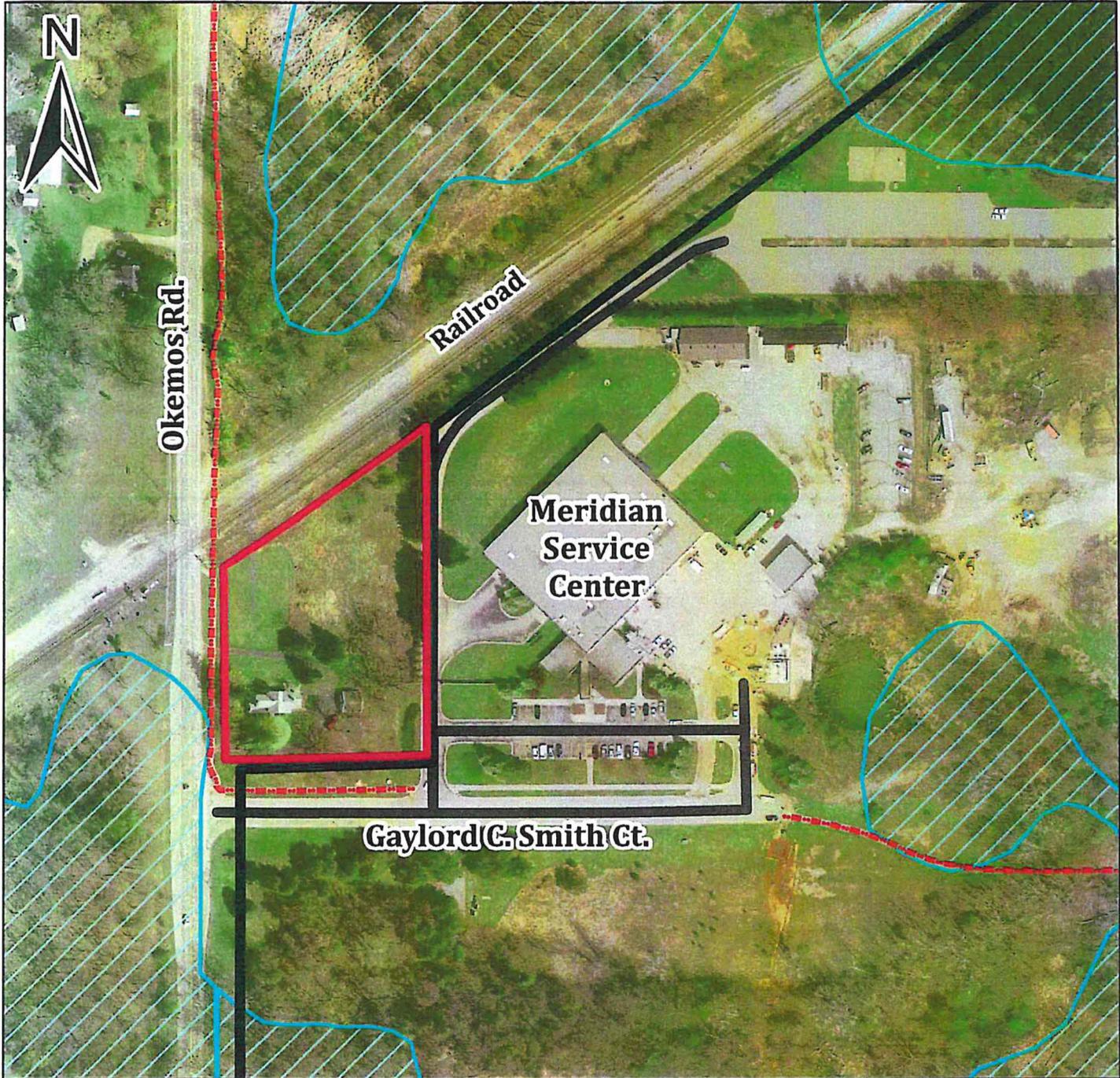
Motion for Consideration:

MOVE TO REQUEST THAT THE TOWNSHIP BOARD ENTER INTO A PROJECT AGREEMENT WITH THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES FOR THE PURPOSE OF ACQUIRING A 1.85-ACRE PARCEL (PARCEL #33-02-02-16-200-011) LOCATED AT 5280 OKEMOS ROAD, HASLETT, IN THE AMOUNT OF \$170,000 WITH 75% OF THE COSTS (\$127,500) FUNDED BY THE MNRTF GRANT AND COMMITTING \$42,500 OR 25% OF COSTS FROM THE TOWNSHIP'S PARK MILLAGE FUND. THIS SITE, WHEN ACQUIRED, WILL HOST A DEDICATED ENTRANCE TO NANCY MOORE PARK AND SERVE AS A TRAILHEAD AREA FOR USERS OF THE PEDESTRIAN/BICYCLE PATHWAY SYSTEM.

Attachments:

1. Okemos Road Property Map
2. Resolution to Authorize Grant Agreement Acceptance for MSU to Lake Lansing Trail Hub Acquisition Project Michigan Natural Resources Trust Fund Grant Program
3. DNR Land Acquisition Project Agreement

5280 Okemos Rd.



Legend

-  Nancy Moore Park
-  Driveway
-  Paved Pathway
-  Wetland

0 0.025 0.05 0.1 Miles

Subject property outlined in red
Parcel Number: 33-02-02-16-200-011
Area: 1.86 acres

**RESOLUTION TO AUTHORIZE GRANT AGREEMENT ACCEPTANCE
FOR MSU TO LAKE LANSING TRAIL HUB ACQUISITION PROJECT
MICHIGAN NATURAL RESOURCES TRUST FUND GRANT PROGRAM**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 18th day of May, 2021 at 6:00 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, the Charter Township of Meridian has been awarded a Michigan Natural Resources Trust Fund Acquisition Grant for the acquisition of a property at 5280 Okemos Road, parcel identification number 33-02-02-16-200-011, which will provide for the protection of land for its environmental importance and scenic beauty; and

WHEREAS, the Park Commission is interested in the continued improvement of Meridian Township's park system; and

WHEREAS, the Michigan Department of Natural Resources accepts grant requests from local units of government to assist in the acquisition or development of recreation properties; and

WHEREAS, the grant request is outlined and justified in the 2017-2021 Parks and Recreation Master Plan adopted by the Meridian Township Board and Park Commission, and is on file with the Michigan Department of Natural Resources; and

WHEREAS, this grant request was open to public review on March 17, 2020, and found to be acceptable; and

WHEREAS, that the Township Board of the Charter Township of Meridian, passed a resolution on July 7, 2020 to support the submission of a grant application to the Michigan Natural Resources Trust Fund for an estimated total project cost of \$170,000 for the acquisition of property at 5280 Okemos Road, Haslett, Michigan with the local match of 25% (consisting of estimated \$42,500, but dependent on DNR-approved market value) from the Park Millage and a grant request of \$127,500 from the Michigan Natural Resources Trust Fund, and



MICHIGAN NATURAL RESOURCES TRUST FUND

LAND ACQUISITION PROJECT AGREEMENT

This information is required by authority of Part 5 of Act 451, P.A. 1994 as amended, to receive funds.

This Agreement is between **Meridian Charter Township** in the county of Ingham County hereinafter referred to as the "GRANTEE," and the MICHIGAN DEPARTMENT OF NATURAL RESOURCES, an agency of the State of Michigan, hereinafter referred to as the "DEPARTMENT." The DEPARTMENT has authority to issue grants to local units of government or public authorities for the acquisition of land for resource protection and public outdoor recreation under Part 19 of the Natural Resources and Environmental Protection Act, Act 451 of 1994, as amended, and under Article IX, Section 35 of the Michigan Constitution. The GRANTEE has been approved by the Michigan Natural Resources Trust Fund (MNRTF) Board of Trustees (BOARD) to receive a grant. In Public Act 9 of 2021, the Legislature appropriated funds from the MNRTF to the DEPARTMENT for a grant-in-aid to the GRANTEE.

The purpose of this Agreement is to provide funding to acquire land or rights in land for the project named below . This Agreement is subject to the terms and conditions specified herein.

Project Title:	<u>MSU to Lake Lansing Trail Hub Acquisition</u>	Project #:	<u>TF20-0096</u>
Amount of grant:	<u>\$127,500.00</u>	<u>75%</u>	PROJECT TOTAL: <u>\$170,000.00</u>
Amount of match:	<u>\$42,500.00</u>	<u>25%</u>	
Start Date:	<u>Date of Execution by DEPARTMENT</u>	End Date:	<u>05/31/2023</u>

As a precondition to the effectiveness of this Agreement, the GRANTEE is required to sign and return it to the DEPARTMENT with the necessary attachments by **07/06/2021**, or the Agreement may be cancelled by the DEPARTMENT. **This Agreement is not effective until the GRANTEE has signed it, returned it, and the DEPARTMENT has signed it.** The Agreement is considered executed when signed by the DEPARTMENT.

The individuals signing below certify by their signatures that they are authorized to sign this Agreement on behalf of their agencies , and that the parties will fulfill the terms of this Agreement, including any attached appendices, as set forth herein.

GRANTEE

SIGNED _____

By [Print Name]: _____

Title: _____

Organization: _____

Date: _____

DUNS # _____

SIGMA Vendor Number _____ SIGMA Address ID _____

Required - Please choose one

Acquisition Closing Option Desired:

This project will be completed utilizing a grant reimbursement process. Grantee will purchase land and seek reimbursement after closing.

This project will be completed utilizing an escrow closing process.

MICHIGAN DEPARTMENT OF NATURAL RESOURCES

SIGNED: _____

By _____

Grants Section Manager

Date of Execution by DEPARTMENT

1. This Agreement shall be administered on behalf of the DEPARTMENT by the Grants Management Section within the Finance and Operations Division. All notices, reports, documents, requests, actions or other communications required between the DEPARTMENT and the GRANTEE shall be submitted through the department's online grant management system, MiRecGrants, which is accessed through www.michigan.gov/dnr-grants, unless otherwise instructed by the DEPARTMENT. Primary points of contact pertaining to this agreement shall be:

GRANTEE CONTACT

Name/Title

Organization

Address

Address

Telephone Number

E-mail Address

DEPARTMENT CONTACT

MNRTF Grant Program Manager

Name/Title

Grants Management/DNR Finance & Operations

Organization

525 W. Allegan Street, Lansing, MI 48933

Address

P.O. Box 30425, Lansing, MI 48909

Address

517-284-7268

Telephone Number

DNR-Grants@michigan.gov

E-mail Address

2. The legal description of the project area, boundary map of the project area, and the land acquisition grant application bearing the number **TF20-0096** uploaded to MiRecGrants are by this reference made part of this Agreement. The Agreement together with the referenced documents in MiRecGrants constitute the entire Agreement between the parties and may be modified only in writing and executed in the same manner as the Agreement is executed.
3. The time period allowed for project completion is from **05/07/2021** through **05/31/2023**, hereinafter referred to as the "project period." Requests by the GRANTEE to extend the project period shall be submitted in MiRecGrants before the expiration of the project period. Extensions to the project period are at the discretion of the DEPARTMENT and may only be extended by an amendment to this Agreement.
4. The grant herein provided is for the acquisition by the GRANTEE of **1.85** acres of land in **Fee Simple** title free of all liens and encumbrances, situated and being in the city/village/township of **Meridian Township**, in the County of **Ingham County, STATE OF MICHIGAN** as described in the uploaded legal description and shown on the uploaded boundary map. As used in this Agreement, the words "project area" shall mean the lands acquired under this Agreement as described in this Section.
5. The project area shall be used for **trail purposes and general outdoor recreation and park use**, as further described in the GRANTEE'S proposal to the DEPARTMENT and approved by the MNRTF Board. Significant changes in the use of the project area as described in this Section require the prior written authorization of the DEPARTMENT.
6. In order to preserve the financial resources of the State of Michigan and to prevent unjust enrichment of a third party interim owner, if the landowner listed in the project application grants any rights in the real property to an individual or agency other than the GRANTEE, the DEPARTMENT may inspect the terms of the conveyance as a condition to approving the GRANTEE to close.
7. The DEPARTMENT will:
 - a. grant to the GRANTEE a sum of money equal to **Seventy-Five percent (75%)** as reimbursement or as payment

into an escrow account for escrow closing, of the total eligible cost of acquisition of fee simple title free of all liens and encumbrances to the lands in the project area, not to exceed the sum of **One Hundred and Twenty-Seven Thousand Five Hundred dollars (\$127,500.00)**. Acquisition of easements or other rights in land less than fee simple will be considered on a case by case basis at the discretion of the DEPARTMENT .

- b. include the following in the total cost of acquisition eligible for grant funding (based on grant percentage) as provided for in Section 7(a):
 - i. Purchase price of the land, up to the market value, in the project area acquired by the GRANTEE during the project period as provided for in section 9(f) of this Agreement;
 - ii. Reasonable and appropriate costs incurred and paid by the GRANTEE during the project period for recording fees, title insurance, transfer tax, prorated property tax, closing fees and environmental assessments; and
 - iii. Costs incurred and paid by the GRANTEE for appraisal(s) as provided for in Section 9(f) and approved by the DEPARTMENT.
- c. grant funds to the GRANTEE for eligible costs and expenses incurred, as follows:
 - i. Payments will be made on a reimbursement basis or to an escrow account for escrow closing for **Seventy-Five percent (75%)** of the eligible expenses incurred by the GRANTEE up to 90% of the maximum amount allowable under the grant.
 - ii. Reimbursement (or payment to an escrow account for escrow closing) will be made only upon DEPARTMENT review and approval of a complete reimbursement (or escrow closing) request submitted by the GRANTEE on forms provided by the DEPARTMENT that meet all documentation requirements set forth by the DEPARTMENT. A complete reimbursement or escrow closing request must document the total cost of the acquisition and the GRANTEE's compliance with Section 8 of this Agreement and DEPARTMENT acquisition project procedures.
 - iii. The DEPARTMENT shall conduct an audit of the project's financial records upon approval of the final reimbursement request or completion of the escrow closing. The DEPARTMENT may issue an audit report with no deductions or may find some costs ineligible for final audit reimbursement.
 - iv. The final 10% of the grant amount will be released upon completion of a satisfactory audit by the DEPARTMENT and documentation that the GRANTEE has erected proper signage acknowledging MNRTF assistance in compliance with Section 9(q) of this Agreement.

8. Closing Options:

a. FOR REIMBURSEMENT PROJECTS:

The GRANTEE shall be eligible for reimbursement only upon GRANTEE'S completion of all of the following:

- i. Electing to use the grant reimbursement closing process at time of signing this project agreement (See grey box prior to signature section).
- ii. Acquisition by GRANTEE of fee simple title free of all liens and encumbrances of all land in the project area. Acquisition of easements or other rights in land less than fee simple will be considered on a case by case basis at the discretion of the DEPARTMENT.
- iii. Submission of proof of acquisition of marketable record title to the DEPARTMENT in the form of a policy of title insurance ensuring the GRANTEE possesses marketable record title in fee simple, free of all liens and encumbrances to the land in the project area. Said policy is to insure the GRANTEE against loss or damage at least equal to the purchase price of the subject land.
- iv. Proper conveyance to the State of Michigan of all mineral interest to which the State is entitled under this Agreement as outlined in Section 9(m).
- v. Submission of a complete request for reimbursement as set forth in this Agreement.

b. FOR ESCROW CLOSING PROJECTS:

The GRANTEE shall be eligible for grant funding through escrow closing process only upon GRANTEE'S completion of the following:

- i. Electing to use the escrow closing process at time of signing this project agreement (See grey box prior to signature section).
- ii. Securing the services of a reputable title company who will agree to serve as the escrow closing agent.
- iii. Execution of escrow closing agreement by GRANTEE, DEPARTMENT, LANDOWNER/SELLER and title

company (agent).

- iv. Providing Department and title company an approximate desired timeframe for closing.
- v. Sending DEPARTMENT the draft closing packet (reference Land Acquisition Escrow Closing Package Checklist) at least 60 days prior to the desired closing date.
- vi. Coordinating with title company to schedule the exact closing date after DEPARTMENT'S approval of draft closing documents and submitting to DEPARTMENT an updated closing statement from the title company at least 10 days before the desired closing date.
- vii. Submitting local matching funds plus 10% of the eligible grant amount to title company for deposit into escrow account and providing proof of escrowed funds to the DEPARTMENT.

9. The GRANTEE will:

- a. immediately make available all funds needed to pay all necessary costs required to complete the project and to provide **Forty-Two Thousand Five Hundred dollars (\$42,500.00)** as local match to this project. This sum represents **Twenty-Five percent (25%)** of the total eligible cost of acquisition including incidental costs. Any cost overruns incurred to complete the project called for by this Agreement shall be the sole responsibility of the GRANTEE.
- b. complete the acquisition in compliance with the acquisition project procedures set forth by the DEPARTMENT.
- c. make no written offer or commitment to purchase lands in the project area before execution of this Agreement and before written DEPARTMENT approval as provided for in Section 9. Failure to comply with this requirement shall, at the option of the DEPARTMENT, make the cost of the property an ineligible expense under this Agreement and subject this Agreement to termination by the DEPARTMENT.
- d. provide verification that the site is not a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended, based on the results of due diligence and, if needed, an environmental assessment or, if the site has been determined to be a facility, to provide documentation of due care compliance. The results of the due diligence must be accounted for in the appraisal(s).
- e. complete a 40-year title review on the property. The results of the title review must be accounted for in the appraisal(s).
- f. obtain an appraisal of the real estate within the project area in accordance with standards established by the DEPARTMENT to determine the market value thereof; two appraisals meeting these standards being required for properties valued at \$750,000 or more. Failure to complete the appraisal(s) in this manner shall make the cost of said appraisal(s) an ineligible expense under this Agreement.
- g. submit the appraisal(s) to the DEPARTMENT for approval no later than 120 days after the date of execution of this Agreement. No written offer or commitment to purchase land in the project area shall be transmitted by the GRANTEE until after approval has been given in writing by the DEPARTMENT.
- h. perform, or to directly contract for the performance of, all appraisal(s), appraisal review(s), title review, closing and acquisition of all lands in the project area.
- i. eliminate all pre-existing non-recreation uses of the project area within 90 days of the date of acquisition, unless otherwise approved by the DEPARTMENT in writing.
- j. remove existing structures or make ready for an appropriate use in a reasonable time frame after completion of the acquisition.
- k. complete acquisition of the entire project area before **05/31/2023**. Failure to acquire the project area by **05/31/2023** shall constitute a breach of this Agreement and subject the GRANTEE to the remedies provided by law and set forth in Section 23 of this Agreement.
- l. provide the DEPARTMENT all documents and information as specified in Sections 8a or 8b of this Agreement. If utilizing reimbursement process, documents must be submitted within 60 days after the transaction is closed. If utilizing escrow closing process, documents must be submitted no later than 60 days prior to desired closing. Failure to submit the required documents and information for review shall constitute a material breach of this Agreement. Proof of payment to seller (such as cancelled check, wire confirmation, etc.), recorded warranty deed, recorded mineral royalty deed and recorded Declaration and Notice must be submitted to the DEPARTMENT within 60 days after closing. The final 10% of eligible grant amount will be released upon satisfactory audit review and approval by the DEPARTMENT.
- m. for parcels over 5 acres, execute, acknowledge and deliver to the DEPARTMENT a deed conveying to the State of Michigan a perpetual nonparticipating royalty equal to 1/6 of the gross proceeds of sale of all oil and/or gas and other minerals produced and saved in any combination from the mineral rights in, on or under the lands in the project area.
- n. retain all rights acquired by the GRANTEE in coal, oil, gas, sand, gravel or any other minerals in, on or under the lands in the project area in perpetuity.
- o. not develop any rights acquired by the GRANTEE in coal, oil, gas, sand, gravel or any other minerals in, on or under

the lands in the project area in a manner that diminishes the usefulness of the project area for its intended purposes. In addition, GRANTEE agrees not to develop, or allow others to develop, any such minerals from sites adjacent to the project area in a manner that diminishes the usefulness of the project area for its intended purposes.

- p. maintain satisfactory financial accounts, records, and documents and to make them available to the DEPARTMENT for auditing upon request. Such accounts, records, and documents shall be retained by the GRANTEE for not less than three years following submittal of the final audit reimbursement request.
 - q. erect and maintain a sign or other acknowledgement as approved by the DEPARTMENT on the property which designates this project as one having been acquired with the assistance of the MNRTF. The size, color, and design of this sign shall be in accordance with DEPARTMENT specifications.
 - r. conduct a dedication/ribbon-cutting ceremony as soon as possible after the project is completed and the MNRTF sign is erected within the project area. At least 30 days prior to the dedication/ribbon-cutting ceremony, the DEPARTMENT must be notified in writing of the date, time, and location of the dedication/ribbon-cutting ceremony. GRANTEE shall provide notice of ceremony in the local media. Use of the grant program logo and a brief description of the program are strongly encouraged in public recreation brochures produced by the GRANTEE. At the discretion of the DEPARTMENT, the requirement to conduct a dedication/ribbon-cutting ceremony may be waived.
 - s. provide the DEPARTMENT for approval, a complete tariff schedule containing all charges to be assessed against the public utilizing the project area and/or any facilities constructed thereon, and to provide the DEPARTMENT for approval, all amendments thereto before the effective date of such amendments. Any tariff schedule proposed shall provide solely for sufficient revenues to cover the costs of operating, maintaining and/or developing the premises and/or any facilities provided thereon. Preferential membership or annual permit systems are prohibited at this site. Differences in admission and other fees may be instituted on the basis of residence. Nonresident fees shall not exceed twice that charged residents. If no resident fees are charged, nonresident fees may not exceed the rate charged residents at other comparable state and local public recreation facilities.
 - t. separately account for any revenues received from the project area which exceed the demonstrated operating costs and to reserve such surplus revenues for the future maintenance and/or expansion of the GRANTEE'S park and outdoor recreation program.
 - u. furnish the DEPARTMENT, upon request, detailed statements covering the annual operation of project area and/or facilities, including income and expenses and such other information the DEPARTMENT might reasonably require.
 - v. adopt such ordinances and/or resolutions as shall be required to effectuate the provisions of this Agreement; certified copies of all such ordinances and/or resolutions adopted for such purposes shall be forwarded to the DEPARTMENT before the effective date thereof.
 - w. maintain the premises in such condition as to comply with all federal, state, and local laws which may be applicable and to make any and all payments required to pay any and all taxes, fees, or assessments legally imposed against the project area.
 - x. make the project area and any facilities located thereon, as well as the land and water access ways to them, open to the public within 90 days of the date of acquisition and keep them open to the public at all times on equal and reasonable terms. No individual shall be denied ingress or egress thereto or the use thereof because of sex, race, color, religion, national origin, residence, age, height, weight, familial status, marital status or disability.
 - y. make the project area and any future facilities provided thereon available for public outdoor recreation in perpetuity and in accordance with uses described in this Agreement and APPENDIX C, to regulate the use thereof and to provide for the maintenance thereof to the satisfaction of the DEPARTMENT, and to appropriate such moneys and/or provide such services as shall be necessary to provide such adequate maintenance.
10. The GRANTEE shall acquire fee simple title, free of all liens, encumbrances, or restrictions on future use to the lands in the project area. The fee simple title acquired shall not be subject to (1) any possibility of reversion or right of entry for condition broken or any other executory limitation which may result in defeasance of title or (2) to any reservations or prior conveyance of coal, oil, gas, sand, gravel or any other mineral interests.
11. The GRANTEE shall not allow any encumbrance, lien, security interest, mortgage or any evidence of indebtedness to attach to or be perfected against the project area.
12. The project area and any facilities located thereon shall not be wholly or partially conveyed, either in fee, easement or otherwise, or leased for a term of years, or for any other period, nor shall there be any whole or partial transfer of title, ownership, or right of ownership or control without the written approval and consent of the DEPARTMENT.
13. The assistance provided to the GRANTEE as a result of this Agreement is intended to have a lasting effect on the supply of outdoor recreation, scenic beauty sites, and recreation facilities beyond the financial contribution alone and permanently commits the project area to Michigan's outdoor recreation estate, therefore:

- a. The GRANTEE agrees that lands in the project area are being acquired with MNRTF assistance and shall be maintained in public outdoor recreation use in perpetuity. No portion of the project area shall be converted to other than public outdoor recreation use without the approval of the DEPARTMENT. The DEPARTMENT shall approve such conversion only upon such conditions as it deems necessary to assure the substitution by GRANTEE of other outdoor recreation properties of equal or greater market value and of reasonably equivalent usefulness and location. Such substituted land shall become part of the project area and will be subject to all the provisions of this Agreement.
 - b. Approval of a conversion shall be at the sole discretion of the DEPARTMENT.
 - c. Before completion of the project, the GRANTEE and the DEPARTMENT may mutually agree to alter the project area through an amendment to this Agreement to provide the most satisfactory public outdoor recreation area.
14. Should title to the lands in the project area or any portion thereof be acquired from the GRANTEE by any other entity through exercise of the power of eminent domain, the GRANTEE agrees that the proceeds awarded to the GRANTEE shall be used to replace the lands affected with outdoor recreation properties of equal or greater market value, and of reasonably equivalent usefulness and location. The DEPARTMENT shall approve such replacement only upon such conditions as it deems necessary to assure the substitution with other outdoor recreation properties of equal or greater market value and of reasonably equivalent usefulness and location. Such replacement land shall be subject to all the provisions of this Agreement.
15. The GRANTEE acknowledges that:
 - a. The GRANTEE has examined the project area and has found the property safe for public use or actions will be taken by the GRANTEE to make the property safe for public use no later than 90 days after the date of acquisition; and
 - b. The GRANTEE is solely responsible for development, operation, and maintenance of the project area, and that responsibility for actions taken to develop, operate, or maintain the project area is solely that of the GRANTEE; and
 - c. The DEPARTMENT'S involvement in the premises is limited solely to the making of a grant to assist the GRANTEE in acquiring the premises.
 - d. The GRANTEE acknowledges that the DEPARTMENT is not responsible for any tax liability assessed on the property after closing by the GRANTEE. Further, the eligible amount of tax pro-rated at time of closing will be determined by the DEPARTMENT.
16. Before the DEPARTMENT will give approval to make a written offer to purchase the property included in this project, the GRANTEE must provide documentation to the DEPARTMENT that indicates either:
 - a. It is reasonable for the GRANTEE to conclude, based on the advice of an environmental consultant, as appropriate, that no portion of the project area is a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended;or
 - b. If any portion of the project area is a facility, documentation that Department of Environment, Great Lakes and Energy-approved response actions have been or will be taken to make the site safe for its intended use within the project period, and that implementation and long-term maintenance of response actions will not hinder public outdoor recreation use and/or the resource protection values of the project area.
17. If the DEPARTMENT determines that, based on contamination, the project area will not be made safe for the planned recreation use within the project period, or another date established by the DEPARTMENT in writing, or if the DEPARTMENT determines that the presence of contamination will reduce the overall usefulness of the property for public recreation and resource protection, the grant may be cancelled by the DEPARTMENT with no reimbursement made to the GRANTEE.
18. The GRANTEE shall acquire and maintain, or cause to be acquired or maintained, insurance which will protect the GRANTEE from claims which may arise out of or result from the GRANTEE'S operations under this Agreement, whether performed by the GRANTEE, a subcontractor or anyone directly or indirectly employed by the GRANTEE, or anyone for whose acts may hold them liable. Such insurance shall be with companies authorized to do business in the State of Michigan in such amounts and against such risks as are ordinarily carried by similar entities, including but not limited to public liability insurance, worker's compensation insurance or a program of self-insurance complying with the requirements of Michigan law. The GRANTEE shall provide evidence of such insurance to the DEPARTMENT at its request.

19. Nothing in this Agreement shall be construed to impose any obligation upon the DEPARTMENT to operate, maintain or provide funding for the operation and/or maintenance of any recreational facilities in the project area.
20. The GRANTEE hereby represents that it will defend any suit brought against either party which involves title, ownership, or any other rights, whether specific or general, including any appurtenant riparian rights, to and in the project area and any lands connected with or affected by this project.
21. The GRANTEE is responsible for the use and occupancy of the premises, the project area and the facilities thereon. The GRANTEE is responsible for the safety of all individuals who are invitees or licensees of the premises. The GRANTEE will defend all claims resulting from the use and occupancy of the premises, the project area and the facilities thereon. The DEPARTMENT is not responsible for the use and occupancy of the premises, the project area and the facilities thereon.
22. Failure by the GRANTEE to comply with any of the provisions of this Agreement shall constitute a material breach of this Agreement.
23. Upon breach of the Agreement by the GRANTEE, the DEPARTMENT, in addition to any other remedy provided by law and this Agreement, may:
 - a. Terminate this Agreement; and/or
 - b. Withhold and/or cancel future payments to the GRANTEE on any or all current recreation grant projects until the violation is resolved to the satisfaction of the DEPARTMENT; and/or
 - c. Withhold action on all pending and future grant applications submitted by the GRANTEE under the Michigan Natural Resources Trust Fund, the Land and Water Conservation Fund and the Recreation Passport Grant Program; and/or
 - d. Require repayment of grant funds already paid to GRANTEE; and/or
 - e. Seek specific performance of the Agreement terms.
24. This Agreement may be canceled by the DEPARTMENT, upon 30 days written notice, due to Executive Order, budgetary reduction, other lack of funding, upon request by the GRANTEE, or upon mutual Agreement by the DEPARTMENT and GRANTEE. The DEPARTMENT may honor requests for just and equitable compensation to the GRANTEE for all satisfactory and eligible work completed under this Agreement up until 30 days after written notice, upon which time all outstanding reports and documents are due to the DEPARTMENT and the DEPARTMENT will no longer be liable to pay the GRANTEE for any further charges to the grant.
25. The GRANTEE agrees that the benefit to be derived by the State of Michigan from the full compliance by the GRANTEE with the terms of this Agreement is the preservation, protection and the net increase in the quality of public outdoor recreation facilities and resources which are available to the people of the State and of the United States and such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by the State of Michigan by way of assistance under the terms of this Agreement. The GRANTEE agrees that after final audit reimbursement has been made to the GRANTEE, repayment by the GRANTEE of grant funds received would be inadequate compensation to the State for any breach of this Agreement. The GRANTEE further agrees therefore, that the appropriate remedy in the event of a breach by the GRANTEE of this Agreement after final audit reimbursement has been made shall be the specific performance of this Agreement.
26. The GRANTEE agrees not to discriminate against 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 religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the person's ability to perform the duties of a particular job or position. The GRANTEE further agrees that any subcontract shall contain non-discrimination provisions which are not less stringent than this provision and binding upon any and all subcontractors. A breach of this covenant shall be regarded as a material breach of this Agreement.
27. The GRANTEE may not assign or transfer any interest in this Agreement without prior written authorization of the DEPARTMENT.
28. The rights of the DEPARTMENT under this Agreement shall continue in perpetuity.

If this Agreement is approved by Resolution, a true copy must be attached to this Agreement. A sample Resolution is on the next page.



ITEM 11.A. & 12.A.

DATE: May 18, 2021

TO: Township Board Members

FROM: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering

Younes Ishraidi, Chief Engineer

RE: Powell Road Public Road Improvement SAD #43-Public Hearing &
Resolution #5

The Township Board approved the Powell Road Public Road Improvements Special Assessment District No. 43 on March 2, 2021, which approved the improvements to grade, gravel and pave Powell Road; and to have the owner of Silverstone Subdivision construct the improvement, to defray the cost by special assessment, and to partially reimburse the owner of Silverstone Subdivision.

The public hearing is to hear comments regarding the final assessment roll for the Powell Road Public Road Improvement SAD #43. The final assessment roll is attached.

The total final assessment is \$504,269.71. Of which \$223,253.46 is to be assessed and reimbursed to the owner of Silverstone Subdivision for constructing the Powell Road Public Road Improvement SAD #43. The remaining amount of \$281,016.25 will be the responsibility of the developer.

Resolution No. 5 for the Powell Road Public Road Improvements Special Assessment District No. 43 is attached for your approval. Resolution No. 5 approves the special assessment roll and orders the amount to be paid and collected

Proposed Motion:

“Move to approve the Powell Road Public Road Improvements Special Assessment District No. 43 - Resolution No. 5, which approves the special assessment roll; designates the project as “Powell Road Public Road Improvements Special Assessment District No. 43”, the assessment roll as the “Powell Road Public Road Improvements Special Assessment District No. 43 Special Assessment Roll”, and the district as the “Powell Road Public Road Improvements Special Assessment District No. 43”; adopts the amount of \$504,269.71 as the final amount for the assessment roll; and the amount of \$223,253.46 to be collected and reimbursed to the owner of the Silverstone Subdivision; and orders and directs the assessed parcels of the assessment roll to be paid and collected.”

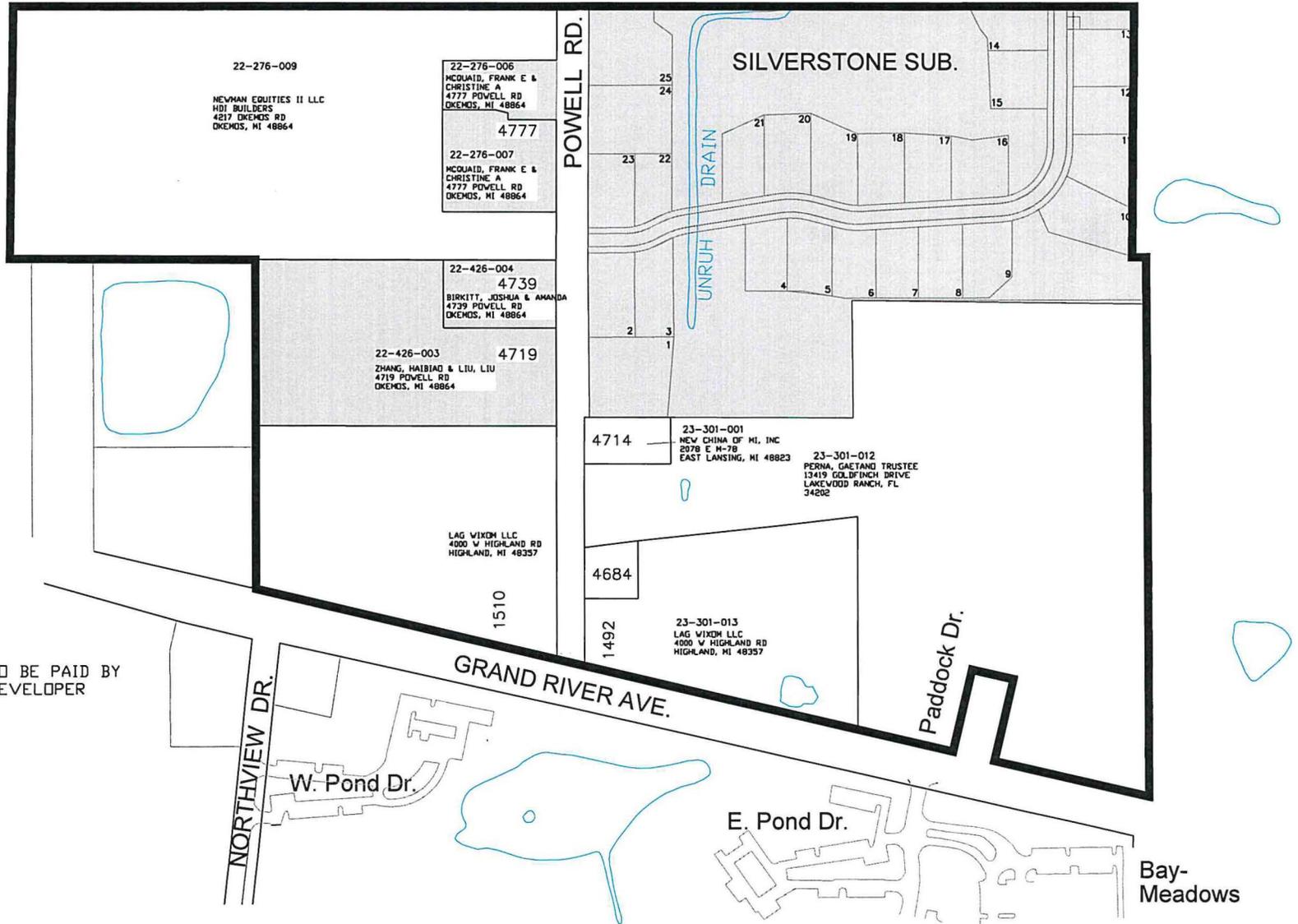
Attachments

POWELL ROAD PAVING SPECIAL ASSESSMENT DISTRICT

NORTH



ASSESSMENTS TO BE PAID BY SILVERSTONE DEVELOPER



**POWELL ROAD PUBLIC ROAD IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT NO. 43**

RESOLUTION NO. 5

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, (517) 853-4000, on Tuesday, May 18, 2021, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, pursuant to due notice to all record owners or parties in interest in, this Board did meet on May 18, 2021, at 6:00 p.m. at the Meridian Township Municipal Building, in the Township of Meridian for the purpose of reviewing the special assessment roll and hearing any objections thereto for the Powell Road Public Road Improvements Special Assessment District No. 43, and

WHEREAS, at the time and place designated for said meeting, the meeting was duly called to order and the Supervisor announced the opening of the hearing for objections to the special assessment roll prepared by the Township Supervisor and on file with the Township Clerk, said roll assessing the cost of the Powell Road Public Road Improvements Special Assessment District No. 43 against benefiting properties; and

WHEREAS, The Powell Road Public Road Improvement Special Assessment District No. 43 is being established to partially reimburse the owner of Silverstone Subdivision (3302-02-23-151-001) for the construction of the Powell Road Public Road Improvement Special Assessment District No. 43.

The road construction has been completed by the owner of Silverstone Subdivision, Mayberry Homes doing business as Powell Road Holding LLC, the Township will assess the following six (6) parcels: 3302-02-22-276-009, 3302-02-22-426-008, 3302-02-23-301-001, 3302-02-23-301-003, 3302-02-23-301-013, 3302-02-23-301-012 for their share of the Powell Road Public Road Improvement Special Assessment District #43, and reimburse the owner of Silverstone Subdivision for these six assessments (totaling \$223,253.46). The owner of Silverstone Subdivision will not be reimbursed for the remaining four (4) parcels: 3302-02-22-276-006, 3302-02-22-276-007, 3302-02-22-426-003, 3302-02-22-426-004 nor the six (6) future parcels: Lot 1, 2, 23, 24, 25, Silverstone Estates, including Silverstone Way ROW (parent parcel 3302-02-23-151-001) and shall be responsible for their portion of the assessment.

WHEREAS, the Township Board desires to confirm the special assessment roll.

**Powell Road Public Road Improvements
Special Assessment District No. 43
Resolution No. 5
Page 2**

NOW, THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Meridian, Ingham County, Michigan, as follows:

1. The Township Board does hereby determine that said special assessments are in proportion to the benefits to be derived from said project.
2. The Township Board does hereby designate the special assessment project as "Powell Road Public Road Improvements Special Assessment District No. 43".
3. Said special assessment roll shall be designated as "Powell Road Public Road Improvements Special Assessment District No. 43 Special Assessment Roll" and the district against which it is assessed shall be designated "Powell Road Public Road Improvements Special Assessment District No. 43". The Powell Road Public Road Improvements Special Assessment District No. 43 Special Assessment Roll in the final amount of Five Hundred Four Thousand, Two Hundred Sixty Nine Dollars and 71 cents (\$504,269.71), as prepared and reported to the Township Board by the Supervisor, a copy of which is attached hereto, is hereby adopted and confirmed, and the Township Clerk is hereby directed to endorse thereon this date of confirmation.
4. The owner of the Silverstone Subdivision has done the construction of the Powell Road Public Road Improvement Special Assessment District No. 43, and shall be partially reimbursed. Of the total assessment amount of \$504,269.71, the amount to be assessed is \$223,253.46 on the following parcels: 3302-02-22-276-009, 3302-02-22-426-008, 3302-02-23-301-001, 3302-02-23-301-003, 3302-02-23-301-013, and 3302-02-23-301-012. The remaining assessments: 3302-02-22-276-006, 3302-02-22-276-007, 3302-02-22-426-003, 3302-02-22-426-004, 3302-02-23-151-001 (Lot 1, 2, 23, 24, 25 & Silverstone Way ROW) will be considered paid in full, as the owner of Silverstone Subdivision is responsible for the assessments on the parcels and are not eligible for reimbursement.
5. That the assessed parcels on the special assessment roll shall be divided into fifteen annual installments, the first such installment to be due on July 1, 2021, and the following installments to be due on July 1 of the fourteen succeeding years thereafter. Said special assessments may be paid in full on or before July 1, 2021, without interest; thereafter, said installments of the special assessment roll shall bear interest at the rate of 5.0% per annum, commencing on July 1, 2021 payable annually on the due date of each installment after the first installment. If any installment is not paid when due then the same shall be deemed delinquent and there shall be collected thereon in addition to the interest above provided, a penalty at the rate of 1% for each month or fraction thereof that the same remains unpaid before being reported for reassessment upon the Township roll.
6. Any of the unpaid balance due on the special assessment roll may be paid in full at any time, together with interest due to said payment date.

**Powell Road Public Road Improvements
Special Assessment District No. 43
Resolution No. 5
Page 3**

7. The assessments of the special assessment roll are hereby ordered and directed to be collected. The Township Clerk shall deliver said special assessment roll to the Township Treasurer with the proper warrant attached, commanding the Treasurer to collect the assessments therein in accordance with the direction of the Township Board with respect thereto, and the Treasurer is authorized and directed to collect the amounts assessed as they become due pursuant to the terms of this resolution and the provisions of the applicable statutes of the State of Michigan.

YEAS: _____

NAYS: _____

Resolution declared adopted.

STATE OF MICHIGAN)

)ss.

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of the proceedings taken by the Township Board at a regular meeting held on Tuesday, May 18, 2021.

Deborah Guthrie, Township Clerk

WARRANT

STATE OF MICHIGAN)

)ss.

COUNTY OF INGHAM)

TO THE TOWNSHIP TREASURER
CHARTER TOWNSHIP OF MERIDIAN,
INGHAM COUNTY, MICHIGAN

Attached hereto is the Powell Road Public Road Improvements Special Assessment District No. 43 Special Assessment Roll, and you are hereby commanded in accordance with Act No. 188 of the Michigan Public Acts of 1954, as amended, and in accordance with the directions of the Township Board in respect thereto, to collect the assessments in said roll, and on the first day of September following the date when any such assessments or any part thereof have become due to submit to the Township Board a sworn statement setting forth the names of the persons delinquent, if known, a description of the parcels of lands upon which there are delinquent assessments, and the amount of such delinquency including accrued interest and penalties computed to September 1 of such year.

Deborah Guthrie, Township Clerk

DATED: _____

**POWELL ROAD PUBLIC ROAD IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT NO. 43
SPECIAL ASSESSMENT ROLL**

The Powell Road Public Road Improvement Special Assessment District No. 43 is being established to partially reimburse the owner of Silverstone Subdivision (3302-02-23-151-001) for the construction of the Powell Road Public Road Improvement SAD #43.

After road construction has been completed by the owner, Mayberry Homes doing business as Powell Road Holdings LLC, the Township will assess the following six (6) parcels: 3302-02-22-276-009, 3302-02-22-426-008, 3302-02-23-301-001, 3302-02-23-301-003, 3302-02-23-301-013, 3302-02-23-301-012 for their share of the Powell Road Public Road Improvement Special Assessment District #43, and reimburse the owner of Silverstone Subdivision for these six assessments. The owner of Silverstone Subdivision will not be reimbursed for the remaining four (4) parcels (3302-02-22-276-006; 3302-02-22-276-007; 3302-02-22-426-003; 3302-02-22-426-004) nor the 6 future parcels (including Silverstone Way road width) of the Silverstone Subdivision (parent parcel 3302-02-23-151-001) and shall be responsible for their portion of the assessment.

3302-02-22-276-009

Owner: Newman EquitiesII LLC, HDI Builders,4217 Okemos Rd, Okemos, MI 48864

Frontage: 237.47

Assessment: \$38,657.74

THAT PART OF SE ¼ OF NE ¼ OF SEC 22, T4N, R1W DESC AS: BEG AT E ¼ COR OF SEC 22-N00D01'26"E ALG E SEC LN 115.39 FT-S89D39'17"W 302.01 FT-N00D 01'26"E 353.73 FT - N 89D39'17"E 302.01 FT TO E SEC LN-N00D01'26"E ALG SD E LN 647.57 FT - S89D 52'32"W 208 FT-N 00D 01' 26"E 208 FT TO S LN OF CENTRAL PARK ESTATES SUBD-S89D 52'32"W ALG SD S LN 416.03 FT - S00D 39'51W 438.26 FT-S89D52'32"W 580 FT- S00D 39'51"W 66.01 FT - S 89D 52'32"W 109.19 FT- S00D 02'20"E 818.62 FT TO EW ¼ LN - N 89D57'21"E ALG EW ¼ LN 1317.96 FT TO POB 29.494 A M/L.

3302-02-22-426-008

1510 GRAND RIVER

Owner: LAG Wixom, LLC, 4000 W. Highland Rd, Highland, MI 48357

Frontage: 554.72

Assessment: \$90,302.87

M22-19 BEG 24 RDS S OF E ¼ POST OF SEC 22, - W PLL WITH E & W ¼ LINE 321 FT - S PLL WITH E LINE OF SAID SEC TO CEN LINE OF GRAND RIVER ROAD - SE'LY ALONG SAID CEN LINE TO E LINE OF SAID SEC - N'LY ALONG SAID E SEC LINE TO BEG ON SE ¼ OF SEC 22, T4N 41W = 4 A. M/L.

3302-02-23-301-001

4714 POWELL

Owner: New China of MI, Inc., 2078 E. M-78, East Lansing, MI 48823

Frontage: 110

Assessment: \$17,906.90

M23-9-2 BEG ON W LINE OF SEC 23 AT PT 470 FT N OF N LINE OF GRAND RIVER AVE - N ALONG SAID W SEC LINE 110 FT - E 233 FT - S 110 FT - W 233 FT TO BEG ON SW ¼ OF SEC 23, T4N, R12.

3302-02-23-301-003

4684 POWELL

Owner: Frederick W. Beckett Jr. Trustee, 4684 Powell Rd, Okemos, MI 48864

Frontage: 117.32

Assessment: \$19,098.52

M23-12-2 BEG 152.68 FT N OF INTER OF N'LY LINE OF US-16 HWY & W LINE OF SEC 23 - N 117.32 FT - N 83 DEG E 158 FT-S 136.6 FT - W 156.07 FT TO BEG., ON SW ¼ OF SEC 23, T4N, R1W.

3302-02-23-301-013

1492 GRAND RIVER

Owner: LAG Wixom, LLC, 4000 W. Highland Rd, Highland, MI 48357

Frontage: 152.20

Assessment: \$24,776.64

M23-12-3 BEG AT INTER OF N'LY LINE OF US-16 HWY & W LINE OF SEC 23 - N 152.68 FT-E 156.07 FT - S 188 FT TO N'LY LINE OF US-16 HWY AT PT 158 FT FROM BEG - N 77 DEG W 158 FT TO BEG., ON SW ¼ OF SEC 23, T4N, R1W.

3302-02-23-301-012

Owner: Gaetano Perna Trustee,13419 Goldfinch Dr, Lakewood Ranch, FL 34202

Frontage: 199.71

Assessment: \$32,510.79

(M23-9.23-10-1) PART OF SW ¼ OF SEC 23 T4N, R1W DESC AS: COM AT W ¼ COR OF SEC 23-S00D 19'35"E ALNG W SEC LN 493.12 FT TO POB -N89D 35'16"E 233 FT-N00D 22'30"W 110.32 FT -N89D35'16"E 435.17 FT - N00D 19'35"W 279.61 FT-N89D 51'33"E 691.98 FT-S00D 15'17"E 1180.22 FT TO N LN OF GRAND RIVER AVE-ALNG SD N LN N77D 00'07"W 373.91 FT- N12D59'53"E 200FT - N7D 00'07"W 100 FT-S12D 59'53"W 200 FT - N 77D00'07"W ALNG N LN OF GRAND RIVER AVE 235.69 FT - N 00D 19'35"W 510.28 FT-S82D40'24"W 673 FT-N00D 19'35"W ALNG W SEC LN 199.71 FT TO POB 20.53 A M/L.



ITEM 11.A. & 12.A.

DATE: May 18, 2021

TO: Township Board Members

FROM: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering

Younes Ishraidi, Chief Engineer

RE: Powell Road Public Road Improvement SAD #43-Public Hearing &
Resolution #5

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The public hearing is to hear comments regarding the final assessment roll for the Powell Road Public Road Improvement SAD #43. The final assessment roll is attached.

The total final assessment is \$504,269.71. Of which \$223,253.46 is to be assessed and reimbursed to the owner of Silverstone Subdivision for constructing the Powell Road Public Road Improvement SAD #43. The remaining amount of \$281,016.25 will be the responsibility of the developer.

Resolution No. 5 for the Powell Road Public Road Improvements Special Assessment District No. 43 is attached for your approval. Resolution No. 5 approves the special assessment roll and orders the amount to be paid and collected

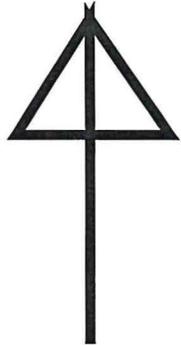
Proposed Motion:

“Move to approve the Powell Road Public Road Improvements Special Assessment District No. 43 - Resolution No. 5, which approves the special assessment roll; designates the project as “Powell Road Public Road Improvements Special Assessment District No. 43”, the assessment roll as the “Powell Road Public Road Improvements Special Assessment District No. 43 Special Assessment Roll”, and the district as the “Powell Road Public Road Improvements Special Assessment District No. 43”; adopts the amount of \$504,269.71 as the final amount for the assessment roll; and the amount of \$223,253.46 to be collected and reimbursed to the owner of the Silverstone Subdivision; and orders and directs the assessed parcels of the assessment roll to be paid and collected.”

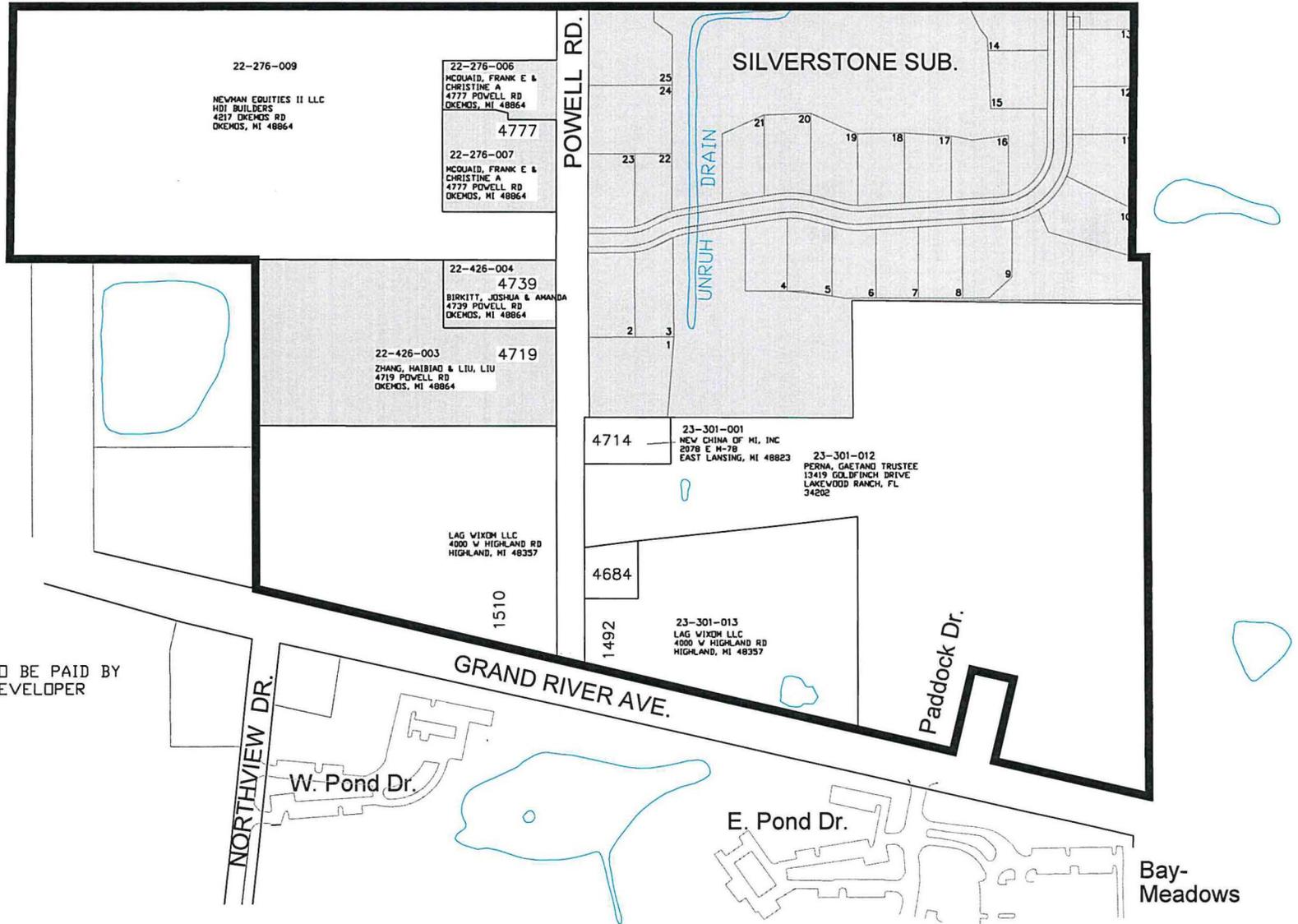
Attachments

POWELL ROAD PAVING SPECIAL ASSESSMENT DISTRICT

NORTH



ASSESSMENTS TO BE PAID BY SILVERSTONE DEVELOPER



**POWELL ROAD PUBLIC ROAD IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT NO. 43**

RESOLUTION NO. 5

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PRESENT: _____

ABSENT: _____

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

WHEREAS, pursuant to due notice to all record owners or parties in interest in, this Board did meet on May 18, 2021, at 6:00 p.m. at the Meridian Township Municipal Building, in the Township of Meridian for the purpose of reviewing the special assessment roll and hearing any objections thereto for the Powell Road Public Road Improvements Special Assessment District No. 43, and

WHEREAS, at the time and place designated for said meeting, the meeting was duly called to order and the Supervisor announced the opening of the hearing for objections to the special assessment roll prepared by the Township Supervisor and on file with the Township Clerk, said roll assessing the cost of the Powell Road Public Road Improvements Special Assessment District No. 43 against benefiting properties; and

WHEREAS, The Powell Road Public Road Improvement Special Assessment District No. 43 is being established to partially reimburse the owner of Silverstone Subdivision (3302-02-23-151-001) for the construction of the Powell Road Public Road Improvement Special Assessment District No. 43.

The road construction has been completed by the owner of Silverstone Subdivision, Mayberry Homes doing business as Powell Road Holding LLC, the Township will assess the following six (6) parcels: 3302-02-22-276-009, 3302-02-22-426-008, 3302-02-23-301-001, 3302-02-23-301-003, 3302-02-23-301-013, 3302-02-23-301-012 for their share of the Powell Road Public Road Improvement Special Assessment District #43, and reimburse the owner of Silverstone Subdivision for these six assessments (totaling \$223,253.46). The owner of Silverstone Subdivision will not be reimbursed for the remaining four (4) parcels: 3302-02-22-276-006, 3302-02-22-276-007, 3302-02-22-426-003, 3302-02-22-426-004 nor the six (6) future parcels: Lot 1, 2, 23, 24, 25, Silverstone Estates, including Silverstone Way ROW (parent parcel 3302-02-23-151-001) and shall be responsible for their portion of the assessment.

WHEREAS, the Township Board desires to confirm the special assessment roll.

**Powell Road Public Road Improvements
Special Assessment District No. 43
Resolution No. 5
Page 2**

NOW, THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Meridian, Ingham County, Michigan, as follows:

1. The Township Board does hereby determine that said special assessments are in proportion to the benefits to be derived from said project.
2. The Township Board does hereby designate the special assessment project as "Powell Road Public Road Improvements Special Assessment District No. 43".
3. Said special assessment roll shall be designated as "Powell Road Public Road Improvements Special Assessment District No. 43 Special Assessment Roll" and the district against which it is assessed shall be designated "Powell Road Public Road Improvements Special Assessment District No. 43". The Powell Road Public Road Improvements Special Assessment District No. 43 Special Assessment Roll in the final amount of Five Hundred Four Thousand, Two Hundred Sixty Nine Dollars and 71 cents (\$504,269.71), as prepared and reported to the Township Board by the Supervisor, a copy of which is attached hereto, is hereby adopted and confirmed, and the Township Clerk is hereby directed to endorse thereon this date of confirmation.
4. The owner of the Silverstone Subdivision has done the construction of the Powell Road Public Road Improvement Special Assessment District No. 43, and shall be partially reimbursed. Of the total assessment amount of \$504,269.71, the amount to be assessed is \$223,253.46 on the following parcels: 3302-02-22-276-009, 3302-02-22-426-008, 3302-02-23-301-001, 3302-02-23-301-003, 3302-02-23-301-013, and 3302-02-23-301-012. The remaining assessments: 3302-02-22-276-006, 3302-02-22-276-007, 3302-02-22-426-003, 3302-02-22-426-004, 3302-02-23-151-001 (Lot 1, 2, 23, 24, 25 & Silverstone Way ROW) will be considered paid in full, as the owner of Silverstone Subdivision is responsible for the assessments on the parcels and are not eligible for reimbursement.
5. That the assessed parcels on the special assessment roll shall be divided into fifteen annual installments, the first such installment to be due on July 1, 2021, and the following installments to be due on July 1 of the fourteen succeeding years thereafter. Said special assessments may be paid in full on or before July 1, 2021, without interest; thereafter, said installments of the special assessment roll shall bear interest at the rate of 5.0% per annum, commencing on July 1, 2021 payable annually on the due date of each installment after the first installment. If any installment is not paid when due then the same shall be deemed delinquent and there shall be collected thereon in addition to the interest above provided, a penalty at the rate of 1% for each month or fraction thereof that the same remains unpaid before being reported for reassessment upon the Township roll.
6. Any of the unpaid balance due on the special assessment roll may be paid in full at any time, together with interest due to said payment date.

WARRANT

STATE OF MICHIGAN)

)ss.

COUNTY OF INGHAM)

TO THE TOWNSHIP TREASURER
CHARTER TOWNSHIP OF MERIDIAN,
INGHAM COUNTY, MICHIGAN

Attached hereto is the Powell Road Public Road Improvements Special Assessment District No. 43 Special Assessment Roll, and you are hereby commanded in accordance with Act No. 188 of the Michigan Public Acts of 1954, as amended, and in accordance with the directions of the Township Board in respect thereto, to collect the assessments in said roll, and on the first day of September following the date when any such assessments or any part thereof have become due to submit to the Township Board a sworn statement setting forth the names of the persons delinquent, if known, a description of the parcels of lands upon which there are delinquent assessments, and the amount of such delinquency including accrued interest and penalties computed to September 1 of such year.

Deborah Guthrie, Township Clerk

DATED: _____

**POWELL ROAD PUBLIC ROAD IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT NO. 43
SPECIAL ASSESSMENT ROLL**

The Powell Road Public Road Improvement Special Assessment District No. 43 is being established to partially reimburse the owner of Silverstone Subdivision (3302-02-23-151-001) for the construction of the Powell Road Public Road Improvement SAD #43.

After road construction has been completed by the owner, Mayberry Homes doing business as Powell Road Holdings LLC, the Township will assess the following six (6) parcels: 3302-02-22-276-009, 3302-02-22-426-008, 3302-02-23-301-001, 3302-02-23-301-003, 3302-02-23-301-013, 3302-02-23-301-012 for their share of the Powell Road Public Road Improvement Special Assessment District #43, and reimburse the owner of Silverstone Subdivision for these six assessments. The owner of Silverstone Subdivision will not be reimbursed for the remaining four (4) parcels (3302-02-22-276-006; 3302-02-22-276-007; 3302-02-22-426-003; 3302-02-22-426-004) nor the 6 future parcels (including Silverstone Way road width) of the Silverstone Subdivision (parent parcel 3302-02-23-151-001) and shall be responsible for their portion of the assessment.

3302-02-22-276-009

Owner: Newman EquitiesII LLC, HDI Builders,4217 Okemos Rd, Okemos, MI 48864

Frontage: 237.47

Assessment: \$38,657.74

THAT PART OF SE ¼ OF NE ¼ OF SEC 22, T4N, R1W DESC AS: BEG AT E ¼ COR OF SEC 22-N00D01'26"E ALG E SEC LN 115.39 FT-S89D39'17"W 302.01 FT-N00D 01'26"E 353.73 FT - N 89D39'17"E 302.01 FT TO E SEC LN-N00D01'26"E ALG SD E LN 647.57 FT - S89D 52'32"W 208 FT-N 00D 01' 26"E 208 FT TO S LN OF CENTRAL PARK ESTATES SUBD-S89D 52'32"W ALG SD S LN 416.03 FT - S00D 39'51W 438.26 FT-S89D52'32"W 580 FT- S00D 39'51"W 66.01 FT - S 89D 52'32"W 109.19 FT- S00D 02'20"E 818.62 FT TO EW ¼ LN - N 89D57'21"E ALG EW ¼ LN 1317.96 FT TO POB 29.494 A M/L.

3302-02-22-426-008

1510 GRAND RIVER

Owner: LAG Wixom, LLC, 4000 W. Highland Rd, Highland, MI 48357

Frontage: 554.72

Assessment: \$90,302.87

M22-19 BEG 24 RDS S OF E ¼ POST OF SEC 22, - W PLL WITH E & W ¼ LINE 321 FT - S PLL WITH E LINE OF SAID SEC TO CEN LINE OF GRAND RIVER ROAD - SE'LY ALONG SAID CEN LINE TO E LINE OF SAID SEC - N'LY ALONG SAID E SEC LINE TO BEG ON SE ¼ OF SEC 22, T4N 41W = 4 A. M/L.

3302-02-23-301-001

4714 POWELL

Owner: New China of MI, Inc., 2078 E. M-78, East Lansing, MI 48823

Frontage: 110

Assessment: \$17,906.90

M23-9-2 BEG ON W LINE OF SEC 23 AT PT 470 FT N OF N LINE OF GRAND RIVER AVE - N ALONG SAID W SEC LINE 110 FT - E 233 FT - S 110 FT - W 233 FT TO BEG ON SW ¼ OF SEC 23, T4N, R12.

3302-02-23-301-003

4684 POWELL

Owner: Frederick W. Beckett Jr. Trustee, 4684 Powell Rd, Okemos, MI 48864

Frontage: 117.32

Assessment: \$19,098.52

M23-12-2 BEG 152.68 FT N OF INTER OF N'LY LINE OF US-16 HWY & W LINE OF SEC 23 - N 117.32 FT - N 83 DEG E 158 FT-S 136.6 FT - W 156.07 FT TO BEG., ON SW ¼ OF SEC 23, T4N, R1W.

3302-02-23-301-013

1492 GRAND RIVER

Owner: LAG Wixom, LLC, 4000 W. Highland Rd, Highland, MI 48357

Frontage: 152.20

Assessment: \$24,776.64

M23-12-3 BEG AT INTER OF N'LY LINE OF US-16 HWY & W LINE OF SEC 23 - N 152.68 FT-E 156.07 FT - S 188 FT TO N'LY LINE OF US-16 HWY AT PT 158 FT FROM BEG - N 77 DEG W 158 FT TO BEG., ON SW ¼ OF SEC 23, T4N, R1W.

3302-02-23-301-012

Owner: Gaetano Perna Trustee,13419 Goldfinch Dr, Lakewood Ranch, FL 34202

Frontage: 199.71

Assessment: \$32,510.79

(M23-9.23-10-1) PART OF SW ¼ OF SEC 23 T4N, R1W DESC AS: COM AT W ¼ COR OF SEC 23-S00D 19'35"E ALNG W SEC LN 493.12 FT TO POB -N89D 35'16"E 233 FT-N00D 22'30"W 110.32 FT -N89D35'16"E 435.17 FT - N00D 19'35"W 279.61 FT- N89D 51'33"E 691.98 FT-S00D 15'17"E 1180.22 FT TO N LN OF GRAND RIVER AVE-ALNG SD N LN N77D 00'07"W 373.91 FT- N12D59'53"E 200FT - N7D 00'07"W 100 FT-S12D 59'53"W 200 FT - N 77D00'07"W ALNG N LN OF GRAND RIVER AVE 235.69 FT - N 00D 19'35"W 510.28 FT-S82D40'24"W 673 FT-N00D 19'35"W ALNG W SEC LN 199.71 FT TO POB 20.53 A M/L.



12.B

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development

Date: May 13, 2021

Re: **Special Use Permit #18091 (Newton Pointe, LLC) request for an extension of the special use permit for the square footage of the buildings at Newton Place, 6276 Newton Road.**

The Township Board discussed the special use permit extension at its meeting on May 6, 2021. The special use permit is for the total square footage for all the buildings (333,200 square feet) in the Newton Place mixed use planned unit development. Special Use Permit #18091 was approved by the Township Board on April 9, 2019. Construction related to the special use permit must commence within 24 months from the date of special use permit or the permit is void. The Township Board may grant one 12 month extension.

Township Board Options

The consensus of the Board at its meeting May 6, 2021 was to grant the extension. The following motion has been provided.

- **Move to adopt the resolution to grant a one year (12 months) extension of Special Use Permit #18091 for Newton Place from April 9, 2021 to April 9, 2022.**

Attachment

1. Resolution

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2018\SUP 18091 (Newton Pointe LLC) Newton Park\SUP 18091 Extension 2021.5.13.

RESOLUTION TO APPROVE EXTENSION

**Special Use Permit #18091
(Newton Pointe, LLC)**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 18th day of May, 2021, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Newton Pointe, LLC has requested an extension of Special Use Permit #18091 for the total square footage, of all buildings (333,200 square feet) in the Newton Place mixed use planned unit development; and

WHEREAS, financing for the project is not yet in place; and

WHEREAS, construction of the project was delayed due to the need to extend a storm drain to serve the project; and

WHEREAS, the project continues to be consistent with the special use permit review criteria; and

WHEREAS, the project remains conforming to all requirements of the previously approved Special Use Permit #18091.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the extension of Special Use Permit #18091 for a period of one year (12 months) from April 9, 2021 to April 9, 2022, subject to the following condition:

- 1. All previous conditions placed on Special Use Permit #18091 shall remain in effect.

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 18th day of May, 2021.

Deborah Guthrie
Township Clerk



To: Board Members
From: Amber Clark, Neighborhoods & Economic Development Director
Derek Perry, Deputy Township Manager & Director of Public Works
Date: May 18, 2021
Re: Community Survey Draft

For your review, we have included the drafted 2021 Citizen Survey for Meridian Township. The survey before you today is comprised of questions submitted or confirmed by Meridian Township staff that relate to programs or services we provide our community. The drafted survey includes questions regarding recreational marihuana in Meridian Township.

Next steps

With approval, Meridian Township staff will provide Cobalt Community Research the voter registration list for a sample mailing group. To capture members of our audience that may not be registered voters, we will allow for members of the public to take the survey online. The analysis of the entire survey will not combine the two response groups; however will provide for an overall holistic view from the community. Of the approximate 43,318 Meridian Township residents, 33,980 are registered to vote.

Township Board Options

Presented to you today are the current formatted questions, lay out and order of the survey questions. The Township Board may move to adopt the drafted survey with minor edits, and instruct Meridian Township staff to proceed with the project.

Motion for Consideration:

MOVE TO ADOPT THE DRAFTED SURVEY AND INSTRUCT MERIDIAN TOWNSHIP STAFF TO PROCEED WITH COBALT COMMUNITY RESEARCH.

Attachments:

1. Draft Survey Cover Letters
2. Draft Survey (coming soon)



**REMINDER: 2021 MERIDIAN TWP
FEEDBACK REQUESTED**

C/O Cobalt Community Research
PO Box 416 | Charlotte, MI 48813

You may complete this assessment online:
www.CobaltCommunityResearch.org/MERIDIAN

STUDY ID: [ID]

NAME
ADDRESS I
ADDRESS II
CITY, STATE, ZIP

Your response will be strictly
confidential – your name will
Not be released for any purpose

DUE: Before 6/XX/21

[SAL]:

Please help improve the quality of life in Meridian Township. This short evaluation will help us understand how the Township can better meet your needs.

We really want to know what we're doing well and where we need to improve. It is very important that we hear from you.

Enclosed is a short evaluation that takes fewer than 10 minutes to complete. If there are individual questions not applicable to you or your household, select "Don't Know" and then complete the rest of the evaluation.

Please return the evaluation in the enclosed postage-paid envelope **before June xx.**

Meridian Township is reaching out to citizens like you to help meet and exceed your expectations and to ensure your tax dollars are being spent wisely. Your responses will help shape policies and priorities for the Township now and in the future.

This evaluation may be completed online by typing <http://www.CobaltCommunityResearch.org/Meridian> into your internet browser. Once on the evaluation page, type in the STUDY ID number shown at the top of this letter. The STUDY ID number helps us ensure we hear from you, but your response will be **strictly confidential** – your name will not be released or shared with the Township for any purpose without your permission.

The Meridian Township and Cobalt Community Research are working together on this evaluation to ensure your responses are shared anonymously with the Township and to provide outside analysis. Cobalt is a 501(c)(3) nonprofit organization created to help governmental and non-profit organizations measure, benchmark, and manage their efforts through high-quality, affordable research.

If you have any questions about this evaluation, please call the Township at (517) XXX-XXXX.

Thank you for your cooperation and your insight.



**IMPORTANT: 2021 MERIDIAN TWP
FEEDBACK REQUESTED**

C/O Cobalt Community Research
PO Box 416 | Charlotte, MI 48813

You may complete this assessment online:
www.CobaltCommunityResearch.org/MERIDIAN

STUDY ID: [ID]

NAME
ADDRESS I
ADDRESS II
CITY, STATE, ZIP

Your response will be strictly
confidential – your name will
not be released for any purpose

DUE: Before 6/XX/21

[SAL]:

Please help improve the quality of life in Meridian Township. This short evaluation will help us understand how the Township can better meet your needs.

If you already have responded, thank you! If not, we really want to know what we're doing well and where we need to improve. It is very important that we hear from you.

Enclosed is a short evaluation that takes fewer than 10 minutes to complete. If there are individual questions not applicable to you or your household, select "Don't Know" and then complete the rest of the evaluation.

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If you have any questions about this evaluation, please call the Township at (517) XXX-XXXX.

Thank you for your cooperation and your insight.



To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development

Date: May 13, 2021

Re: Sierra Ridge Preliminary Plat Extension

Gerald Fedewa submitted a letter dated March 31, 2021 requesting a two year extension of the preliminary plat approval for the remaining 27 lots in Sierra Ridge Estates. The Township's Land Division ordinance requires the proprietor of the plat to request an extension in writing prior to the expiration date.

The Sierra Ridge Estates subdivision consists of 99 single family homes located on approximately 73 acres north of Lake Lansing Road and east of Newton Road. The preliminary plat for Sierra Ridge Estates (PP #03012) was approved by the Township Board on July 1, 2003 for a period of two years. Final plat approval was granted by the Township Board for Phase I (34 lots) on August 4, 2005, Phase II (16 lots) on April 2, 2013, and Phase III (22 lots) on April 4, 2017.

The Township Board previously granted preliminary plat extensions in 2005, 2007, 2009, 2011, 2015, 2017 and 2019 for two year periods. The current preliminary plat approval would have expired on July 1, 2021 if the applicant had not applied for an extension. The applicant is requesting a two-year extension of the preliminary plat; if approved the new expiration date will be July 1, 2023.

Township Board Options

The Township Board has the option to approve, approve with modifications, or deny the extension request. If the extension is denied, the applicant must resubmit the preliminary plat. A resolution to approve the plat extension is provided.

- **Move to adopt the resolution extending preliminary plat approval for the remaining 27 lots in Sierra Ridge Estates to July 1, 2023.**

Attachments

1. Resolution to approve.
2. Letter from Gerald Fedewa requesting plat extension dated March 31, 2021.
3. Sierra Ridge Estates Preliminary Plat approval letter dated July 10, 2003.
4. Preliminary Plat.

G:\Community Planning & Development\Planning\PLATS (PLAT)\03012 Sierra Ridge\PP 03012\Extensions\2019 Extension\PP 03012.tb1 2021 extension.doc

**RESOLUTION TO APPROVE
(EXTENSION)**

**Preliminary Plat #03012
Fedewa
Sierra Ridge Estates**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 18th day of May, 2021, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Mr. Gerald Fedewa, on behalf of G.S. Fedewa Builders, Inc., in a letter dated March 31, 2021 requested an extension of Preliminary Plat #03012, Sierra Ridge Estates, a single family subdivision of 99 lots located north of Lake Lansing Road and east of Newton Lake Road; and

WHEREAS, the Township Board has reviewed the material forwarded by staff under a cover memorandum dated May 13, 2021; and

WHEREAS, the preliminary plat remains consistent with the design approved by the Township Board on July 1, 2003; and

WHEREAS, the Township’s Land Division Ordinance and the State Land Division Act allow for the extension of a preliminary plat.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants the extension of Preliminary Plat #03012, Sierra Ridge Estates, for a period of two years, from July 1, 2021 to July 1, 2023, with the following condition:

- 1. All previous conditions placed on the preliminary plat approval shall remain in effect.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Approve (Extension)
Preliminary Plat #03012 (Fedewa)
Sierra Ridge Estates
Page 2**

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of 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 18th day of May, 2021.

Deborah Guthrie
Township Clerk

G.S. FEDEWA BUILDERS

March 31, 2021

Mr. Mark Kieselbach
Meridian Township
5151 Marsh Road
Okemos, MI 48864



RE: Preliminary Plat #03012 Sierra Ridge Estates

Dear Mark,

I understand the preliminary plat approval of Sierra Ridge Estates is set to expire July 1, 2021. I'm hereby requesting a two-year extension so the approval will remain in effect until July 1, 2023.

Thank you for your cooperation in this matter.

Sincerely,

Gerald S. Fedewa
G.S. Fedewa Builders

5570 Okemos Road • East Lansing, Michigan 48823 •
Phone (517) 339-0020 D Fax (517) 339-4022 D gsgfedewa@gmail.com

CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy Supervisor
Mary M.G. Helmbrecht Clerk
Bruce D. Hunting Treasurer
Gerald J. Richards Manager



Julie Brixie Trustee
Steve Stier Trustee
Andrew J. Such Trustee
Anne M. Woiwode Trustee

July 10, 2003

Mr. Gerald Fedewa
G.S. Fedewa Builders, Inc.
5570 Okemos Road
East Lansing, MI 48823

RE: Preliminary Plat #03012 Sierra Ridge Estates

Dear Mr. Fedewa:

The Township Board at its regular meeting held on July 1, 2003 voted to approve the preliminary plat of Sierra Ridge Estates, a single-family subdivision of 99 lots located north of Lake Lansing Road and east of Newton Road. Approval of the preliminary plat was granted with the following conditions:

1. Approval is granted in accordance with the revised Preliminary Plat received April 25, 2003, prepared by Gove Associates, Inc., indicating ninety-nine (99) single-family lots, subject to revisions as required.
2. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.
3. An overall grading plan for the subdivision shall be required with detailed construction plans prior to issuance of any building permits. The elevation of each lot corner shall be indicated on the plan.
4. Storm sewer leads shall be provided to each lot in the subdivision where appropriate as determined by the Director of Public Works and Engineering. The final location of the lead shall be subject to the approval of the Director of Public Works and Engineering.
5. Street trees shall be required throughout the subdivision. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Commission.
6. Final street names shall be subject to the review and approval of the Ingham County Road Commission and the Township. The street name East Sleepy Hollow Drive shall be used as a continuation of the existing East Sleepy Hollow Drive located south of Lake Lansing Road.

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 349-1200 FAX (517) 349-0506

<http://www.twp.meridian.mi.us>

An Equal Opportunity Employer

Mr. Gerald Fedewa

July 10, 2003

Page 2

7. If determined necessary by the Director of Public Works and Engineering and the Ingham County Road Commission, edge drains shall be installed along streets within the subdivision.
8. A five (5) foot wide concrete sidewalk shall be constructed along both sides of all streets within the subdivision, including Modesto Drive.
9. A seven (7) foot wide pedestrian/bicycle pathway shall be constructed along the frontage of Lake Lansing Road as part of Phase 1. A seven (7) foot wide pedestrian/bicycle pathway shall be constructed along Newton Road as Newton Road is paved pursuant to Ingham County Road Commission's requirements. The applicant shall be responsible for obtaining all required permits and approvals for pathway construction and shall construct them in accordance with the standards of the Department of the Public Works and Engineering.
10. The Planning Commission hereby grants a variance from Section 101-4.52 of the Township's Subdivision Regulations for the minimum block length to be less than 500 feet for the following road segments.

East Sleepy Hollow Drive from Lake Lansing Road to Isaac Lane
Pasadena Boulevard from Newton Road to East Sleepy Hollow Drive
Pasadena Boulevard from East Sleepy Hollow Drive to Modesto Drive
Fresno Drive from Newton to East Sleepy Hollow Drive
Fresno Drive from East Sleepy Hollow Drive to Pasadena Boulevard
Fresno Drive from Pasadena Boulevard to Modesto Drive
Isaac Lane from East Sleepy Hollow Drive to Marietta Way

The variance is based on the long and narrow shape of the upland portions of the site and to comply with the maximum lot depth to width ratio for proposed lots located within the block(s). The proposed block lengths will also reduce traffic speeds within the subdivision due to shorter distances between intersections.

11. The Planning Commission hereby grants a variance from Section 101-4.62 of the Township's Subdivision Regulations for lot lines not at right angles to straight streets or not radial to curved streets along the common lot line between Lot 14 and Lot 15, and Lot 71 and Lot 72 in order to comply with the approved road layout requiring street intersections to be perpendicular on the narrow upland portion of the site.
12. The Planning Commission hereby grants a variance from Section 101-4.63 of the Township's Subdivision Regulations to exceed the maximum lot depth to width ratio for Lot 27 based on the narrow shape of upland portions of the site affecting the configuration of the subdivision and the approved road layout.
13. The variance to exceed the maximum lot depth to width ratio for Lot 94 is hereby denied based on the ability to comply with Section 101-4.63 by transferring area to the adjacent open space. Prior to final plat approval, the plat shall be adjusted to bring Lot 94 into

Mr. Gerald Fedewa

July 10, 2003

Page 3

compliance with the Subdivision Regulations by adjusting the rear lot line of Lot 92, Lot 93, Lot 94, and Lot 95 in a manner that complies with the Code of Ordinances and the Township's Subdivision Regulations and which also creates a uniform rear lot line for Lots 92 through 95.

14. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission, Michigan Department of Environmental Quality (MDEQ), and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development. Should a permit be required from the Michigan Department of Environmental Quality, no grading or construction work shall be conducted until the permit is final and unappealable at the MDEQ.
15. Prior to construction activities, including grading, erosion control fencing shall be installed along the perimeter at the upland edge of the required water features setback, subject to the review approval of the Ingham County Drain Commissioner's office and the Department of Community Planning and Development.
16. Prior to issuance of a grading permit for Lot 65, Lot 67, Lot 68, Lot 69, Lot 70, Lot 71, Lot 72, Lot 73, Lot 74, Lot 75, Lot 76, Lot 77, Lot 78 and Lot 79, a professional engineer or registered land surveyor shall provide written certification to the Township that no lots have been platted in the 100-year floodplain and that no grading or construction work will take place in the 100-year floodplain. Upon completion of the dwellings on Lot 65, Lot 67, Lot 68, Lot 69, Lot 70, Lot 71, Lot 72, Lot 73, Lot 74, Lot 75, Lot 76, Lot 77, Lot 78 and Lot 79, a similar as-built certification for the lot and dwelling shall be provided to the Township.
17. Due to the proximity of the 100-year floodplain to the basements/foundations for Lot 66, Lot 67, Lot 68, Lot 69, Lot 70, Lot 71, Lot 72, Lot 73 and Lot 74, a licensed professional engineer shall certify the basement/foundation is designed to withstand hydrostatic pressure or shall certify such a design is unnecessary.
18. The applicant shall apply for and receive any necessary variance(s) from the Zoning Board of Appeals or revise the plat's design to comply with the Code of Ordinances. Should it be necessary to revise the layout of the plat to comply, it shall be brought back to the Planning Commission and Township Board for re-approval.
19. The applicant shall clearly define the applicable natural vegetation strip, water features setback, regulated wetlands and 100-year floodplain in all submitted drawing and plans, including plot plans for each lot when the house is built. The covenants and restrictions for the subdivision shall also clearly identify which lots contain these features and refer to the appropriate Township and/or State regulations.
20. Any wellhead(s) located on the site shall be properly plugged and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the

Mr. Gerald Fedewa

July 10, 2003

Page 4

issuance of any permit for construction activity, including grading permits.

21. The existing house located at 2150 Lake Lansing Road shall be removed prior to grading or construction of Phase 4. This building would only be used as a field office for road and utility construction.
22. A copy of the information that exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.
23. In furtherance of subsection 101-4.3 of the Township's Subdivision Regulation, tree protection measures as identified in the Land Clearing Ordinance shall be employed to avoid damaging and to ensure preservation of all healthy Burr Oak trees greater than three (3) feet in diameter and two Cottonwood trees greater than five (5) feet in diameter.
24. The applicant shall post Wetland #4-27 as a Township regulated wetland and dumping is prohibited.
25. The applicant shall provide a greenways connection for property on Towner Road if the property is acquired by the township park system.

All lots contained in the plat shall be developed in accordance with applicable Township ordinances, regulations and permitting requirements including, but not limited to, building permits that may include conditions for the protection and preservation of trees, soils and other natural resources.

Preliminary plat approval is valid for a period of two (2) years. Consequently the preliminary plat for Sierra Ridge Estates is valid until July 1, 2005. A preliminary plat may be extended if a request for an extension is submitted to the Township prior to the expiration of the two (2) year period.

If you have any questions regarding this matter, please contact me.

Sincerely,



Mark Kieselbach
Director of Community Planning and Development

cc: Ray Severy
John Heckaman
Ingham County Road Commission
Ingham County Drain Commission



To: Meridian Township Board Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: May 18, 2021
RE: Annual DDA TIF Reporting

With the changes made to reporting requirements for Tax Authorities in 2018, we are required to present the current status of the Tax Increment Financing for the Downtown Development Authority District. Each year we will report the status of the TIF capture (the taxable value increase that is captured for the use of the DDA) to the DDA directors and Township Board prior to our submittal to the State of Michigan for recording. Our first report of the current DDA TIF capture status was at the May 3, 2021 meeting of the DDA. This will count as our second public meeting reporting requirement for the DDA. Included with this report is the current standings of the DDA's available cash flow.

Please see the attached report, and the prepared motion for approval:

MOTION TO APPROVE THE 2020 ANNUAL REPORT AND TO SUBMIT TO THE STATE OF MICHIGAN, POST ON THE TOWNSHIP WEBSITE AND MAKE AVAILABLE FOR MEMBERS OF THE PUBLIC.

Your concurrence is appreciated.

Attachments:
2020 DDA TIF Report
DDA March Financials

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 3/31/2021 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS		
Cash		\$41,844.59
Due from General Fund		\$0.00
Taxes Receivable		\$0.00
Accounts Receivable		\$0.00
Prepaid Expense		\$0.00
TOTAL ASSETS		\$41,844.59
LIABILITIES		
Accrued Interest Payable		\$0.00
Due to General Fund		\$0.00
Unearned Revenue		\$0.00
Deferred Inflows of Revenue		\$0.00
LT Note Payable		\$124,500.00
TOTAL LIABILITIES		\$124,500.00
FUND BALANCE		
Fund Balance 12/31/20		(\$83,407.36)
2021 YTD Net Income		\$13,994.22
TOTAL FUND BALANCE		(\$69,413.14)
TOTAL LIABILITIES & FUND BALANCE		\$55,086.86

INCOME STATEMENT

REVENUES	February	March	Year to Date
Tax Capture	\$0.00	\$13,393.69	\$13,290.70
PPT Reimbursement	\$0.00	\$0.00	\$0.00
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
TOTAL REVENUE	\$0.00	\$13,393.69	\$13,290.70
EXPENDITURES			
Operating Costs	\$0.00	\$151.42	\$230.48
Professional Consultant/Contractual Services	\$0.00	\$0.00	\$0.00
Community Projects	\$0.00	\$0.00	\$0.00
Communications	\$0.00	\$0.00	\$0.00
Conferences	\$0.00	\$0.00	\$0.00
Special Events - Celebrate Expenses	\$0.00	\$0.00	\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Interest on Loan	\$0.00	\$0.00	(\$934.00)
TOTAL EXPENDITURES	\$0.00	\$151.42	(\$703.52)
2021 Net Income	\$0.00	\$13,242.27	\$13,994.22



INDEPENDENT

BANK

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

Last statement: February 26, 2021

This statement: March 31, 2021

Total days in statement period: 33

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

1-2115

Page 1 of 1
XXXXXX5474
(0)

Direct inquiries to:
800.355.0641

Independent Bank
2119 Hamilton RD
Okemos MI 48864



02115

WITH OUR OPEN ROAD, OPEN WATER LOAN SPECIAL, YOU COULD CREATE YOUR OWN ADVENTURE WITH GREAT RATES ON A PERSONAL LOAN FOR A BOAT OR VEHICLE. WHETHER YOU'RE CRUISING ON THE OPEN WATER OR ROLLING DOWN THE OPEN ROAD, YOU CAN HAVE YOUR BEST ADVENTURE YET! THIS SPECIAL RUNS UNTIL APRIL 15, 2021, AND YOU CAN LEARN MORE OR APPLY ONLINE BY VISITING INDEPENDENTBANK.COM, OR CONTACTING YOUR LOCAL BRANCH. MEMBER FDIC.

Business Freedom Checking

Account number	XXXXXX5474	Beginning balance	\$41,844.59
Low balance	\$41,844.59	Total additions	13,393.69
Average balance	\$53,103.40	Total subtractions	151.42
		Ending balance	\$55,086.86

DEBITS

Date	Description	Subtractions
03-09	' POS Purchase MERCHANT PURCHASE TERMINAL 55432861 CONSUMERS ENERGY C O 800-477-5 MI XXXXXXXXXXXXX2615 SEQ # 200307371552	151.42

CREDITS

Date	Description	Additions
03-04	' Deposits	13,393.69

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-26	41,844.59	03-04	55,238.28	03-09	55,086.86

Thank you for banking with Independent Bank



02115

Fund 900 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
	RECEIVABLES-CUSTOMERS	0.00
	RECEIVABLES-TAXES	0.00
	Cash and Cash Equivalents	55,086.86
	Due From Other Funds	0.00
	Investments	0.00
	OTHER ASSETS	0.00
	Total Assets	55,086.86
*** Liabilities ***		
	Accounts Payable	0.00
	ACCRUED AND OTHER LIABILITIES	0.00
	Deferred Revenue	0.00
	Due to Other Funds	0.00
	Long Term Liabilities	124,500.00
	Unclassified	0.00
	UNEARNED REVENUE	0.00
	Total Liabilities	124,500.00
*** Fund Balance ***		
	UNASSIGNED FUND BALANCE	(90,640.03)
	Total Fund Balance	(90,640.03)
	Beginning Fund Balance - 2020	(90,640.03)
	Net of Revenues VS Expenditures - 2020	7,232.67
	*2020 End FB/2021 Beg FB	(83,407.36)
	Net of Revenues VS Expenditures - Current Year	13,994.22
	Ending Fund Balance	(69,413.14)
	Total Liabilities And Fund Balance	55,086.86

* Year Not Closed

REVENUE AND EXPENDITURE REPORT FOR MERIDIAN TWP

PERIOD ENDING 03/31/2021

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	YTD BALANCE 03/31/2021	ACTIVITY FOR MONTH 03/31/2021	AVAILABLE BALANCE	% BDGT USED
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
900-000.000-402.000	CURRENT PROPERTY TAXES	6,500.00	13,290.70	13,393.69	(6,790.70)	204.47
Total Dept 000.000		<u>6,500.00</u>	<u>13,290.70</u>	<u>13,393.69</u>	<u>(6,790.70)</u>	<u>204.47</u>
TOTAL REVENUES		<u>6,500.00</u>	<u>13,290.70</u>	<u>13,393.69</u>	<u>(6,790.70)</u>	<u>204.47</u>
Expenditures						
Dept 000.000						
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	230.48	151.42	2,769.52	7.68
900-000.000-995.000	DEBT SERVICE-INTEREST	3,735.00	(934.00)	0.00	4,669.00	(25.01)
Total Dept 000.000		<u>6,735.00</u>	<u>(703.52)</u>	<u>151.42</u>	<u>7,438.52</u>	<u>(10.45)</u>
TOTAL EXPENDITURES		<u>6,735.00</u>	<u>(703.52)</u>	<u>151.42</u>	<u>7,438.52</u>	<u>(10.45)</u>
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		6,500.00	13,290.70	13,393.69	(6,790.70)	204.47
TOTAL EXPENDITURES		<u>6,735.00</u>	<u>(703.52)</u>	<u>151.42</u>	<u>7,438.52</u>	<u>10.45</u>
NET OF REVENUES & EXPENDITURES		(235.00)	13,994.22	13,242.27	(14,229.22)	5,954.99



To: Township Board

From: Mark Kieselbach, Director Community Planning & Development

Date: April 13, 2021

Re: Rezoning #21020 (Martin Investment Properties, LLC), rezone three parcels totaling approximately six acres located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office).

Rezoning #21020 is a request to rezone approximately six acres at the northeast corner of Jolly Road and Kansas Road to PO (Professional and Office). The Planning Commission held a public hearing on the rezoning at its meeting on March 8, 2021 and voted to recommend denial at its meeting on March 22, 2021 citing the following reasons for its decision:

- The current zoning of 3532 and 3558 Kansas Road is consistent with the RA zoning of adjacent properties to the north and west of the site.
- The current residential use of 3532 and 3558 Kansas Road is consistent with the residential use of adjacent properties to the north and west of the subject site.
- The current I (Industrial) zoning is consistent with the industrial use of the property at 2446 Jolly Road.
- The applicant has not adequately demonstrated why the requested rezoning to Professional and Office is appropriate or why the current Industrial and RA zoning is unreasonable.
- The subject properties could be used as currently zoned.

Since the public hearing and the Planning Commission recommendation the applicant has voluntarily offered the following conditions as part of the rezoning request:

1. The use of the north 75 feet along the depth of Parcel 3: 33-02-02-33-353-004 3558 Kansas Road would be limited to screening, landscape buffer and storm water detention with associated underground utilities.
2. The north property line of Parcel 3: 33-02-02-33-353-004 3558 Kansas Road would be landscaped to match or exceed the buffer requirement between Professional Office Zoning and Residential Zoning as outlined in the current Meridian Charter Township Zoning Ordinance Section 86-404 (b)(3) for rear yard buffer.
3. Driveways would be limited to a primary drive access on Jolly Road, a secondary drive to Woodlake Drive on the east, and a drive on Kansas Road aligning with the current curb cut on Kansas Road for 2476 Jolly Road. This condition would be subject to Ingham County Road Commission approval of the driveways and location of the driveways.
4. The Owner will pursue LEED certification for the proposed project.
5. As a condition of the rezoning, the developer will provide for the extension and construction of public water main along Kansas Road subject to the Meridian Department of Public Works specifications and design. In addition, the developer will also establish an escrow account in an amount up to \$10,000 per household, to be used to offset the required connection costs of the individual properties to be serviced by the proposed Kansas Street water main extension as determined by the Department of Public Works.

Rezoning #21020 (Martin Investment Properties, Inc.)
Planning Commission (March 8, 2021)
Page 2

Staff memorandums outlining the rezoning and minutes from the Planning Commission meetings at which the rezoning was discussed are attached for the Board's review.

Township Board Options

The Township Board may approve or deny the proposed rezoning from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office) with conditions. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandums dated March 3, 2021 and March 18, 2021 with attachments.
2. Applicant's supplemental information.
3. Planning Commission resolution recommending denial dated March 22, 2021.
4. Planning Commission minutes dated March 8, 2021 (discussion) and March 22, 2021 (decision).
5. Communications

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2021\REZ 21020 (Martin)\REZ 21020\2021.4.13 TB.docx



To: Planning Commission

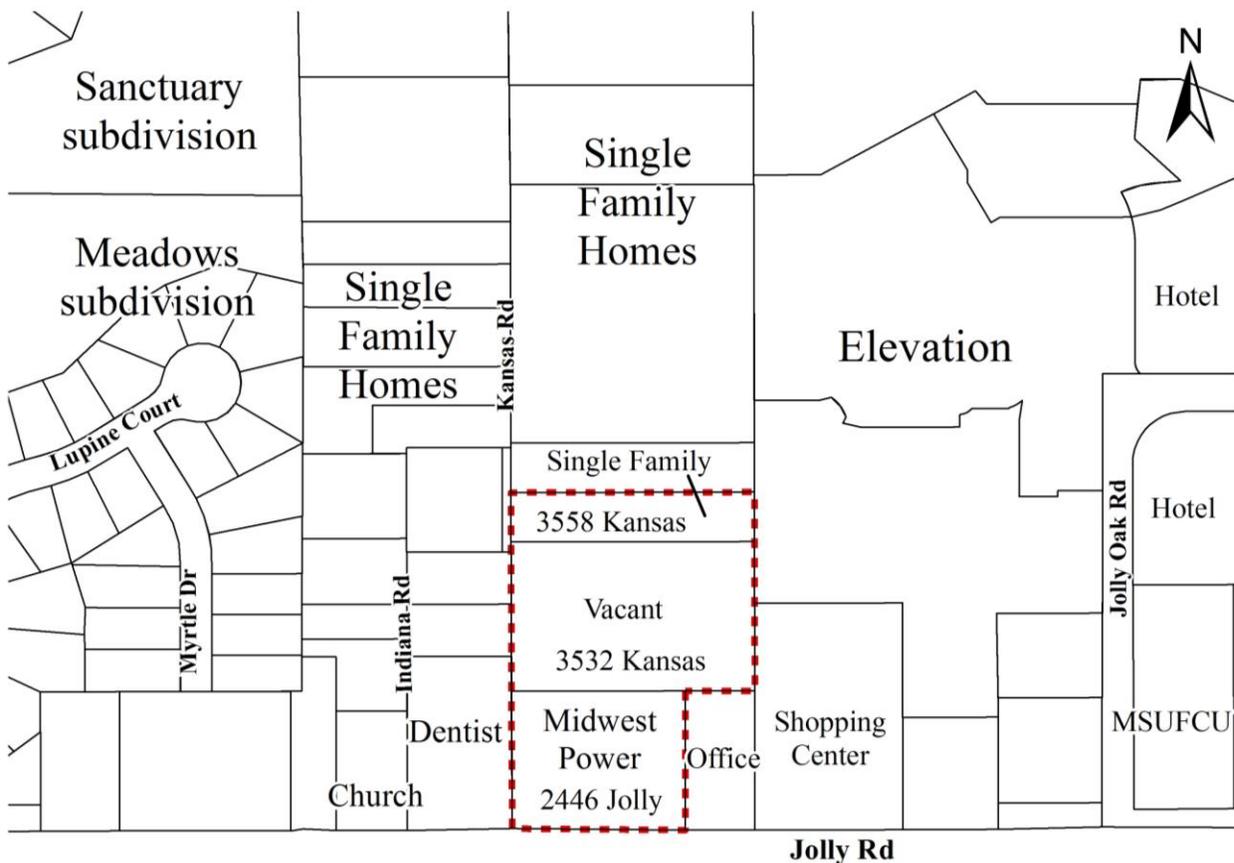
From: Peter Menser, Principal Planner

Date: March 3, 2021

Re: Rezoning #21020 (Martin Investment Properties, LLC), rezone three parcels totaling approximately six acres located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office).

Martin Investment Properties, Inc. has requested the rezoning of approximately six acres (three parcels) located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office). The parcels proposed for rezoning include 2446 Jolly Road (Parcel #33-353-016), 3532 Kansas Road (Parcel #33-353-005), and 3558 Kansas Road (Parcel #33-353-004).

LOCATION MAP



Rezoning #21020 (Martin Investment Properties, Inc.)
Planning Commission (March 8, 2021)
Page 2

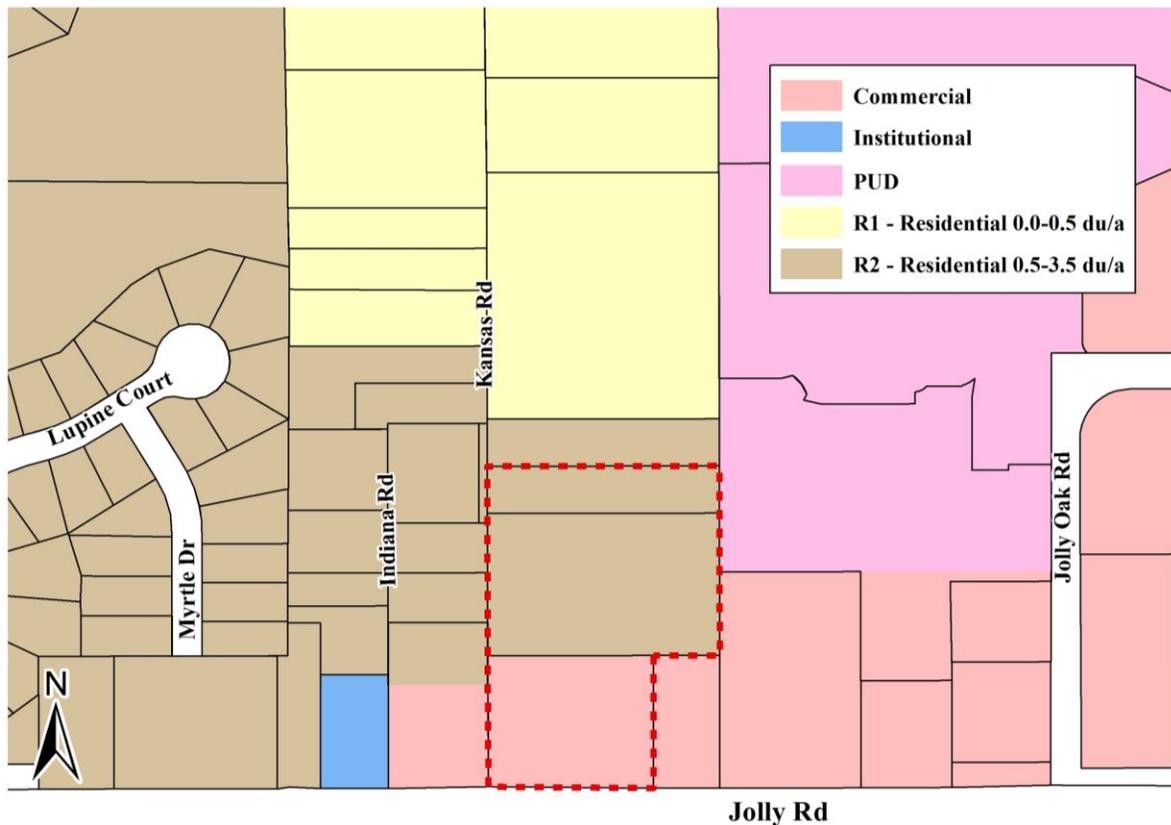
The following table identifies the size and frontage of each parcel included in the rezoning.

Address	Size	Frontage
2446 Jolly Road	2 acres	328 feet on Jolly Road, 270 feet on Kansas Road
3532 Kansas Road	2.68 acres	282 feet on Kansas Road
3558 Kansas Road	0.93 acres	93 feet on Kansas Road

Master Plan

The Future Land Use Map from the 2017 Master Plan designates 2446 Jolly Road in the Commercial category and the two parcels to the north as R2-Residential 0.5-3.5 dwelling units per acre (du/a). The proposed rezoning to PO (Professional and Office) is consistent with the Future Land Use Map designation for 2446 Jolly Road but is inconsistent for the two other parcels in the rezoning.

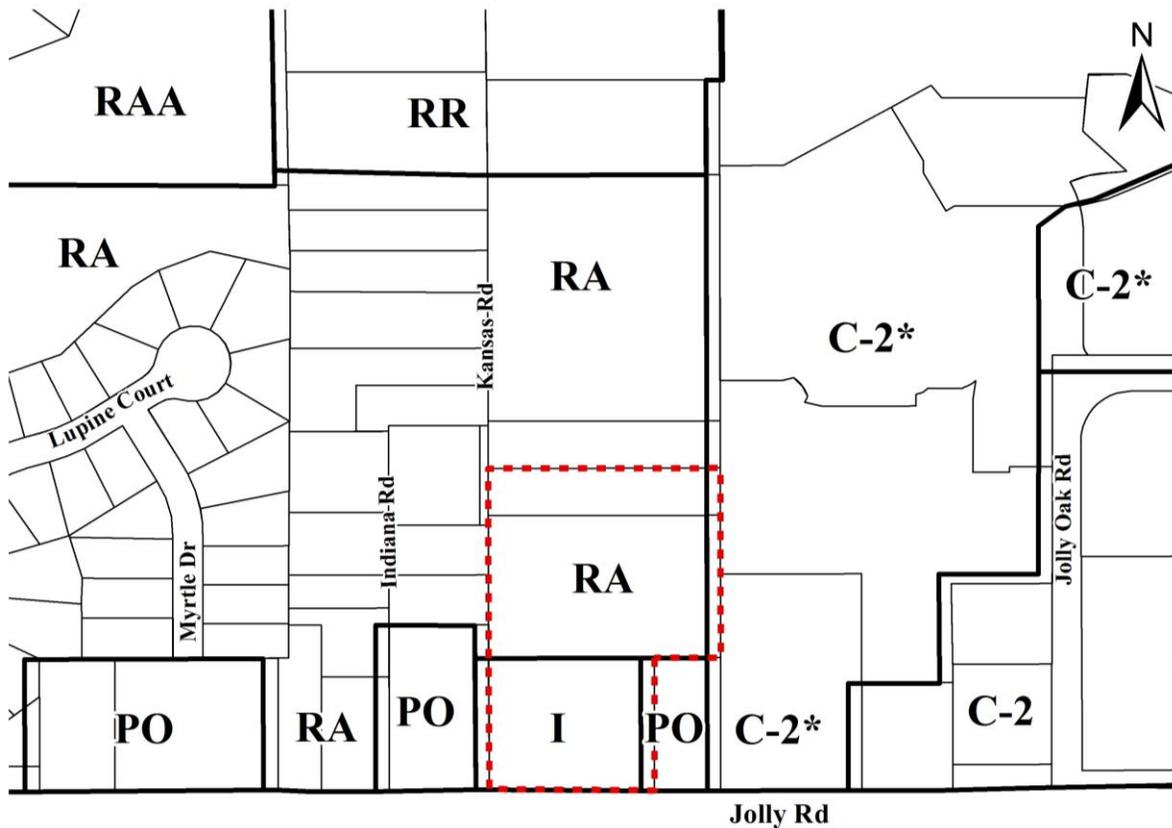
2017 FUTURE LAND USE MAP



Zoning

Of the three parcels proposed for rezoning, 2446 Jolly Road is currently zoned I (Industrial) and 3532 and 3558 Kansas Road are both zoned RA (Single Family-Medium Density).

ZONING MAP



The following table compares the required lot frontage and lot area standards for the current and proposed zoning districts.

Zoning District	Minimum Lot Area	Minimum Lot Frontage
I	1 acre (43,560 sq. ft.)	100 feet
RA	10,000 sq. ft.	80 feet
PO	5,000 sq. ft.	50 feet

All parcels proposed for rezoning meet the standards for lot area and lot frontage for both the current and proposed zoning districts.

Physical Features

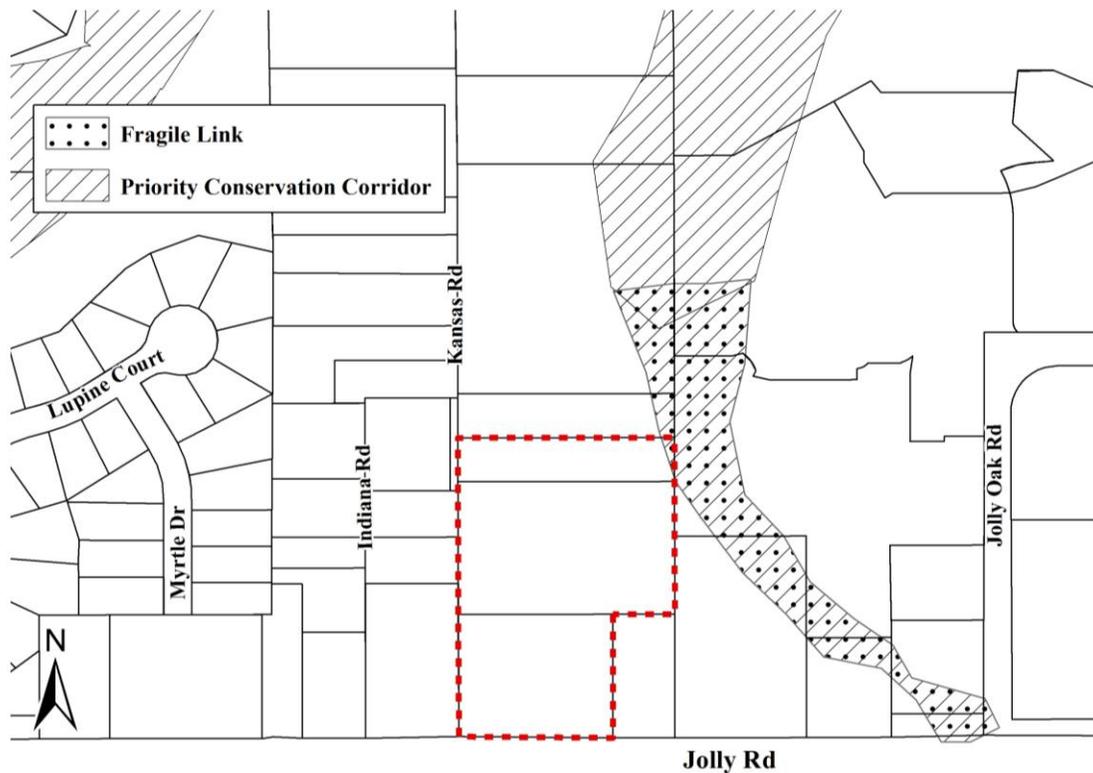
2446 Jolly Road is currently developed with a 10,000 square foot yard equipment sales and service business called Midwest Power Equipment. 3532 Kansas Road was developed with a single family home until it was demolished in 2019. 3558 Kansas Road is developed with a 1,237 square foot single family home built in 1937.

A natural features study will be required for submittal if development is proposed on the site. The natural features study will include information on items such as wetlands, significant stands of trees or individual trees greater than 12 inches d.b.h., floodplains, water features, vulnerable groundwater areas, slopes greater than 20%, ravines, wildlife habitats, vegetation, and endangered wildlife.

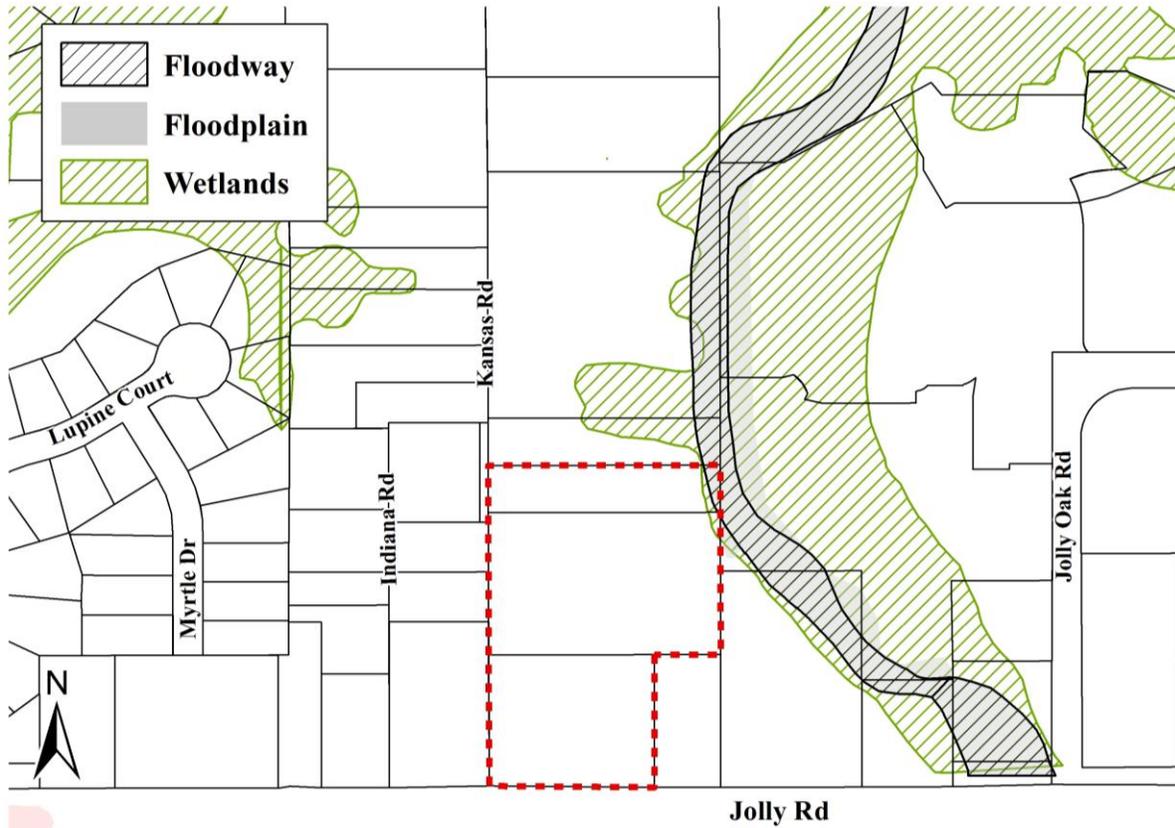
Greenspace Plan

The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) and Fragile Link on portions of the property. A PCC is a network of ecologically significant open spaces. A Fragile Link describes an area where the PCC is exceptionally narrow or fragmented. The Greenspace Plan is a guide used by staff to identify areas of potential environmental features but was not adopted as a Township ordinance.

GREENSPACE PLAN MAP



Floodplain and Wetlands



The Flood Insurance Rate Map (FIRM) for the Township shows floodplain and floodway associated with the Smith Drain is present along the east side of the northern two parcels proposed for rezoning. The Township wetlands map also shows wetlands near the east side of those same parcels. If development is proposed on the site an elevation survey and wetland delineation will be required to determine the location of both floodplain and wetlands.

Streets & Traffic

One of the properties proposed for rezoning fronts on both Jolly Road and Kansas Road and the other two have frontage on Kansas Road. Jolly Road is a four lane road with curb and gutter. A center turn lane is added to the east of the subject site. Jolly Road is classified as a Principal Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. A seven foot wide pedestrian pathway is installed along Jolly Road. The most recent traffic count information from the Michigan Department of Transportation (MDOT) for Jolly Road just east of the subject site showed a total of 9,349 vehicles in a 24 hour period, however that data, the newest available, was from 2009. Kansas Road is a two lane dirt road classified as a Local street. There is no traffic information available for Kansas Road.

The applicant has submitted a rezoning traffic report prepared by Progressive AE comparing traffic generation of the existing land uses to the highest potential traffic generator under the proposed PO zoning, which is a medical/dental building. The study concludes that the medical/dental building will produce approximately 1,000+ more daily trips than the existing land uses under current zoning. A full traffic study showing detailed traffic generation, turning movements, and level of service at nearby intersections will be required should a development project be proposed.

Utilities

Public water and sanitary sewer are available in the vicinity of the project area and can be extended to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

When evaluating a rezoning request the Planning Commission needs to consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached).

Allowed land uses

Uses permitted in the proposed PO zoning district by right include offices of professionals licensed by the State of Michigan to treat human patients, hospitals, medical clinics, and veterinary clinics, general offices for a variety of professions, research laboratories, and religious institutions (except when located adjacent to a one-family or two-family residential zoning district). Uses allowed by special use permit in PO zoning include the following: child care centers, funeral homes and mortuaries, and religious institutions (when located adjacent to a one-family or two-family residential zoning district).

The following provisions of the PO zoning district may impact future development of the site:

- A 50 foot setback is required for any structure located adjacent to a single family residential zoning district boundary. The property, if rezoned, would border the RA district to the north.
- There is a required 100 foot front yard setback from the center of the Jolly Road right-of-way. A 25 foot front yard setback would be required from the Kansas Road right-of-way.
- The maximum percentage of impervious surface can be no more than 75 percent.
- The maximum allowed building height is 35 feet, unless each required yard setback is increased one foot for every foot of height above 35 feet.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning application and attachments.
2. Rezoning traffic report prepared by Progressive AE dated February 16, 2021.
3. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2021\REZ 21020 (Martin)\REZ 21020.pc1.docx

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560, FAX: (517) 853-4095**

REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

A. Owner/Applicant Martin Investment Properties, Inc.
Address of applicant 1111 Michigan Ave., East Lansing, MI 48823
Telephone: Work _____ Home _____
Fax _____ Email _____

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Martin Investment Properties, Inc.
Address 1111 Michigan Ave., East Lansing, MI 48823
Telephone: Work _____ Home _____
Fax _____ Email _____

C. Site address/location see attached
Legal description (Attach additional sheets if necessary) see attached
Parcel number see attached Site acreage 6.0+/- Acres

D. Current zoning see attached Requested zoning Professional Office

E. The following support materials must be submitted with the application:

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests: **This is in process and will be supplementing this document**
 - a. Rezonings when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezonings having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

- A. Reasons why the present zoning is unreasonable: **See attached supporting information to this form.**
- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

 - 2) The conditions of the surrounding area have changed in the following respects: _____

 - 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

 - 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

 - 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

 - 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

- B. Reasons why the requested zoning is appropriate:
- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

 - 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____
 - 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____
 - 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____
 - 5) Requested rezoning addresses a proven community need, specifically: _____

 - 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

 - 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

DocuSigned by:

Van W. Martin

2/8/2021

Signature of Applicant

Date

Van W. Martin

Type/Print Name

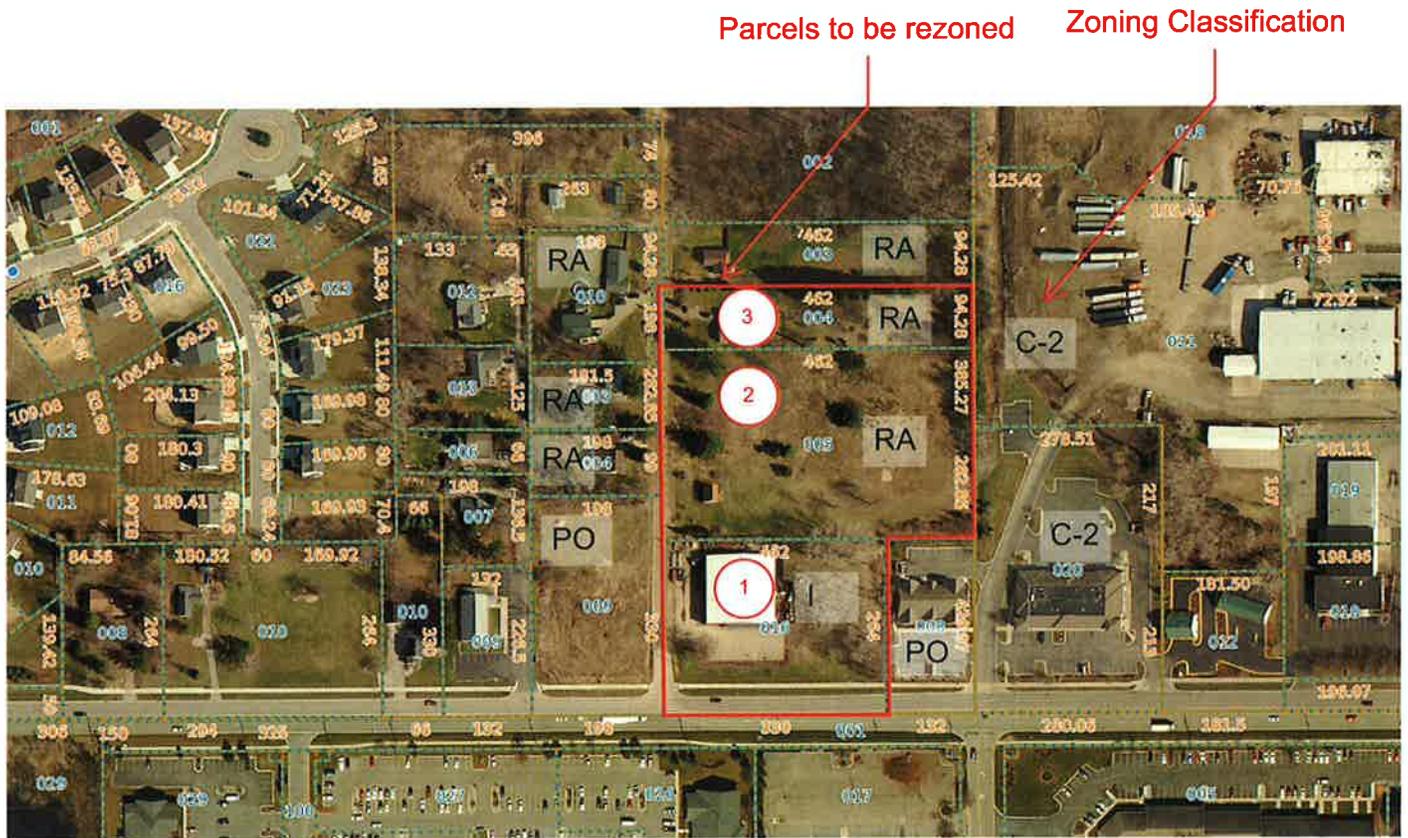
Fee: _____

Received by/Date: _____



Ingham County Parcels 12/14/2020 3:00:49 PM

Jolly Road Rezoning Exhibit 1



Parcels to be Rezoned: Total area = 6+/- Acres

1. 33-02-02-33-353-016 : 2446 Jolly Rd, Okemos, MI 48864 : Industrial to Professional Office
2. 33-02-02-33-353-005 : 3532 Kansas, Okemos, MI 48864 : Residential to Professional Office
3. 33-02-02-33-353-004 : 3558 Kansas, Okemos, MI 48864 : Residential to Professional Office

RA = Single-Family Medium-Density
I = Industrial
PO = Professional and Office
C-2 = Commercial

Disclaimer: The data is provided for reference only and WITHOUT WARRANTY of any kind.

Jolly Road Site, Okemos, MI

Rezoning Supplemental information to application

February 8, 2021

Refer to Appendix A for proposed rezoning conditions

Parcels to be rezoned:

1. Parcel 1: 33-02-02-33-353-016 : 2446 Jolly Rd, Okemos, MI 48864 : Industrial to Professional Office
2. Parcel 2: 33-02-02-33-353-005 : 3532 Kansas, Okemos, MI 48865 : Residential to Professional Office
3. Parcel 3: 33-02-02-33-353-004: 3558 Kansas, Okemos, MI 48865 : Residential to Professional Office

Legal descriptions

1. Parcel 1: 2446 Jolly Road, , Okemos, MI : (M 33-31) BEG ON S SEC LN 396 FT E OF SW COR OF SEC 33 - N00D 11' 20"W 264 FT - E 330 FT - S00D 11' 20"E 264 FT - W 330 FT ALNG S SEC LN TO POB ON SW 1/4 OF SEC 33 T4NR1W 2 A M/L
2. Parcel 2: M 33-30 COM. 24 RDS. E & 16 RDS. N OF SW COR. OF SEC. 33-E 28 RDS-N. 17 1/7 RDS-W 28 RDS-S 17 1/7 RDS. TO PT OF BEG EXC W 25 FT TO BE USED FOR ROAD PURPOSES SW 1/4 OF SEC. 33, T4N R1W-
3. Parcel 3: M 33-29 COM. 24 RDS. E & 33 1/7 RDS. N OF SW COR. OF SEC-E 28 RDS-N. 5 5/7 RDS-W 28 RDS-S 5 5/7 RDS. TO BEG. ON SW 1/4 OF SEC. 33, T4N R1W-1 A.

COMBINED PARCEL TO BE REZONED – DESCRIPTION

A parcel of land in the Southwest 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, further described as:

Commencing at the Southwest corner of said Section 33; thence East along the South line of said Section 33, 396 feet to the point of beginning of this description; thence North 641.14 feet; thence East 462 feet; thence South 377.14 feet; thence West 132 feet; thence South 264 feet to a point on the South line of said Section 33; thence along said South line, 330 feet to the point of beginning. Containing 6.00 acres of land, more or less. This description is based on the tax parcel descriptions for the following parcels:

33-02-02-33-353-016: 2446 Jolly Rd, Okemos, MI 48865

33-02-02-33-353-005: 3532 Kansas, Okemos, MI 48865

33-02-02-33-353-004: 3558 Kansas, Okemos, MI 48865

Reasons for Rezoning Request:

- A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, Specifically: N/A
- 2) The conditions of the surrounding area have changed in the following respects: *Jolly Road has become a high traffic, major thoroughfare for the area. Professional office and Commercial uses have replaced residential land over the years. One of the parcels is zoned Industrial and it is the only Industrial parcel in the area. All of the surrounding parcels are either Professional Office, Commercial or Residential. Development of these parcels as Professional Office fits with the surrounding uses.*
- 3) The current zoning is inconsistent with the Township's Future Land use Plan, explain: *The current Industrial zoning does not meet the Future Land Use Plan that calls for Commercial use for this parcel. The residential parcel is residential in the Future Land use Plan, but it is adjacent to Professional office and Commercial zoning. Rezoning it to Professional Office would it fit with the overall master plan of Commercial in that area.*
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: N/A
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses for the area: *Professional Offices are not allowed in this zoning unless associated with an Industrial use.*
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: *The current Industrial zoning could create an unhealthier use than the proposed use. Professional Office would exclude potential unhealthy Industrial uses.*

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: *The Future Land Use Plan for this area is Commercial use. The rezoning would bring the industrial parcel in compliance with the Master Plan. The residential parcel is residential on the Future Land Use Plan, but it is adjacent to Professional office and Commercial uses, so the proposed rezoning will fit with the overall master plan in that area.*
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: *The rezoning of the Industrial parcel to Professional Office will match current zoning on the east and west side of the Industrial parcel. The Residential rezoning to Professional office is a better buffer between the current industrial use adjacent to residential.*
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: *The rezoning from Industrial to Professional Office will be a less intensive zoning, and the development of the property will require the site to comply with current storm water management and green space requirements designed to protect the environment.*
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation of other public services, explain: *This parcel is located on Jolly Road, a major arterial collector road designed to handle the volume of traffic for these land uses. The site is serviced by public water and sanitary sewer. It will not add students to the schools, use of recreation, or other public services.*

- 5) Requested rezoning addresses a proven community need, specifically: *The rezoning from Industrial to Professional Office will provide more jobs and there is a community need for Professional Office uses.*
- 6) Requested rezoning results in logical and orderly development in the Township, explain: *The Industrial parcel is out of order with the current zoning, it is the only Industrial parcel in this area. The residential property is in order, but the adjacent uses are commercial and Professional Office, so it is not out of line to rezone this to Professional Office.*
- 7) Requested Rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: *The rezoning will have minimal impact on the townships need for improvements, and will offer additional services for its residents. The site is serviced by public streets and utilities currently and will not require additional funds for public improvements.*

Jolly Road Site, Okemos, MI

Rezoning Supplemental information to application

Appendix A

May 11, 2021

Proposed conditions to the Rezoning

The applicant is offering the following proposed conditions to the rezoning:

1. The use of the north 75 feet along the depth of Parcel 3: 33-02-02-33-353-004 3558 Kansas Road would be limited to screening, landscape buffer and storm water detention with associated underground utilities.
2. The north property line of Parcel 3: 33-02-02-33-353-004 3558 Kansas Road would be landscaped to match or exceed the buffer requirement between Professional Office Zoning and Residential Zoning as outlined in the current Meridian Charter Township Zoning Ordinance Section 86-404 (b)(3) for rear yard buffer.
3. Driveways would be limited to a primary drive access on Jolly Road, a secondary drive to Woodlake Drive on the east, and a drive on Kansas Road aligning with the current curb cut on Kansas Road for 2476 Jolly Road. This condition would be subject to Ingham County Road Commission approval of the driveways and location of the driveways.
4. The Owner will pursue LEED certification for the proposed project.
5. As a condition of the rezoning, the developer will provide for the extension and construction of public water main along Kansas Road subject to the Meridian Department of Public Works specifications and design. In addition, the developer will also establish an escrow account in an amount up to \$10,000 per household, to be used to offset the required connection costs of the individual properties to be serviced by the proposed Kansas Street water main extension as determined by the Department of Public Works.



February 16, 2021

Mr. Peter Menser
Principal Planner
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Re: Rezoning Traffic Study - 2446 Jolly Road, Okemos, Michigan

Mr. Peter Menser:

Progressive AE has been requested to complete a rezoning traffic study based on the *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*. This work includes comparing the maximum trips generated by the existing industrial land use and single-family houses with the maximum trip generation for professional office land use. This request is for three parcels of land located on the north side of Jolly Road between Kansas Street and Woodlake Drive in Okemos, Michigan. The following sections outline the results of the trip generation comparison.

INTRODUCTION

Martin Properties has requested to rezone three parcels to Professional Office. One parcel is zoned Industrial (2446 Jolly Road) and two parcels are zoned RA Single-Family Residential (3532 and 3558 Kansas). The property located at 2446 Jolly Road is occupied by Midwest Power Equipment (approximately 10000 square feet), and the two other properties are occupied by single-family houses. The area to be rezoned consists of approximately six acres.

For the purposes of this rezoning request, a comparison of the projected existing trips for the parcels under Industrial and Single-Family Residential zoning will be compared to the projected trips for the parcels under Professional Office zoning.

For the existing Industrial land use, it was estimated that the existing structure is approximately 10000 square feet. For Professional Office, a building area limit of approximately 32000 square feet was utilized based on preliminary site design concepts that comply with parking regulations, greenspace requirements and setback rules.

TRIP GENERATION

Trip Generation, 10th Edition, by the Institute of Transportation Engineers (ITE) was used to calculate the anticipated traffic that may be generated by the existing and proposed zoning. Trips are measured individually for inbound and outbound movements. Therefore, a visit to the site by an employee or visitor, for instance, generates two trips—one inbound and one outbound.

Based on the land use descriptions provided within the ITE Trip Generation Manual, the maximum trip generator for Industrial zoning is projected to be General Light Industrial (ITE Code 110). This land use is described as:

A light industrial facility is a free-standing facility devoted to a single-use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment.

In addition to the existing light industrial, two single-family houses occupy the properties to be redeveloped. Based on the land use descriptions provided within the ITE Trip Generation Manual, the trips generated by the houses are quantified under Single-Family Detached Housing (ITE Code 210). This land use is described as:

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

The proposed rezoning to Professional Office could allow several different types of use. The use that would generate the largest number of trips would be Medical-Dental Office Building (ITE Code 720). This land use is described as:

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

A comparison of the existing zoning compared to the proposed zoning is provided in Table 1. It is projected that the rezoning to Professional Office from existing Industrial and Residential zoning will generate more trips on a typical weekday and during the typical weekday morning and afternoon peak-hours.

Table 1: Trip Generation

Zoning	Size (SF)	AM Peak Hour			PM Peak Hour			Daily Trips	
		Rate	In	Out	Rate	In	Out	Rate	Total
Existing Industrial	10,000	0.80	7	1	0.80	1	8	9.60	96
Existing Residential	2	0.74	0	2	0.99	1	1	9.44	19
Proposed Professional Office	32,000	2.53	63	18	3.47	31	80	28.02	1142
Difference		-	56	15	-	29	71	-	1027

Source: ITE Trip Generation Manual, 10th Edition

SIGHT DISTANCE

A remote review, previous visits to the area and existing access to Kansas Street, indicate that sight distance appears to be adequate for existing movements and likely for any potential future site access points to Jolly Road.

CONCLUSION

The rezoning request from Industrial and Residential to Professional Office has the potential to increase trips beyond the current zoning. A full traffic impact study may or may not be necessary depending on the actual planned use for the parcel and its specific trip generation characteristics.

Intersection sight distance for any proposed driveway to Jolly Road should be checked and verified by the site engineer. The sight distance should comply with the Ingham County Road Department sight distance standards.

Please let us know if you or others have any questions regarding the above information

Sincerely,

Christopher E. Zull PE
Transportation Practice Leader

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____



To: Planning Commission

From: Peter Menser, Principal Planner

Date: March 18, 2021

Re: **Rezoning #21020 (Martin Investment Properties, LLC), rezone three parcels totaling approximately six acres located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office).**

The Planning Commission held the public hearing on Rezoning #21020 at its meeting on March 8, 2021. A straw poll taken at the meeting revealed Planning Commission support for rezoning 2446 Jolly Road from Industrial to PO but a lack of support to rezone the two parcels to the north currently zoned RA. The Commission ultimately decided to consider two resolutions at its next meeting on March 22, 2021; one to recommend approval of rezoning 2446 Jolly Road and to leave the other two parcels as currently zoned and another to recommend denial of rezoning all three parcels.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. Resolutions are provided for consideration.

- **Motion to adopt the resolution recommending approval of rezoning an approximate two-acre parcel at 2446 Jolly Road from I (Industrial) to PO (Professional and Office).**
- **Motion to adopt the resolution recommending denial of Rezoning #21020 to rezone three parcels totaling approximately six acres located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office).**

Attachments

1. Resolution to recommend approval of rezoning 2446 Jolly Road.
2. Resolution to recommend denial of Rezoning #21020.

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RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #21020
Jolly Road/Kansas Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 22nd day of March 2021, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Martin Investment Properties, Inc. requested the rezoning of approximately six acres (three parcels) located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office), including properties addressed as 3558 Kansas Road, 3532 Kansas Road, and 2446 Jolly Road; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on March 8, 2021 and has reviewed the staff materials provided under a cover memorandum dated March 3, 2021; and

WHEREAS, of the three parcels proposed for rezoning the Planning Commission agreed to recommend approval of the rezoning of 2446 Jolly Road from I (Industrial) to PO (Professional and Office) but not the rezoning of 3532 Kansas Road and 3558 Kansas Road from RA (Single Family-Medium Density) to PO (Professional and Office); and

WHEREAS, the proposed rezoning of 2446 Jolly Road to PO is consistent with property zoned PO to the east and west of the subject site; and

WHEREAS, the parcel at 2446 Jolly Road meets or exceeds the minimum standards for lot area and lot width of the proposed PO (Professional and Office) zoning district; and

WHEREAS, the proposed PO (Professional and Office) zoning is appropriate for the property at 2446 Jolly Road considering the site location along Jolly Road, which is identified as a Principal Arterial in the Code of Ordinances; and

WHEREAS, public water and sanitary sewer are available for extension to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #21020 to rezone approximately two acres at 2446 Jolly Road from I (Industrial) to PO (Professional and Office).

**Resolution to Recommend Approval
Rezoning #21020 (Martin Investment Properties, LLC)
Page 2**

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of 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 Planning Commission on the 22nd day of March, 2021.

Scott Hendrickson
Planning Commission Chairperson

RESOLUTION TO RECOMMEND DENIAL

**Rezoning #21020
Jolly Road/Kansas Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 22nd day of March 2021, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Martin Investment Properties, Inc. requested the rezoning of approximately six acres (three parcels) located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office) including properties addressed as 3558 Kansas Road, 3532 Kansas Road, and 2446 Jolly Road ; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on March 8, 2021 and has reviewed the staff materials provided under a cover memorandum dated March 3, 2021; and

WHEREAS, the current zoning of 3532 and 3558 Kansas Road is consistent with the RA zoning of adjacent properties to the north and west of the site; and

WHEREAS, the current residential use of 3532 and 3558 Kansas Road is consistent with the residential use of adjacent properties to the north and west of the subject site; and

WHEREAS, the current I (Industrial) zoning is consistent with the industrial use of the property at 2446 Jolly Road; and

WHEREAS, the applicant has not adequately demonstrated why the requested rezoning to Professional and Office is appropriate or why the current Industrial and RA zoning is unreasonable; and

WHEREAS, the subject properties could be used as currently zoned.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #21020 to rezone approximately six acres (three parcels) located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office).

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

Resolution to Recommend Denial
Rezoning #21020 (Martin Investment Properties, LLC)
Page 2

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of 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 Planning Commission on the 22nd day of March, 2021.

Scott Hendrickson
Planning Commission Chairperson

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RESOLUTION TO RECOMMEND DENIAL

**Rezoning #21020
Jolly Road/Kansas Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 22nd day of March 2021, at 7:00 p.m., Local Time.

PRESENT: Commissioners McConnell, Hendrickson, Cordill, Shrewsbury, Premoe, Snyder, Blumer, and Trezise

ABSENT: Commissioner Richards

The following resolution was offered by Commissioner Trezise and supported by Commissioner Premoe.

WHEREAS, Martin Investment Properties, Inc. requested the rezoning of approximately six acres (three parcels) located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office) including properties addressed as 3558 Kansas Road, 3532 Kansas Road, and 2446 Jolly Road ; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on March 8, 2021 and has reviewed the staff materials provided under a cover memorandum dated March 3, 2021; and

WHEREAS, the current zoning of 3532 and 3558 Kansas Road is consistent with the RA zoning of adjacent properties to the north and west of the site; and

WHEREAS, the current residential use of 3532 and 3558 Kansas Road is consistent with the residential use of adjacent properties to the north and west of the subject site; and

WHEREAS, the current I (Industrial) zoning is consistent with the industrial use of the property at 2446 Jolly Road; and

WHEREAS, the applicant has not adequately demonstrated why the requested rezoning to Professional and Office is appropriate or why the current Industrial and RA zoning is unreasonable; and

WHEREAS, the subject properties could be used as currently zoned.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #21020 to rezone approximately six acres (three parcels) located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office).

ADOPTED: YEAS: Commissioners McConnell, Hendrickson, Cordill, Shrewsbury, Premoe, Snyder, Blumer, and Trezise

NAYS: None

5. COMMUNICATIONS

Chair Hendrickson noted four communications and a petition received in the packet.

6. PUBLIC HEARINGS

- A. Rezoning #21020 (Martin Investment Properties, Inc.), rezone approximately six acres (three parcels) located on the north side of Jolly Road, east of Kansas Road from I (Industrial) and RA (Single Family, Medium Density) to PO (Professional and Office).

Chair Hendrickson opened the public hearing at 7:18 p.m.

Principal Planner Menser provided an overview of the request and noted the documents could be found starting on page 15 of the staff memo.

Chris Buck, the applicant's representative, 1111 Michigan Avenue, with Martin Investment Properties, spoke about the request and stated the intent for the request at this time is for the rezoning and use of the land and not the potential future development. He stated he would be available to answer questions.

Public Comments:

- A. John Faichney, 3566 Kansas Road, spoke in opposition to Rezoning #21020.
- B. Jim Halm, 3535 Kansas Road, spoke in opposition to Rezoning #21020.
- C. Joell Ackerman, 3521 Indiana Road, spoke in opposition to Rezoning #21020.

Planning Commission Discussion:

- Would all three parcels be necessary for the potential future development or could the request be split and use less space.
- The applicant's responses to the questions in the application do not satisfy the necessary criteria for the request.
- Reviewing the configuration of the property appears like the future potential development might be towards the north end and adjacent to the west, is residential property.
- 2446 Jolly Road is a two-acre parcel that could be rezoned to Professional/Office but there are concerns with 3532 Kansas Road and 3558 Kansas Road as there is too much intrusion into the surrounding residential area.
- There are so many current office space/commercial vacancies now in Meridian Township and is there a demand for building additional office space.
- The applicant's representative, Chris Buck, stated the Jolly Road frontage is a good space for a future project and would allow space for buffering between the project and the residential area.
- According to the traffic study provided there could be a significant increase in traffic. A more thorough traffic report would be done during the site plan review process and the Ingham County Road Department would determine any future traffic changes in the area.
- Looking at an aerial photo map would demonstrate a dramatic change to the northern two parcels.

- There would be a significant impact to 3 residential lots on the west side of Kansas Road.
- There does not seem to be a justification for rezoning the northern two lots.
- The request should be divided into two separate requests. The industrial piece could be rezoned to PO (Professional and Office) but the two residential properties would be a different rezoning request.
- The southern parcel, 2446 Jolly Road, Midwest Power lot could be rezoned as PO Professional office PO and operate as a nonconforming use if there is a change in zoning,
- If the request is split, would the applicant find it helpful? The applicant's representative, Chris Buck, asked to be able to table this until the next meeting so he could meet with his applicant and return at the next meeting for further discussion before action is taken by the Planning Commission.

Chair Hendrickson asked Principal Planner Menser if by resolution the Planning Commission could bifurcate the request. Two resolutions will be drafted for the March 22, 2021 Planning Commission meeting in order to be prepared.

A straw poll indicated the Planning Commission would not be in support of the proposal as presented in its current form. This would be a recommendation for denial.

A second straw poll indicated the Planning Commission would be in favor of changing the request to only rezone the southernmost parcel at 2446 Jolly Road parcel to PO (Professional Office).

Principal Planner Menser noted the change, if made, would not require another public hearing because it would be a reduction in the request.

Chair Hendrickson closed the public hearing at 8:18 p.m.

- B. Special Use Permit #21011 (Lansing Mart Associates, LLC), excavate approximately 23,813 cubic feet (approximately 881 cubic yards) of soil from the floodplain to construct a retention pond at 2020 Grand River Avenue that will serve several commercial properties in the surrounding area

Chair Hendrickson opened the public hearing at 8:18 p.m.

Principal Planner Menser provided an overview of the request. He further noted a consultant will be onsite to verify the wetland on March 9, 2021. The consultant is hired by Meridian Township.

Applicants Michelle Shumaker, 3135 Pine Tree Road, Lansing, Michigan, with LSG Engineers and Robert Cohon, representing Lansing Mart Associates, 31500 Northwestern Highway, Farmington Hills, Michigan were in attendance and noted they would be available to answer questions.

Public Comments: None

Planning Commission Discussion:

- The proposed excavation will create a retention pond as there are only wetlands currently in the location and will serve the surrounding businesses with better drainage.

Chair Hendrickson opened the public hearing at 7:03 p.m.

Principal Planner Menser provided an overview of the request to using an area that is 35 feet wide and 70 feet long south of the driving school suite for driver training purposes. Striping and cones would be utilized during testing times. The applicant has requested the Planning Commission make a decision on the special use permit the same night as the public hearing. The Fire Department, owner and management company have all approved the request.

Jason Redoutey, owner of Mr. R's Driving School, 1575 Haslett Road, spoke about the request and his lease termination in the Haslett Village Square after 17 years. He is wanting to provide the same road test, as he did at Haslett Village Square with no problems, at the new Haslett ShopTown location.

Public Comments: None

Planning Commission Discussion:

- There was a question regarding the urgency of tonight's action. The applicant replied that he has been out of business since February 5th and is ready to get back to business. Also, community members are ready to take road tests.
- Comment regarding the business location will be close to the future phase 3 of the MSU to Lake Lansing Pathway.
- Looking for confirmation on enough space for pulling in and out at the location.
- Mentioned that the stripes and cones are already at the new location. The applicant responded that they were working on a test run of the road test set up.
- There was support for suspending the bylaws, in order to act tonight, for this request.

Commissioner Blumer moved to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #21021 on the same night as the public hearing.

Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

Commissioner Cordill moved to adopt the resolution to recommend approval of Special Use Permit #21021 with conditions.

Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

Chair Hendrickson closed the public hearing at 7:23 p.m.



7. UNFINISHED BUSINESS

- A. Rezoning #21020 (Martin Investment Properties, Inc.), rezone approximately six acres (three parcels) located on the north side of Jolly Road, east of Kansas Road from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office).

Principal Planner Menser referenced page 27 in the packet where he preparing two motions for this request. One to recommend approval of rezoning 2446 Jolly Road and to leave the other two parcels as currently zoned and another to recommend denial of rezoning all three parcels.

Planning Commission Discussion:

- Discussion of whether the petitioner would be willing to accept a reduced parcel.
- Applicant representative, Chris Buck stated that the second rezoning is required for the project to move forward.
- There was discussion about the potential medical use for the project and looking at the land use as opposed to the specific project.
- There was support for denial for rezoning of all three parcels.

Commissioner Trezise moved to adopt the resolution recommending denial of Rezoning #21020 to rezone three parcels totaling approximately six acres located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office).

Supported by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Premoe, Blumer, Snyder and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 8-0

- B. Special Use Permit #21011 (Lansing Mart Associates, LLC.), excavate approximately 23,813 cubic feet (approximately 881 cubic yards) of soil from the floodplain to construct a retention pond at 2020 Grand River Avenue that will serve several commercial properties in the surrounding area.

Principal Planner Menser discussed, since the last meeting, the wetlands have been verified. The conditions of the resolution include: a permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE), physically marking wetlands, and making sure excavated materials are not placed in the wetlands.

Planning Commission Discussion:

- Discussion was had around the word retention versus detention of the pond.
- How is the quality of water improved in this basin? What is the Drain Commissioner's responsibility?
- The applicant representative, LSG Engineers, addressed detention versus retention. Detention slows the water down and retention has no outlet proposed.
- Discussion with the applicant representative regarding how the basin will be vegetated. Seeding is planned.
- Motion to make an amendment to the conditions to include measures to improve water leaving the site. No second to the motion. Motion failed.

Commissioner Blumer moved to adopt the resolution approving Special Use Permit #21011 with conditions.

Supported by Commissioner Snyder.

Amend the first whereas statement in the resolution to change the word retention to detention.

From: [Piotr Lupa](#)
To: [Peter Menser](#)
Subject: Land re-zone on Kansas Rd
Date: Wednesday, February 24, 2021 1:18:31 PM

Hello Peter,

I hope all is well with you in 2021. I have a couple inputs into the Planning Commission meeting, as a resident of the area.

There is a sewer on Kansas Rd that was installed 4 years ago and paid by the residents through special assessment. It already benefits the residents and the future of the neighborhood. House across the street sold a couple months ago only after it was connected to the sewer. Otherwise it would likely stand as vacancy, like many properties in the area before this project.

Municipal water situation was never solved on Kansas Rd. We use well water, but had low level issues in the summer, and some water quality issues that Ingham Health Department has been involved in. If the area is further developed it will further impact the water table and likely further impact to water quality. There are several studies on how paved surface impacts local groundwater supply. Also if Kansas Rd gets paved and easement landscaped, the cost of bringing water main will be much higher and difficult to implement.

In order for me to support the project I feel that the township with the investor needs to address domestic water supply for adjacent residential properties. It should be part of increased tax revenue for the township or business opportunity for the investor. Otherwise we stay as an island without 20th century basic amenities that impacts health and vitality of the neighborhood. My family doesn't think this is acceptable.

Best Regards,
-Peter Lupa

From: john_david_faichney
To: commission@meridian.mi.us
Cc: [Peter Menser](mailto:Peter_Menser)
Subject: Fw: Rezoning # 21020 (Martin Investment) Kansas Road, Okemos, Mi.
Date: Friday, March 05, 2021 1:20:11 PM
Attachments: [scan0004.pdf](#)
[scan0003.pdf](#)

From: john david faichney <jdfaichney@hotmail.com>
Sent: Friday, March 5, 2021 11:02 AM
Cc: John David Faichney <jdfaichney@hotmail.com>; SHEREEN TABRIZI <shereen-faith@comcast.net>; celene tabrizi <highminded@att.net>
Subject: Rezoning # 21020 (Martin Investment) Kansas Road, Okemos, Mi.

Rezoning # 21020 (Martin Investment) Kansas Road, Okemos, Mi.

TO: Planning Commission, Meridian Township, Michigan and Peter Menser, Principal Planner

We were informed only by a letter from Martin placed personally in our mailbox at 3566 Kansas Road, Okemos, Mi. regarding a proposed development which would be adjacent to our recently (Dec 29,2020) purchased home. Naturally, we were taken aback by this form and content of communication because we had received nothing from Meridian Township. We doubted a clear and compelling reason for a medical office building here because there are numerous vacancies for such activity, even across the street, Jolly Road, from Kansas Road.

We drafted a petition and circulated it amongst neighbors. 17 /18 neighbors were opposed to rezoning property on Kansas Road from residential to medical office building. A copy is attached including 17 signatures. The following reasons are contained in petition:

1. The Meridian Township Master Plan designates 2 of 3 properties targeted for rezoning as residential.
2. These residential properties should not be rezoned without a clear and compelling reason.
3. The proposal for a medical office building will increase the number of daily automobile trips to this property from 19 to 1142, sixty times greater, on a typical weekday according to Rezoning Traffic Study included in application.
4. Kansas Road is a unique and vanishing road in Okemos with low traffic volume, low density, safety and wildlife. A large medical office building will destroy Kansas Road's most desirable qualities.
5. No case has been made to justify exchanging the residential values of Kansas Road versus the need for medical office space in this community. Surely, there are opportunities for such development in an appropriately zoned part of this community.

Given the above and the overwhelming opposition to this proposal, we ask that the Planning Commission reject the proposal for this rezoning and development on Kansas Road.

Sincerely yours, JD Faichney, Celene and Shereen Tabrizi.

Attachment: Petition in opposition to proposed zoning change signed by 17 adult neighbors.

**Petition in Opposition to plan of Martin Investment Company to Rezone,
Otherwise known as Rezoning #21020 (Martin Investment Properties, Inc).**

I have read and understand the Rezoning #21020 letter from Meridian Township dated Feb 18, 2021.

**We, the undersigned, oppose the proposal of Martin Investment Company
To rezone 6 acres of property for the purpose of building a medical office building. The parcels are
#33-353-016 (2446 Jolly Road), parcel # 33-353-005
(3532 Kansas Road) and parcel # 33-353-004 (3558 Kansas Road).**

The reasons for our opposition:

1. **The Meridian Township Master Plan designates 2 of 3 properties targeted for rezoning as residential.**
2. **These residential properties should not be rezoned without a clear and compelling reason.**
3. **The proposal for a medical office building will increase the number of daily automobile trips to this property from 19 to 1142, sixty times greater, on a typical weekday according to Rezoning Traffic Study included in application.**
4. **Kansas Road is a unique and vanishing road in Okemos with low traffic volume, low density, safety and wildlife. A large medical office building will destroy Kansas Road's most desirable qualities.**
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Name	Signature	Date	Address	MC.
Shereen Tabrizi		2/24/2021	3566 Kansas, Okemos	4886
of Faichney		2/24/2021	3566 Kansas, Okemos, mi	
Renea Kane		2/24/2021	3565 Kansas Okemos Mi.	
Josh Basker		2-24-21	3596 KANSAS RD	
Sondos A. Hachini		2/28/2021	3589 Kansas Rd.	
Carlene Hooker		2-27-2021	3663 Kansas Rd	
Anas Aijanadi		2/27/2021	2531 Robins Way	
Jen Miller		2/27/2021	3681 Kansas RD.	
Brenda Miller		2-27-2021	3681 Kansas Rd	
Carrie Zuyghuizen		2-27-2021	2496 Robins Way	

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Name	Signature	Date	Address
FRANCOIS PRONAZ		02/27/2021	2499 ROBINS WAY OKEMOS 48864
Jan Halm		Feb 27, 2021	3535 KANSAS - OKEMOS 48864
Celene Tabrizi		3/1/2021	3566 Kansas Okemos 48864
Jody Wesley		3/1/20/21	2550 Robins Way Okem
Glenn J. Gokeman		3/1/21	3521 Unalaska 48864
Sharon D. Merritt		3/1/2021	3531 Indiana Okemos 48864
Guy Merritt		3/1/21	"

MAR 04 2021

03/2/2021

Dear Planning Commission:

In response to Rezoning #21021

I am opposed for the following reasons:

- 1) light pollution (increased)
- 2) ↑ noise pollution
- 3) ↑ traffic (so much noise from Tully & Hwy - I can no longer sleep w/ my bedroom window open in summer)
- 4) ↓ privacy
- 5) ↑ pollution - the lawn companies that maintain business lawns all seem to use chemical fertilizer & weed control.
 - a) smells bad (air pollution), b) poisons nature
 - c) ends up in our drinking water.
 - d) contaminates pets (who lick their skin) children & adults
 - e) ↑ trash - no one ever removes the little warning signs
- people often throw their fast food trash & drink containers out of auto & businesses do not police their area.
- 6) ↓ ^{space} area for wild life.
- since the apartments west in the deer eat most of my plants & garden.

This is a neighborhood

There are many empty businesses that could be a new home to some business

opposed!

Joell Ackerman

3521 Indiana Rd

Okemos, MI 48864



13. B.

To: Township Board Members
From: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering
Date: May 14, 2021
Re: Okemos Drain

In the fall of 2020, the Township approved proceeding with the development of a drain improvement plan with the Ingham County Drain Commissioner (ICDC) for the Grettenberger Drain and the Meijer Drain in conjunction with the Michigan Department of Transportation (MDOT) plan to reconstruct and improve Grand River Avenue in 2022. As part of this project, portions of Okemos Road north and south of Grand River Avenue would also be reconstructed in coordination with the Ingham County Road Department and the ICDC to eliminate the periodic flooding that occurs at the intersection.

As the hydraulic study and associated engineering analysis has been taking place, it has become evident that the Okemos Drain needs to be incorporated into the overall plan with the other two drains, as all three drains operate as a complete system in the study area and are dependent on one another to function.

Unfortunately, as separate drains, and created under different Chapters of the Michigan Drain Code, they all have their own unique bureaucracy and are required to be treated as distinct under the Drain Code regulations. As such, managing and making engineering changes as a system, can be cumbersome.

To overcome this obstacle, we are recommending that we consider combining the three drains into a single “Okemos Consolidated Drain” to effectively manage the system comprehensively.

On Tuesday night, the ICDC will present their updated findings of the drainage study, and provide additional justification and the required process for the consolidation of the three drains into one “Okemos Consolidated Drain” to service our core commercial development area in the Township.

MEMORANDUM

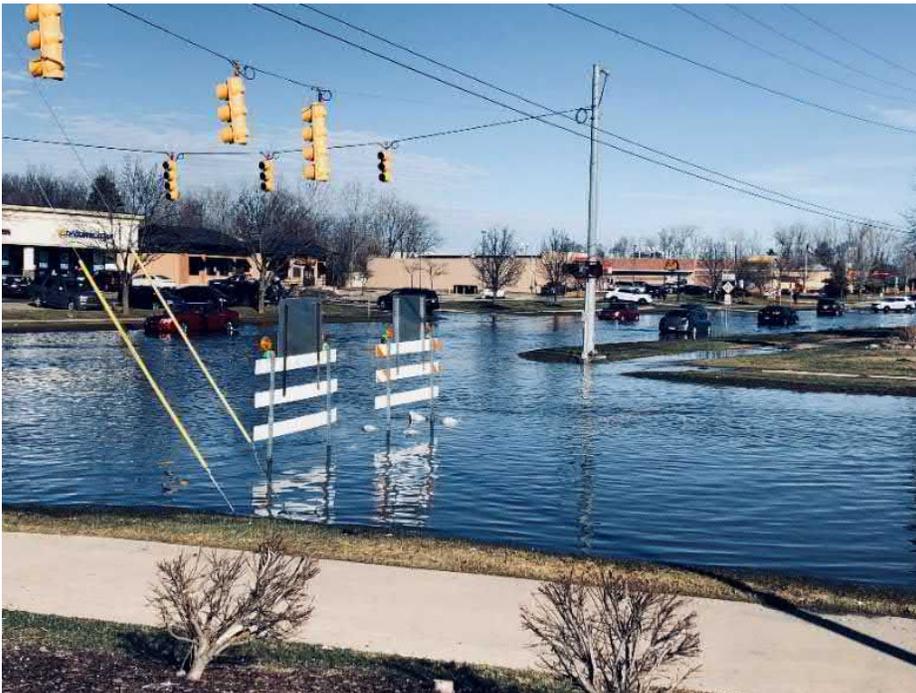
To: Derek Perry, Asst. Township Manager
Meridian Charter Township

From: Alan Boyer, PE
Consulting Engineer for the Grettenberger, Meijers and Okemos Drains

Date: May 10, 2021

Re: Okemos Drain

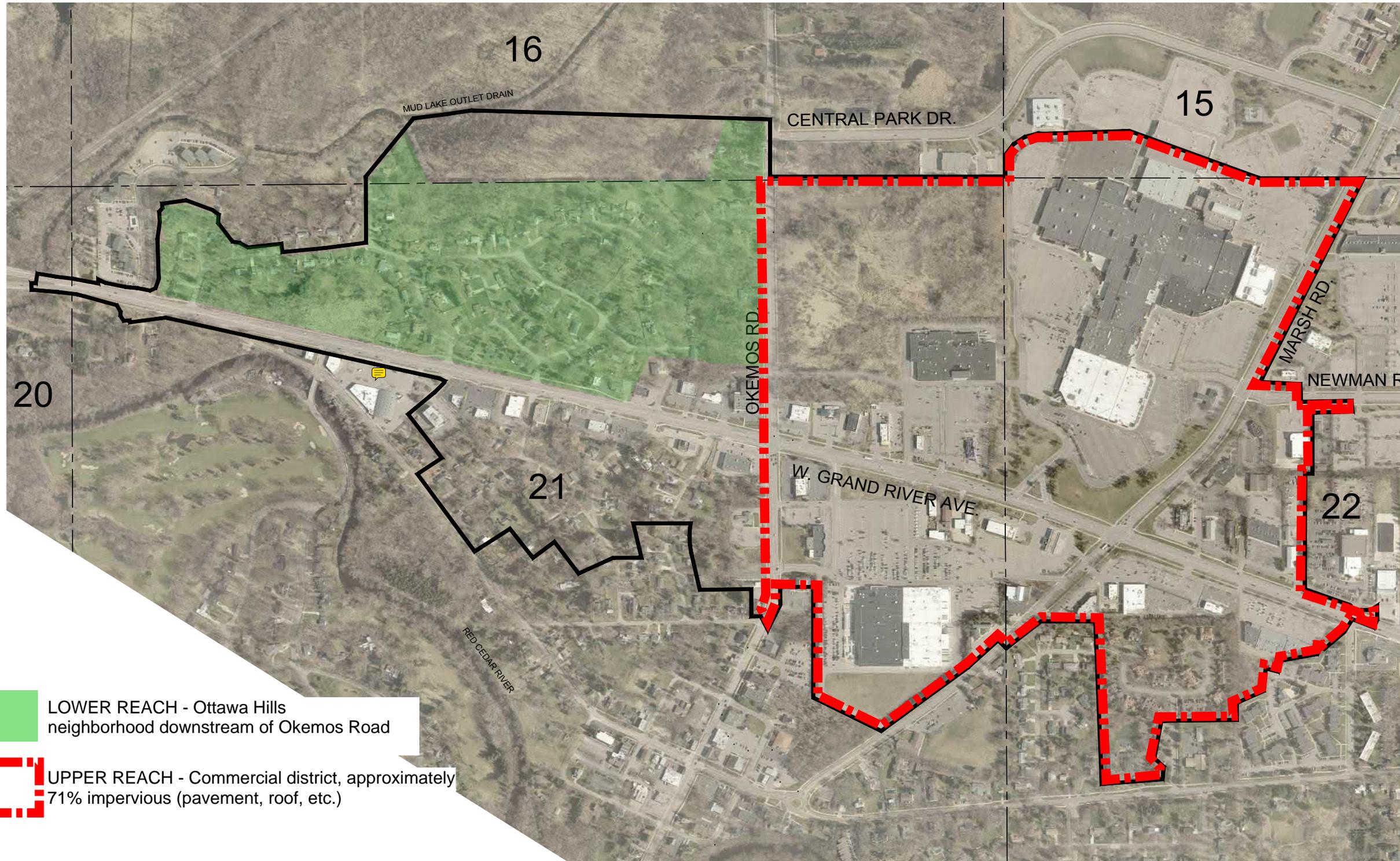
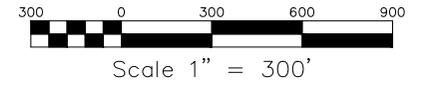
The Okemos Drain is the drainage outlet for a substantial portion of the Township's commercial district. It receives runoff from county drains, including the Grettenberger and Meijers Drains, private storm drains, county road and MDOT storm drains and conveys it toward the Red Cedar River. The pending M-43 corridor improvements include drainage changes to reduce road flooding. Both LSG and MDOT have identified urgent concerns with the capacity and condition of the Okemos Drain and its tributary drainage system that must be addressed in coordination with the pending road improvements along the Grand River Avenue and Okemos Road corridors. These concerns are best addressed by taking a managed approach over a consolidated drainage system to avoid harmful downstream impacts from the anticipated drainage improvements along these road corridors. In other words, if the water



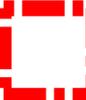
Grand River
Avenue (M-43) &
Okemos Road
intersection
flooding, February
2018

OKEMOS DRAIN PRELIMINARY SERVICE AREA MAP

MERIDIAN TOWNSHIP, MICHIGAN



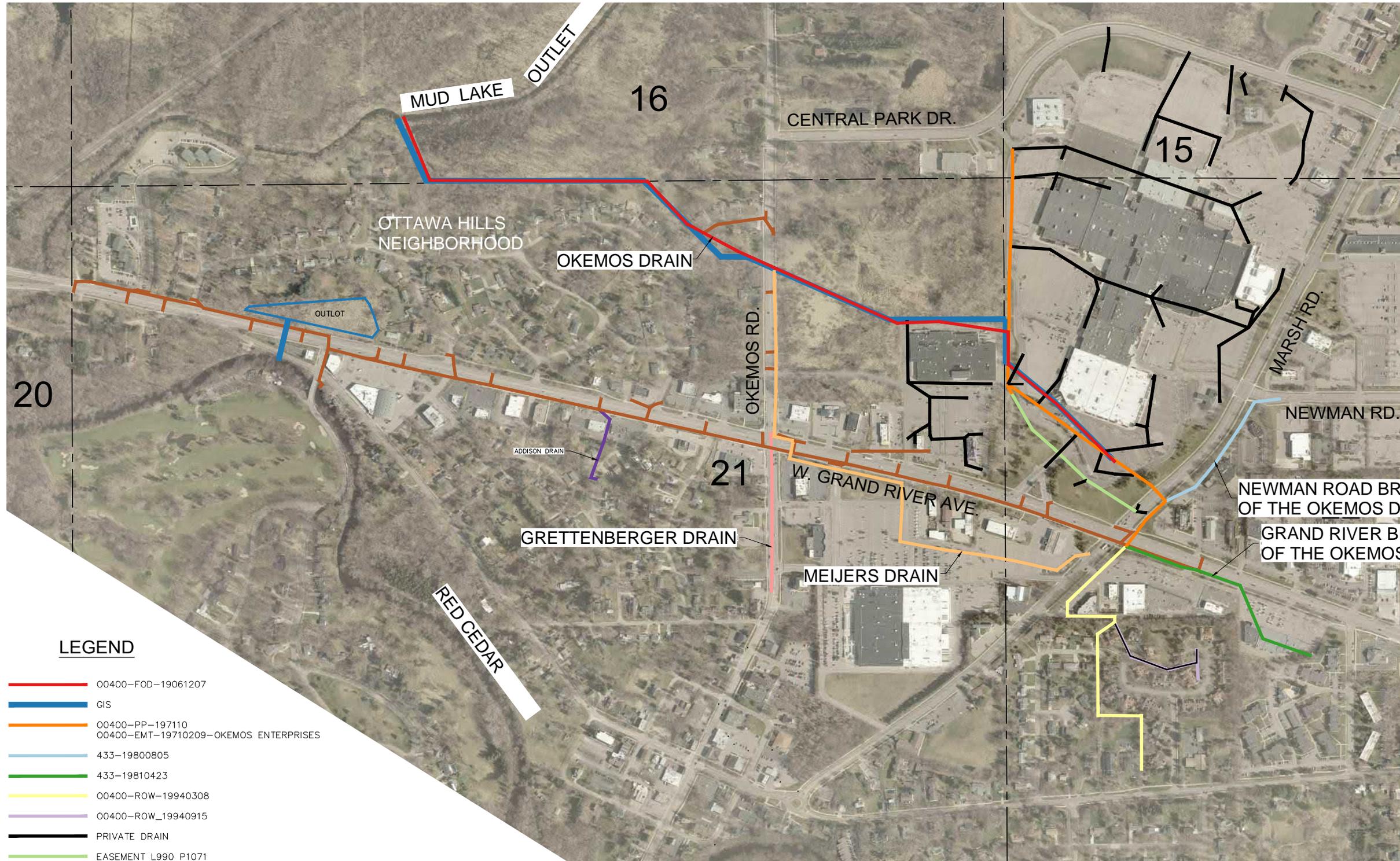
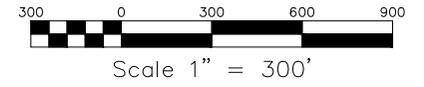
 LOWER REACH - Ottawa Hills neighborhood downstream of Okemos Road

 UPPER REACH - Commercial district, approximately 71% impervious (pavement, roof, etc.)

PRELIMINARY ONLY

OKEMOS DRAIN and its TRIBUTARY DRAINS

Meridian Charter Township, MI



LEGEND

- 00400-FOD-19061207
- GIS
- 00400-PP-197110
00400-EMT-19710209-OKEMOS ENTERPRISES
- 433-19800805
- 433-19810423
- 00400-ROW-19940308
- 00400-ROW_19940915
- PRIVATE DRAIN
- EASEMENT L990 P1071
- GRETTEMBERGER DRAIN
- MEIJERS DRAIN
- ADDISON DRAIN
- OTHER (MDOT STORM DRAIN & ICRD STORM DRAIN)

PRELIMINARY ONLY

that now floods Grand River Avenue and Okemos Roads in large storm events is no longer in the intersection because of drainage improvements to the Grettenberger and Meijers Drains, where has it gone? Does it flood somewhere else? The answers to those questions have to be carefully modeled, looking at the entire, consolidated Okemos Drain drainage system.

The upper reach of the drainage area, much of the Township's commercial district (Meridian Mall, Meijers, Best Buy, etc.), is about 71% impervious, most of which is pavement and roof. Runoff generated by these impervious surfaces is tremendous. The lower reach of the drainage area is the Ottawa Hills residential neighborhood.

Most of upper reach was developed before the adoption of today's standards and there were few stormwater controls for detention, runoff rate, volume, and water quality. Today, the stormwater runoff from the Grettenberger and Meijers Drains, developments, redevelopments and anticipated road projects all compete for the capacity of the Okemos Drain.



Image of the sign post at the Hillcrest Avenue and Seminole Drive intersection in the Ottawa Hills neighborhood. The black mark near the top of the sign post marks the flood depth from the April 18, 1975 flood. The mark is about 6.5 feet above the ground.

The Okemos Drain is in the tree line in the background.

In 2019 the Township Board agreed to share costs for a preliminary hydraulic study of the Grettenberger Drain and the storm drainage in the area of the Grand River (M-43) and Okemos Road intersection. The need for the study was driven by recurrent flooding, the 2018 collapse of the Grettenberger Drain storm sewer beneath Okemos Road, and the Ingham County Road Department's plans to replace the Okemos Road pavement south of Grand River Ave.

The study analyzed existing drainage systems including private drainage, county drains, and MDOT drainage. In early 2020, the study findings were presented to the Township, ICRD, ICDC and MDOT. Findings identified the following issues:

- Capacity concerns
- Age of infrastructure
 - Grettenberger Drain constructed in 1913
 - Meijers Drain constructed in 1974
- Flooding/floodplain concerns
- Maintenance concerns



Grettenberger
Drain collapse
beneath
Okemos Road,
August 2018

Those findings, and the proposed MDOT improvements to Grand River Avenue (M-43) between Park Lake and Powell Road, led to the recent Township Board resolutions and drain petitions for improvements to the Grettenberger and Meijers Drains. Both drains pass under Grand River Avenue at the Okemos Road intersection as they flow north to their outlet in the Okemos Drain.

The capacity of the Okemos Drain outlet is a real concern. This has been confirmed by MDOT's independent drainage analysis for the M-43/Grand River Avenue project.

Downstream along the Okemos Drain, the Ottawa Hill neighborhood lies directly in the path of the runoff from the commercial district. That runoff for a typical 10-year rainfall event is about 270 cubic feet per second (122,000 gallons per minute). Water flowing at this rate can fill the Haslett HS swimming pool in about 2 minutes; or, imagine water flowing 7-inches deep across all five lanes of Grand River Avenue.

Meanwhile, redevelopment and new development continues to be proposed and constructed in the Township commercial district without addressing the system-wide concerns to provide a proper level of service. That redevelopment and new development includes, for instance:

- former Benningan's/Leo's Lodge now shops including Aspen Dental/Chipotle
- former Payless Shoes now shops/offices
- former Mongolian BBQ now Panera Bread
- former Burger King proposed as Buddy's Pizza
- Chick-Fil-A (Meijers outlot)
- Proposed Huntington Bank (Mall outlot)

The map of the Preliminary Service Area shown earlier outlines the approximate 140 acre service area for the existing Okemos Drain. The service area is a rough approximation of the watershed/drainage district that generates the runoff. The Preliminary Piping Map shows the extent of the drainage network that conveys runoff to and through the Okemos Drain.



Grand River Avenue (M-43) flooding, February, 2018.

A solution that simply moves stormwater runoff to another part of this network, without understanding whether it harms those downstream, does not properly address the evident concerns. To provide an appropriate level of service, including assuring no detriment or diminution of system-wide service, engineering due diligence requires that we look at a consolidated drainage system that includes the Grettenberger, Meijers and Okemos Drains.

Step 1
Meridian Charter Township

A. Township adopts Resolution requesting that the Okemos Drain Drainage Board relinquish the Okemos (Chapter 20) Drain to the Township. The Resolution also provides for approval of an interlocal agreement with ICDC to maintain the former Okemos (Chapter 20) Drain after relinquishment.

B. Township adopts a Resolution for Petition to Consolidate and Improve the Meijers and Grettenberger Drains.

Step 2
Meridian Charter Township

A. Township transmits the Resolution to Relinquish the Okemos (Chapter 20) Drain to the Okemos Drain Drainage Board.

B. Township transmits Resolution and Petition to Consolidate and Improve to the ICDC.

Step 3
Okemos Drain Drainage Board

Drainage Board meets to consider and take action on Township Resolution to relinquish the Okemos (Chapter 20) Drain to Meridian Charter Township including transfer all applicable easements.

Step 3a
Ingham County Board of Commissioners

Ingham County BOC adopts Resolution consenting to the relinquishment of the Okemos (Chapter 20) Drain to the Township and transmits resolution to Drainage Board [MCL 280.478(5)].

Step 4
Ingham County Drain Commissioner and Meridian Charter Township

ICDC and Meridian Charter Township execute interlocal agreement to allow ICDC to operate and maintain the relinquished Okemos (Chapter 20) Drain and use the easements.

Step 5
Ingham County Drain Commissioner

Convenes a “Board of Determination” to consider the Consolidation and Improvement of the Grettenberger and Meijers Drains to be known as the “Okemos Consolidated Drain”. The new Okemos Consolidated Drain will include and extend over and across the former Okemos (Chapter 20) Drain.

Step 5a
Meridian Charter Township

Adopts resolution assigning all easements from the former Okemos (Chapter 20) Drain to the new Okemos Consolidated Drain.

Step 6
Ingham County Drain Commissioner

Ingham County Drain Commissioner designs and implements improvements to Okemos Consolidated Drain and coordinates with MDOT and County Road Department regarding road corridor improvements along Grand River Avenue and Okemos Road.

- Ingham County Drain Commissioner
- Ingham County Board of Commissioners
- Okemos Drain Drainage Board
- Meridian Charter Township
- ICDC and Meridian Charter Township



To: Meridian Township Board Members

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

Date: May 18, 2021

RE: SmartZone LDFA in Meridian Township

Meridian Township was approached by LEAP and members of the Lansing SmartZone in 2020 as a potential community to increase the financial strength of the SmartZone. Established April of 2001 and extended every five years since, the City of Lansing and City of East Lansing created the “SmartZone” district as the Local Development Finance Authority, a collaborative tax authority created to incentivize development in industrial zoned parcels of the communities. The purpose of this authority is to connect university and community with innovation, commercialization, good high tech jobs and entrepreneurship. The LDFA focuses in assisting entrepreneurs with their startups, particularly businesses that involve technology and research. A recent local success of the “SmartZone” is High Caliber Karting, which began in the Technology Innovation Center (TIC) in the City of East Lansing and now has a home in the Meridian Mall.

The regional partnership Meridian Township holds with MSU, City of Lansing, East Lansing, LEAP and MEDC made the potential of adding parcels in Meridian Township as the priority step to grow the “SmartZone”. SmartZone’s have proven to show great innovation in attracting talent and creating new technological advancements. We are proposing to add all of the parcels on Dawn Avenue and all the parcels on Towner Road to be included with the SmartZone LDFA.

Dawn Ave

Currently the local businesses here are Ellison Brewery, Consumers Energy, and MSU Van Kamp Incubator. Van Kamp has seen tremendous success in the past few years with lab occupancy at 100%. Current office space in Van Kamp is 50% a higher occupancy rate for office space during COVID. The decision to include the 10 parcels on Dawn Ave relate to the industrial zoned parcels, the typical business make up in the area and potential for development. Investments to these properties have started to see a small uptick in value, with one building making vast improvements to increase the taxable value to over six figures.

Towner Ave

The local businesses that are established in this portion of our community are mostly contractor based businesses like *Meridian Company*. When speaking with developers and property owners on Towner Road, there is a desire to make improvements that allow for more innovation at their business. Knowing of the potential in redevelopment, we propose adding the parcels on Towner road, zoned industrial to the SmartZone.





The SmartZone has great potential to create innovation, support underutilized properties, attract new business, and set our community apart in the growing industry of technology. Meridian Township has limited Industrial Zoned parcels which prohibits our ability to support our existing businesses in Industrial zones to expand. Michigan State University and our regional community are building momentum in collaborative development. Our participation in this Authority would give Meridian Township another incentivized development tool.

The proposed location is included within the Corridor Improvement Authority boundaries and should the Township Board approve the inclusion of Meridian into the LDFA those parcels would only be allowed tax capture for the LDFA. The SmartZone extension is the 90% capture and 10% as an intergovernmental agreement. It is the currently proposed split to provide communal fund assistance to support development activities for all eligible properties. There are no negative repercussions to Meridian Township should we elect to be removed from the LDFA at any time. The funds collected would still be allowed to be used for redevelopment.

Township Board options

The Township Board may elect to adopt a resolution with the intent to create and provide for the operation of the Lansing Regional SmartZone. The resolution of intent is only a declaration that a public hearing will be held to discuss the LDFA SmartZone and set the designated boundary, it does not commit the Township to acceptance into the LDFA. The Township board will hold a public hearing with notification sent to property taxpayers and to the governing body of each taxing jurisdiction that would be subject to capture should the authority become established. 60 days after the public hearing the Township board may adopt my majority vote a resolution establishing the authority and designating the boundaries of the authority and its powers

Proposed Motion:

- **The Township Board may move to approve the Resolution of intent to create and provide for the operation of the Lansing Regional “SmartZone” LDFA. And set the date for a public hearing on June15, 2021.”**

Examples of TIF success: Ann Arbor Spark SmartZone LDFA
Grand Rapids SmartZone LDFA

Attachments:

Draft Lansing Regional SmartZone TIP
LDFA Adoption Process
Resolution of Intent

RESOLUTION OF INTENT

Lansing Regional SmartZone Local
Development Finance Authority

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually at the Meridian Municipal Building, in said Township on the 18th day of May 2021, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Meridian Township Board of Trustees at their May 18th , 2021 meeting approved a motion to adopt a resolution of intent to create and establish the Lansing Regional SmartZone Local Development Finance Authority on Dawn Ave and Towner Road in Meridian Township and begin the public notice process; and

WHEREAS, the Tax Increment Financing Act 57 (Public Act 57 of 2018) requires the governing body, by resolution, to set a date for a public hearing, and designate the boundary of the proposed "SmartZone" development area; and

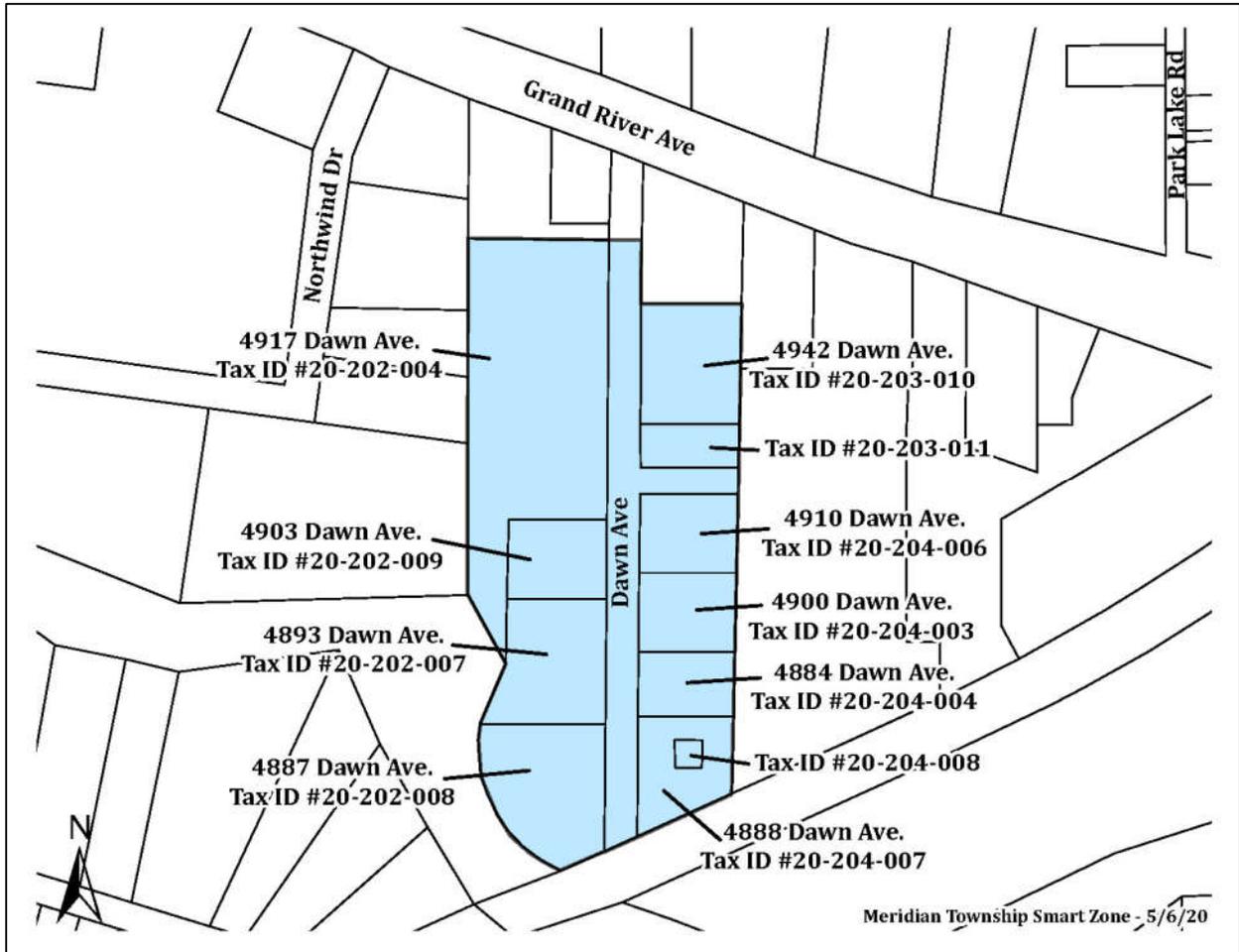
WHEREAS, the Township Board has determined the proposed development area as depicted on the attached maps (Exhibit A) and associated legal description (Exhibit B) meets the criteria set forth by MCL 57 of 2018 ; and

WHEREAS, for the purposes of complying with State Act 57 of 2018 the Township Board designates as the proposed development area the real property as depicted on the attached map (Exhibit A) and associated legal descriptions (Exhibit B) as the Local Development Finance Authority "SmartZone" in Meridian Township.

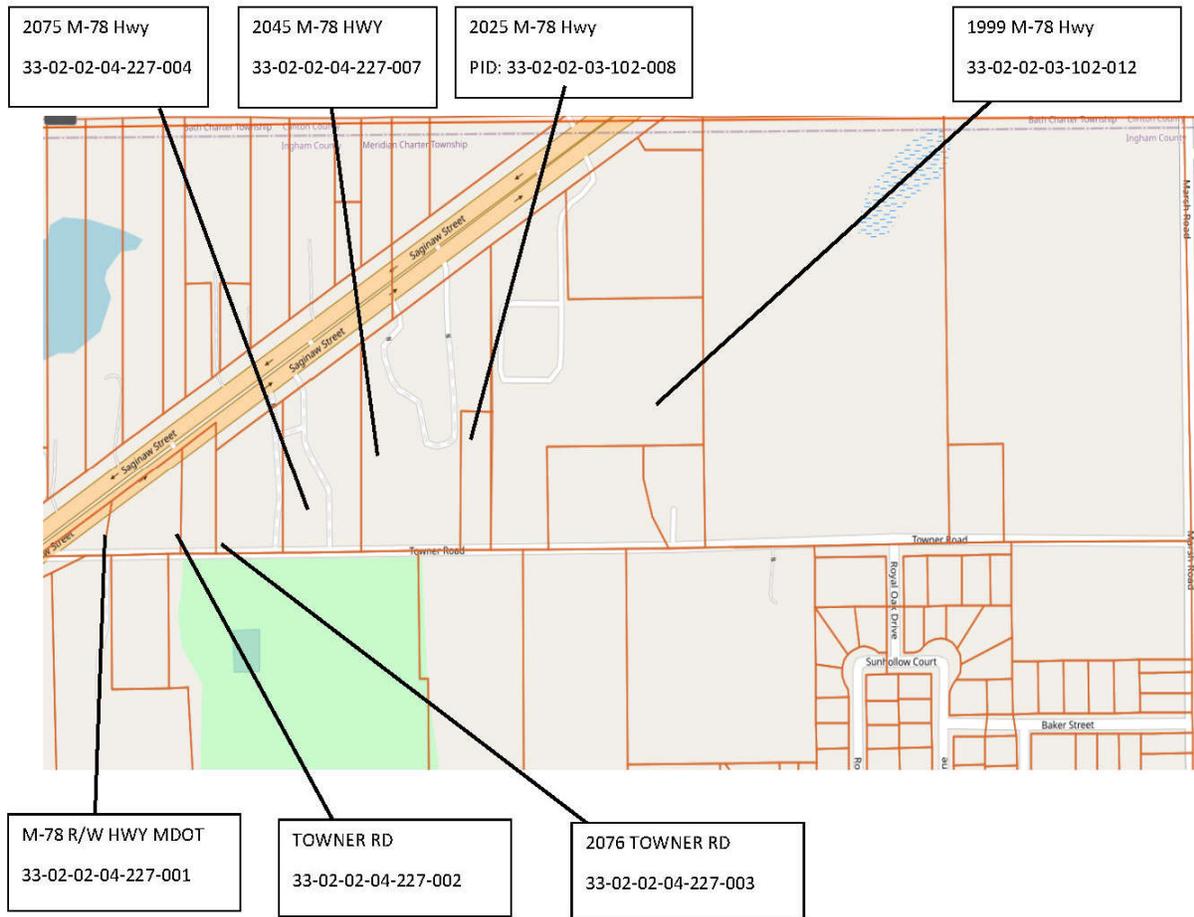
WHEREAS, a public hearing to discuss establishing a Local Development Finance Authority in Meridian Township and the associated parcels, must be held to meet the required noticing provisions/of State Act 57 of 2018; and

Meridian Township SmartZone Development Areas

Dawn Avenue Area



East Saginaw Highway (M-78) Area



Tax ID Number	Legal Description
33-20-02-18-426-008	E 1/2 OF FOLLOWING DESC PART OF LOTS 80 81 & 82 COM IN S'LY LN OF GRAND RIVER AVE AT PT N 69 ^ 28' W 1003.2 FT FROM ITS INTERSECTION WITH E LN OF SEC 18 N 69 ^ 28' W 144.8 FT S 13 ^ 42' W 231 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 126 FT M/L N 19 ^ 16' E 221.7 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-009	LOT 83 ENTIRE & PARTS OF LOTS 81 82 & 84 COM ON S LN OF GRAND RIVER AVE AT PT N 69 ^ 28' W 852.6 FT FROM ITS INT WITH E LN OF SEC 18 N 69 ^ 28' W 150.6 FT S 19 ^ 16' W 221.7 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 162 FT M/L N 16 ^ 19' E 222.3 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-010	COM AT INT OF C/L OF M 43 & E LN OF SEC 18 N 69 ^ 28' W ON CENTER OF HWY 705.6 FT TO POB S 16 ^ 19' W 279.8 FT TO RED CEDAR RIVER NW'LY ON RIVER 138.8 FT N 16 ^ 19' E 255.8 FT TO C/L OF HWY S 69 ^ 28' E 135 FT TO POB SEC 18 T4NR1W PART OF SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-012	COM IN THE CENTER OF GRAND RIVER AVE AT PT 428.9 FT NW'LY FROM ITS INTERSECTION WITH E LN OF SEC 18 T4NR1W S 6 ^ 45' W 289.0 FT TO N BANK OF RED CEDAR RIVER W ON N BANK OF RIVER 86.3 FT N 15 ^ 15' E 116.5 FT N 6 ^ 07' E 170 FT TO CENTER OF GRAND RIVER AVE SE'LY 70 FT TO BEG BEING PART OF LOTS 89, 90 & 91 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP EXC LAND TAKEN FOR US16 HWY
33-20-02-18-426-013	COM AT PT IN CENTER OF GRAND RIVER AVE 247.5 FT NW'LY FROM ITS INTERSECTION WITH E LN OF SEC 18 T4NR1W S PLL WITH E SEC LN 290.3 FT TO N BANK OF RED CEDAR RIVER W'LY ALONG N BANK OF RIVER 213.7 FT N 6 ^ 45' E 289 FT TO CENTER OF GRAND RIVER AVE SE'LY 181.4 FT TO BEG EXC HY RIGHTS BEING PARTS OF LOTS 90 & 91 & ALL OF LOTS 92 & 93 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-014	LOTS 94 & 95 EXC E 53.5 FT OF LOT 95 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP

Note: These parcels reflect the original parcels at the time of adoption of the original LRSZ Tax Increment Financing and Development Plan. Any subsequent combinations or splits reflected in the addition of new parcels are not included herein but should be incorporated into calculations of taxable values, as necessary.

Meridian Township

Tax ID Number	Legal Description
33-02-02-03-102-008	M3-6-2 & M3-6-3 M4-19-3 M4-19-5-1 BEG @ A PT ON W LN SEC 3 @ A PT S 01 DEG 06'27"W 518.47 FT FROM NW COR SEC 3 -S 59 DEG 40'W ALG S'LY R/W LN M-78 281.3 FT -S 01 DEG 06'27"W 626.42 FT TO C/L TOWNER RD -S 88 DEG 37'E ON C/L 240 FT TO THE W LN OF SEC 3 -CON'T ALG C/L S 88 DEG 29'54"E 106.66 FT -N 01 DEG 06' 27"E 408.40 FT -S 88 DEG 29'54"E 106.66 FT -N 01 DEG 06'27"E 497.77 FT TO SL'Y R/W LN M-78 -S 59 DEG 40'W ALG R/W 250 FT TO POB SEC 3 & 4 T4NR1W 6.96 AC M/L

Tax ID Number	Legal Description
33-02-02-03-102-012	(M 3-6) PART OF NW 1/4 OF SEC 3 T4N R1W DESC AS: COM AT W 1/4 COR OF SEC 3 - N01D03'17"W ALNG W SEC LN 1297.86 FT TO S LN OF N 1/2 OF NW 1/4 & C/L OF TOWNER RD - N89D25'21"E ALNG SD S LN 213.32 FT TO POB - N01D03'17"W 986.13 FT TO EASTBOUND C/L OF HWY M-78 - N57D29'13"E ALNG SD C/L 306.26 FT - S01D03'17"E 403.28 FT - N89D25'21"E 472.12 FT TO W LN OF E 50 A OF N 1/2 OF NW 1/4 - S00D48'16"E ALNG SD W LN 444.83 FT - S89D25'21"W 550 FT - S00D48'16"E 300 FT TO S LN OF N 1/2 OF NW 1/4 - S89D25'14"W ALNG SD S LN 180.12 FT TO POB (10.66 A) (SPLIT/COMBINED ON 01/18/2019 FROM 33-02-02-03-102-006)
33-02-02-04-227-001	M 4-19-2 BEG AT INTER OF CEN LINE OF TOWNER RD & CEN LINE OF E BOUND RDWY OF M-78 STATE HWY N 59 DEG 40' E ALONG SAID E BOUND RDWY CEN LINE 300 FT S 20 DEG 49' 40" W 165.83 FT TO CEN LINE OF TOWNER RD -W ALONG SAID CEN LINE TO BEG., ON NE FRL 1/4 OF FRL SEC 4, T4N R1W.
33-02-02-04-227-002	M4-19-6 COM. IN CEN. OF TOWNER RD. 180 FT E OF E 1/8 LINE OF SEC. 4 FOR A PT. OF BEG, TH. N 20 DEG 49'40"E 165.83 FT TO THE S'LY R/W LN OF M-78 HWY -N 59 DEG 40'E 291.29 FT ALNG SD R/W LINE OF M-78 HWY -S 1 DEG 23'W 310.80 FT TO CEN LINE OF TOWNER RD -W'LY ALNG CEN LN OF SD ROAD 270 FT M/L TO PT OB BEG SEC 4 T4NR1W 1.38 AC M/L
33-02-02-04-227-003	M 4-19-1 COM IN CENTER OF TOWNER ROAD AT PT 503 FT E OF ITS INT WITH E'LY LINE OF M-78 HY-E 126 FT-N 388.67 FT TO S'LY LINE OF M-78 HY SW'LY ALONG HY 148.12 FT- S 310.8 FT TO BEG ON NE FRL 1/4 OF SEC 4, T4N R1W.
33-02-02-04-227-004	M4-19-4 PT OF E 1/2 OF NE 1/4 LYING S OF M-78 HWY BEG AT PT LYING 524.6 FT W OF INT OF CEN LI OF TOWNER RD & E SEC LI OF SEC 4 W 233 FT N 1 DEG 23' E APPROX 300 FT TO S'LY LI OF M-78 HWY N 59 DEG 40' E ALG S'LY LI OF M-78 HWY APPROX 276.8 FT S TO PT OF BEG SEC 4 T4N R1W 2 A M/L.
33-02-02-04-227-007	M4-19-5 COM AT NE COR OF SEC. 4 - S 01 DEG 06' 27" W ALONG E LINE OF SEC. 4, 518.47 FT TO PT ON S'LY R/W LINE OF HWY M-78 - S 59 DEG 40' 00" W ALONG S'LY R/W OF HWY M-78, 281.30 FT TO PT. OF BEG - S 59 DEG 40' 00" W ALONG SAID R/W, 333.57 FT - S 01 DEG 06' 27" W 451.06 FT TO PT ON CEN LINE OF TOWNER RD - S 88 DEG 37' 00" E ALONG CEN LINE OF TOWNER RD 284.6 FT - N 01 DEG 06' 27" E PLL TO E LINE OF SEC 4, 626.42 FT TO PT OF BEG, SEC. 4, T4N R1W
33-02-02-20-202-004	MP 651-656 631-1 TO 633-1-1 LOTS 21-26 INCL. & ALSO COM. 30 FT. N OF NW COR. OF LOT 26, TH W 82.5 FT, TH. S 420 FT. TH. E 82.5 FT, TH. N TO BEG. & ALSO THE W 183.5 FT. OF NORMANDY ST. (NOW VACATED) & ALSO COM. 25 FT. N OF NW COR. OF LOT 21, W 82.5 FT. S TO RED CEDAR RIVER, SE'LY ALONG RIVER TO SW COR. OF LOT 18, N 364 FT. TO BEG. ALSO S 30 FT. OF LOTS 1, 2 & 3 CEDAR RIVER HOMES.
33-02-02-20-202-007	MP 648 LOT 18 & N 112 FT OF LOT 17 CEDAR RIVER HOMES.
33-02-02-20-202-008	MP 647 LOT 17 EXC N 112 FEET CEDAR RIVER HOMES.
33-02-02-20-202-009	MP 649 & 650 LOTS 19 & 20 CEDAR RIVER HOMES
33-02-02-20-203-010	LOT 7 EXC N 22 FT & LOTS 8 & 9 ENTIRE. CEDAR RIVER HOMES SEC 20 T4NR1W

Tax ID Number	Legal Description
33-02-02-20-203-011	LOT 10 CEDAR RIVER HOMES. ALSO THE N 25 OF THE E 183.5 FT OF VACATED NORMANDY ST. R.O.W. SEC 20 T4NR1W.
33-02-02-20-204-003	MP 643 MP 644 LOTS 13 & 14 CEDAR RIVER HOMES
33-02-02-20-204-004	MP 645 LOT 15 CEDAR RIVER HOMES.
33-02-02-20-204-006	MP 641 & 642 LOTS 11 AND 12 CEDAR RIVER HOMES. ALSO THE SOUTH 25' OF THE E 183.5 FT OF VACATED NORMANDY ST. R.O.W.
33-02-02-20-204-007	<p>(MP 646) LOT 16 CEDAR RIVER HOMES EXC COM AT NW COR OF SD LOT 16 - S00D 22'13"W 84.82 FT ALNG W LOT LN & E LN OF DAWN AVE - S89D 37'47"E 78.61 FT TO POB - N00D 22'13"E 20 FT - S89D 37'47"E 50 FT - S00D 22'13"W 50 FT - N89D 37'47"W 50 FT - N00D 22'13"E 30 FT TO POB SUBJ TO 12 T WIDE ESMT FOR INGRESS & EGRESS 31678 SQ FT</p> <p>(SPLIT/COMBINED ON 01/17/2018 FROM 33-02-02-20-204-005) (SPLIT ON 11/02/2020 WITH 33-02-02-20-204-008 INTO 33-02-02-20-204-009)</p>
33-02-02-20-204-008	<p>(MP 646) PART OF LOT 16 CEDAR RIVER HOMES DESC AS COM AT NW COR OF SD LOT 16 - S00D 22'13"W 84.82 FT ALNG W LOT LN & E LN OF DAWN AVE - S89D 37'47"E 78.61 FT TO POB - N00D 22'13"E 20 FT - S89D 37'47"E 50 FT - S00D 22'13"W 50 FT - N89D 37'47"W 50 FT - N00D 22'13"E 30 FT TO POB TOGETHER WITH 12 FT WIDE ESMT FOR INGRESS & EGRESS 2478 SQ FT</p> <p>(SPLIT/COMBINED ON 01/17/2018 FROM 33-02-02-20-204-005) (SPLIT ON 11/02/2020 WITH 33-02-02-20-204-007 INTO 33-02-02-20-204-009)</p>
33-02-02-20-204-009	<p>LOT 16 CEDAR RIVER HOMES (SPLIT/COMBINED ON 11/02/2020 FROM 33-02-02-20-204-007, 33-02-02-20-204-008)</p>

Lansing Regional SmartZone

Tax Increment Financing and Development Plan

April 9, 2021 DRAFT





**PUBLIC SECTOR
CONSULTANTS**

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Introduction

The Lansing Regional SmartZone (LRSZ) is a dynamic and collaborative partnership between the Cities of Lansing and East Lansing (COL and COEL), Michigan State University (MSU), the MSU Foundation, Ingham County, and the Michigan Economic Development Corporation (MEDC). Its mission is to foster the creation and attraction of technology-based businesses and jobs within the zone.

The LRSZ was officially launched in 2006 after jurisdictional authorities adopted resolutions that created a joint Local Development Financing Authority (LDFA) and an authority district. Subsequently, a Tax Increment Financing (TIF) and Development Plan was adopted for the LRSZ, allowing the capture of TIF revenue in downtown East Lansing and the area in and around the University Corporate Research Park in the City of Lansing. The TIF plan allowed the LRSZ to capture this revenue for a 15-year period beginning in 2008 and concluding in 2021. The LRSZ has used this TIF capture revenue to creatively achieve its mission and become a powerful tool for stimulating the growth of the technology economy across the region and the state. It leverages this revenue stream to provide valuable lab space, incubation, networking, mentoring, coaching, and other business development services to innovative technology-based businesses and entrepreneurs in the area. These supports drive the attraction, creation, and expansion of life sciences, advanced manufacturing, information technology (IT), and other businesses inside the LRSZ.

With the TIF plan's initial phase coming to an end, the LDFA is seeking to extend its TIF revenue capture for an additional five years and add several parcels in Meridian Township under the rules and regulations established in Public Act 57 of 2018.

The COEL and COL managed the LRSZ from its creation through 2014, but the Lansing Economic Area Partnership (LEAP) has managed the LRSZ since 2015 with ongoing oversight by the two cities and the LDFA board. Since its creation, the LRSZ has remained in compliance with the MEDC by providing timely and complete reports to the appropriate agency. These reports provide detailed information about the revenue captured, expenditures, and other required financial records.

This document is a comprehensive analysis of the LRSZ performance to date, along with an updated business plan for future performance. It also includes the amended TIF and Development Plan.

- **Past performance report:** Detailed review of the LRSZ's business support, job creation and retention, research and commercialization, and investment performance, as well as a breakdown of the use and outcomes of state funds and TIF revenue.
- **Business plan:** A comprehensive strategy for long-term growth and self-sufficiency during the extension period that includes an analysis of the LRSZ's overall contribution to the region and state's technology-based economy and a plan for future regional collaboration and performance.
- **Budget:** A breakdown of how the LRSZ plans to use projected TIF revenues over the next five years if an extension is granted.

Past Performance Report

Introduction

This past performance report provides a detailed look at the growth and evolution of the LRSZ’s impact over the last 15 years from an economic development and financial perspective.

Technology-based Economic Development Performance

The LRSZ’s technology-based economic development performance can be categorized in the following areas:

- Business development and job creation
- Research and commercialization
- Investment

Business Development and Job Creation

As the leading technology business support entity in the region, the LRSZ has progressed toward its mission by providing a wide range of supports and services. Since its creation, the LRSZ has assisted 642 businesses and supported the location or expansion of 84 businesses. They have also supported the creation or retention of 1,264 jobs, which have an average annual salary of \$42,986. Exhibit 1 provides detail on how this performance breaks down by type.

EXHIBIT 1. Business Development and Job Creation

Type	Businesses Assisted	Businesses Located or Expanded	Jobs Created or Retained	Average Salary of Jobs Created or Retained
Technology	598	84	1,264	\$42,986
Nontechnology	44	0	0	N/A
Total	642	84	1,264	\$42,986

Source: PSC compiled and analyzed LRSZ reporting data.

Since its creation, the LRSZ has almost exclusively targeted technology-related businesses to maximize its impact on this sector. These high-technology companies provide good jobs that can attract and retain talent in the area. These firms are in growing and innovative industries that have made significant high-tech job impacts in the region and the state. Industries supported include:

- Biosciences
- Cloud services
- E-accounting services
- E-commerce
- Engineering
- Engineering arts (medical devices)
- Genetics testing
- Healthcare technology
- Homeland security
- Media arts
- Software development
- Web-based learning

During the first five years of the LRSZ, TIF capture revenues were limited and declining. The lack of property taxable value growth was negatively impacted by the Great Recession. Despite these challenges, LRSZ served 83 companies, supported the retention of 189 jobs, and created an additional 167 jobs. Given the massive job losses occurring across the state at the time, these modest gains were important to the region’s burgeoning technology sector and helped establish a foundation for future growth. The LRSZ’s early efforts, combined with regional and national economic recovery, started providing the zone with additional capacity to expand its programs and services.

Since then, the LRSZ has increased its programming and supports with additional TIF capture. During the last five years alone, the LRSZ has supported the creation of 85 companies across many different high-technology fields. These efforts were successful during years of relatively steady growth, and LRSZ services were even more important when the devastating economic impacts of the coronavirus (COVID-19) pandemic struck. As shown in Exhibit 2, the LRSZ served 39 different companies during the first six months of the pandemic.

EXHIBIT 2. Companies Served by Industry Type (March–October 2020)

Type	Companies Served
Advanced Agriculture	2
Advanced Information Technology	18
Advanced Manufacturing	6
Advanced Materials	2
Mobility	1
Life Sciences	10
Total	39

Source: PSC compiled and analyzed LRSZ reporting data.

These efforts were critical for supporting business development and job creation during this period, and the LRSZ focused on serving those hardest hit by the pandemic and subsequent economic crisis. Of the companies served during the first half of 2020, regardless of type, 82 percent were located in economically disadvantaged areas and 42 percent were minority-, women-, or veteran-owned businesses.

Both in times of economic crisis and growth, the LRSZ’s programs and services have driven business development and job creation and retention in the zone and supported the growth of the burgeoning high-technology sector in the region and across the state.

Research and Commercialization

In addition to creating jobs, LRSZ partners, which include higher-education institutions, economic development organizations, and municipalities, have focused on driving innovation through research and commercialization efforts. Strengthening collaborative partnerships has been central to this approach. For example, LEAP, the City of East Lansing, and the MSU Foundation have focused on enhancing their partnerships and deepening their program integrations over the last five years. By working together, these LRSZ partners have increased their capacity to build the next generation of technology entrepreneurs

through programs like Red Cedar Ventures and Spartan Innovations. These efforts are tailored to support on-campus researchers and entrepreneurs develop and commercialize innovative technology-based products.

These partners have also supported the creation and growth of the Technology Innovation Center (TIC), which provides entrepreneurs and new companies with collaborative workspace, programmatic support, and other critical resources that can help them grow their technology-based startups and early-stage companies. The TIC has graduated dozens of businesses and received multiple awards (TIC 2013). The LRSZ has used TIF revenue to expand and operate the TIC, which has been the primary driver of research and commercialization projects supported by the LRSZ.¹

EXHIBIT 3. Research and Commercialization Projects at the TIC (2008–2020)

Projects	Completed	Ongoing	Total
Research	31	10	41
Commercialization	105	22	127

Source: PSC compiled and analyzed LRSZ reporting data.

The LRSZ has also leveraged the TIC network to develop and coordinate a tech communication hub where members could share their ideas and articulate their needs. This hub has improved understanding and utilization of the Business Accelerator Fund (BAF), which provides businesses in the LRSZ with resources to secure support from specialists that can help them commercialize and grow their business.

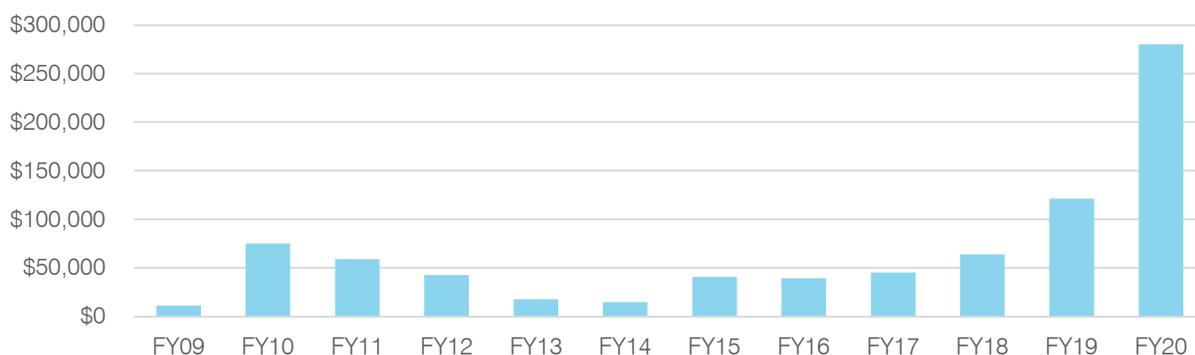
Through these partnerships and efficient stewardship of increasing TIF revenue, the LRSZ has expanded its capacity to support research and commercialization efforts in growing technology sectors across the region and the state.

Investment

TIF revenue capture, the primary funding source for the LRSZ, supports the LRSZ’s economic development, research, and commercialization efforts. As Exhibit 4 shows, TIF capture has increased significantly over the past five years. After many years of relatively limited property tax capture, the annual amount eclipsed \$100,000 in FY 2019. In FY 2020, revenue capture nearly tripled in one year, reaching \$280,000. These gains in assessed value have allowed the LRSZ to expand its services and support more technology companies and workers.

¹ While MSU Technologies, the university’s primary commercialization office, operates inside the borders of the LRSZ, their statistics were not included because they were not supported with LRSZ resources.

EXHIBIT 4. LRSZ Property Tax Capture, Fiscal Years 2008–2020



Source: City of East Lansing, Consolidated Annual Financial Reports, fiscal years 2009–2020

In addition to the TIF capture, the LRSZ has generated significant public and private investment within the zone through state and federal grants, angel and venture capital, loans, and revenue produced by new companies. As shown in Exhibit 5, more than \$53 million, including \$837,000 invested by owners of companies assisted by the LRSZ, has been invested. These funds have supported the growth of new companies and products, which in turn improve the local economy and provide funding for schools and other critical public services. As Exhibit 5 also shows, the LRSZ was able to generate over \$10.5 million in investment during the first six months of the COVID-19 pandemic, an important period when companies served by the LRSZ needed extra support.

EXHIBIT 5. Investment in the LRSZ by Type (2008–2020)

Investment Type	January 2008– March 2020	March 2020– October 2020	Total
Small Business Innovation Research (SBIR), Small Business Technology Transfer, and Other Federal Funding	\$11,600,760	\$525,000	\$12,125,760
MEDC Investments (grants, SBIR matches, etc.)	\$4,582,024	\$244,000	\$4,826,024
Venture Capital	\$8,595,000	\$3,615,000	\$12,210,000
Angel Funds	\$3,746,000	\$3,170,000	\$6,916,000
Bank Loan	\$2,035,000	\$10,000	\$2,045,000
Owner Investment	\$718,000	\$119,000	\$837,000
Other Total	\$8,085,180	\$113,000	\$8,198,180
New Sales	\$3,744,404	\$2,722,000	\$6,466,404
Total	\$43,106,368	\$10,518,000	\$53,624,368

Source: PSC compiled and analyzed LRSZ reporting data.

The strategic investment of TIF capture to support high-technology entrepreneurs and businesses has resulted in additional public and private investments in the sector, which have collectively strengthened the region’s overall economic development.

Financial Performance

The LRSZ’s economic development impacts were made possible through successful financial resource management. To explain the uses and outcomes of state funds and TIF capture, this section provides a detailed look at the revenues received, expenses paid by type, fund balances, and other obligations. LRSZ financial data for the LRSZ has been compiled from its inception through FY 2020.

LRSZ Financial Management and Data Gathering

Financial data was gathered from the COEL and LEAP. From FY 2007 to FY 2014, finances were managed by the COEL with oversight by the LDFA board. The COEL managed the finances during this time for two reasons. First, East Lansing was the only participating jurisdiction where tax increment financing revenue was generated. Second, the COEL was also solely funding and managing the TIC, the LRSZ’s primary initiative at the time. When LEAP took over management of the TIC in fiscal year 2015, the responsibility for financial management fell under LEAP’s purview with continued oversight by the LDFA board. To address the shift in financial reporting and the corresponding differences in reporting detail, the summary financial data has been split into two periods—2009 to 2014 and 2015 to 2019.

Fiscal Years 2009–2014

Exhibit 6 provides a summary of financial performance for fiscal years 2009 through 2014. Income during these years came primarily from property tax capture, state grants supporting TIC operations, and miscellaneous contributions. State grants were from the MEDC and supported TIC operations, while miscellaneous contributions included funding to support ancillary activities such as The Hatch, the student incubator. Expenses during this time primarily included professional staffing and operational expenses related to managing the TIC. The relatively low property tax capture required additional support from the City of East Lansing’s Downtown Development Authority (ELDDA) to support costs of the TIC, particularly buildout and lease expenses. The ELDDA spent \$415,000 for TIC construction, fully financed through ELDDA debt. These costs are not reflected in Exhibit 6 as they were solely ELDDA expenses and not an obligation of the LRSZ.

EXHIBIT 6. LRSZ Financial Performance, Fiscal Years 2009–2014

	FY09	FY10	FY11	FY12	FY13	FY14
Revenue						
Property Tax Capture	\$11,243	\$75,032	\$58,863	\$42,766	\$17,896	\$14,834
State Grants				\$48,011	\$70,000	\$70,000
Other	\$15	\$189	\$602	\$327	\$396	\$158
Miscellaneous	\$8,855	\$52,229	\$118,179	\$26,392	\$31,519	\$23,231
Total Revenue	\$20,113	\$127,450	\$177,644	\$117,496	\$119,811	\$108,223

	FY09	FY10	FY11	FY12	FY13	FY14
Expenses	\$20,045	\$118,577	\$90,554	\$140,818	\$130,144	\$116,909
Net Income	\$68	\$8,873	\$87,090	(\$23,322)	(\$10,333)	(\$8,686)
Fund Balance	\$68	\$8,941	\$96,031	\$72,709	\$62,376	\$53,690

Source: PSC compiled and analyzed LRSZ reporting data.

Fiscal Years 2015–2020

Exhibit 7 provides financial performance data from fiscal years 2015 to 2020. FY 2015 and 2016 include a greater level of financial activity compared to the preceding and subsequent years. This is the result of the transfer of the TIC management from the COEL to LEAP and the need to reflect this transfer on the LRSZ financial statements. This transfer of assets resulted in a much higher fund balance due to the capital contribution of the TIC and the associated rental income. Since the TIC’s physical assets were previously supported by the ELDDA, they were not reflected on prior years’ LRSZ financial data. There was a subsequent and corresponding decline in financial activity in 2017 when the TIC transitioned again from LEAP to the University Corporate Research Park (UCRP).

In fiscal year 2015 a substantial MEDC grant was awarded to cover the remaining debt service of \$644,000 (principal and interest) for the original TIC buildout. The debt itself was not on the LRSZ balance sheet, but relieved a significant financial obligation, allowing the ELDDA to direct resources to support LRSZ operations. Since 2017, income has been limited primarily to property tax capture, with that funding growing significantly due to the development of several large projects within the COEL portion of the tax capture district. Property tax capture through FY 2020 remains solely from the COEL since no growth in taxable value has occurred within the COL’s portion of the capture district.

Expenses from 2015 to 2020 were primarily focused on TIC operations and critical business support and development activities for companies within the LRSZ.

EXHIBIT 7. LRSZ Financial Performance, Fiscal Years 2015–2020

	FY15	FY16	FY17	FY18	FY19	FY20
Operating Revenues						
<i>Charges for Services:</i>						
Rental	\$305,379	\$346,026				
Other Tenant Fees	\$21,365	\$23,842				
Other	\$12	\$12	\$120			
Property Tax Capture		\$34,521	\$40,584	\$57,568	\$109,025	\$251,910
Total Operating Revenues	\$326,756	\$404,401	\$40,704	\$57,568	\$109,025	\$251,910
Operating Expenses						
Facilities	\$341,745	\$389,755				
Business Incubator	\$39,890	\$57,072	\$63,090	\$22,000	\$19,608	\$81,738
Contractual Services	\$28,600	\$29,991	\$11,010	\$8,820	\$9,124	\$13,968
Operations	\$9,771	\$7,671	\$31			

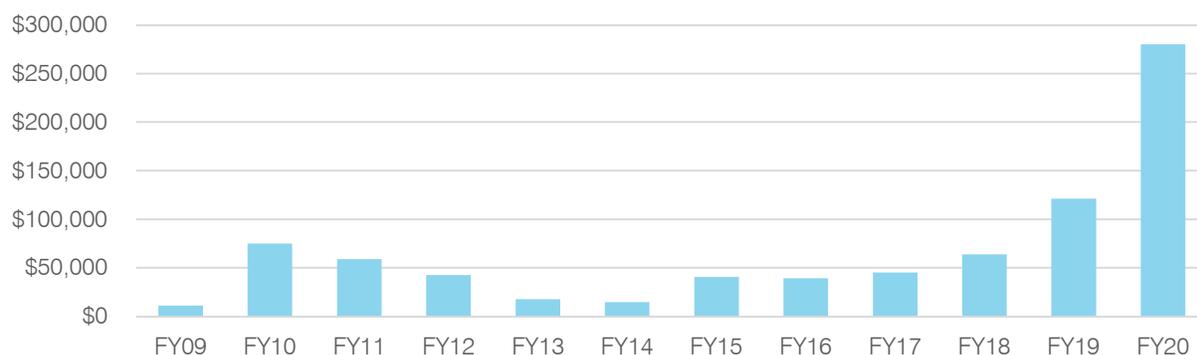
	FY15	FY16	FY17	FY18	FY19	FY20
Insurance	\$1,101	\$1,043	\$2,327	\$2,443	\$2,418	\$2,420
Depreciation	\$41,225	\$41,311				
Total Operating Expenses	\$462,332	\$526,843	\$76,458	\$33,263	\$31,150	\$98,127
Operating Gain or (Loss)	(\$135,576)	(\$122,442)	(\$35,754)	\$24,305	\$77,875	\$153,784
Nonoperating Revenues (Expenses)						
Grant Revenue	\$831,500	\$53,000				
Grant Expenses	(\$749,500)					
Sponsorships	\$74,500	\$20,000				
Contributions (Transfer of Operations)	\$53,373		(\$1,033,285)			
Property Tax Capture	\$42,404					
Total Nonoperating Revenues (Expenses)	\$252,277	\$73,000	(\$1,033,285)	\$0	\$0	\$0
Income or (Loss) Before Capital Contributions	\$116,701	(\$49,442)	(\$1,069,039)	\$24,305	\$77,875	\$153,784
Capital Contributions (Transfer of Operations)	\$1,110,845	\$4,976				
Change in Net Position	\$1,227,546	(\$44,466)	(\$1,069,039)	\$24,305	\$77,875	\$153,784
Fund Balance, Beginning of Year	\$0	\$1,227,546	\$1,183,080	\$114,041	\$138,346	\$216,221
Fund Balance, End of Year	\$1,227,546	\$1,183,080	\$114,041	\$138,346	\$216,221	\$370,005

Source: PSC compiled and analyzed LRSZ financial data.

Property Tax Capture

When the LRSZ was created, the LDFA and the Cities of Lansing and East Lansing expected TIF capture to serve as the primary funding resource for the LRSZ. The original LDFA TIF plan projected that the LRSZ would benefit from development within the two approved tax capture districts, one in the COEL and the other in the COL. However, development did not materialize as projected and TIF revenue was limited until recently. Exhibit 8 is a summary of the TIF revenue over the first 12 years of the LRSZ's operation.

EXHIBIT 8. LRSZ Property Tax Capture, Fiscal Years 2009–2020



Source: City of East Lansing, Consolidated Annual Financial Reports, fiscal years 2009–2020

Property tax capture was minimal until FY 2019, when it finally surpassed \$100,000. FY 2020’s revenue was nearly \$280,000, a more than fourfold increase from just two years earlier. The realization of this revenue in recent years is a significant turning point for the LRSZ. Annual revenue is now at a level that allows for greater entrepreneur and business support activities, and a five-year extension would allow the LRSZ to build on existing momentum and expand its reach.

Plan for Future Performance

The LRSZ is currently located in downtown East Lansing and in and around the University Corporate Research Park in the City of Lansing. As part of the application for a five-year TIF capture extension, the LRSZ is seeking to add several parcels in Meridian Township, which includes the VanCamp Incubator + Research Labs and parcels along the M-78 corridor. By leveraging these additional assets and building on the significant progress made during the last five years, the LRSZ can unlock additional growth and establish a sustainable path to long-term self-sufficiency.

To do this, the LRSZ’s business plan will focus its efforts on three key strategies over the next five years:

- **Driving growth in target parcels:** This plan identifies and describes the strategy for leveraging the value and utility of key parcels within the LRSZ where there is room for additional growth.
- **Fostering increased collaboration:** Building on previous collaborative efforts, this plan articulates a vision for deeper collaboration between the cities, local and regional economic development organizations, and higher education institutions and describes how these efforts will drive improved outcomes.
- **Ensuring sustainability and self-sufficiency:** With only an additional five years of TIF revenue capture available through this extension, this plan also provides a roadmap for how the LRSZ will develop a long-term and sustainable path for continued support for the region’s businesses, entrepreneurial ecosystem, and technology-based industries in service of future economic and community development gains.

By focusing on these three core components, the LRSZ will maximize the impact of an additional five years of TIF capture and position itself well to provide continued support for the region’s economic and high-tech industry growth moving forward.

Driving Growth in Target Parcels

Each of the three municipalities have plans for additional growth within their respective development areas.

- **City of Lansing—University Corporate Research Park:** The new \$500 million state-of-the-art McLaren hospital is currently under construction within the UCRP. While the hospital is not taxable, the investment by McLaren, partnership with MSU, and LEAP’s focus on MedTech development are all expected to drive ancillary medical industry growth. The LRSZ is likely to see increased taxable value as nearby parcels are developed, particularly within the UCRP.
- **City of East Lansing—Downtown Development Authority:** The ELDDA district has seen significant redevelopment in the past five years through projects including the Park District, Center City, and the Hub. While a number of these projects have utilized brownfield TIF and the LRSZ, there is the potential for additional development that would result in additional TIF revenue for the LDFA. The most immediate prospect is Michigan State University Federal Credit Union’s proposed seven-story retail and office building. Adjacent to this property are several targeted parcels along Evergreen Avenue that are currently under purchase option for a proposed eight-story office complex. Further development in the Cedar Village area east of Bogue Street offers potential as well.
- **Dawn Avenue and M-78 Corridor (Meridian Township):** The Dawn Avenue area includes the VanCamp Incubator + Research Labs and offers possible nearby redevelopment of underutilized parcels. The M-78 corridor includes a number of vacant lots with high redevelopment potential for commercial or industrial uses. These two areas are unique within the LRSZ, as most parcels are zoned as industrial and can allow certain types of development that are not allowable in commercially zoned districts.

Fostering Increased Collaboration

Another core component of the LRSZ’s business plan moving forward is to increase municipal and higher-education collaboration through a new interlocal agreement and enhanced program coordination.

Interlocal Agreement

If an extension is approved, then the participating municipalities (COL, COEL, and Meridian Township) plan to execute an interlocal agreement that would allow for increased resource sharing and deeper collaboration. Currently, TIF capture is only allowed to be used in the municipality where the revenue is generated. This policy ensures that tax revenues are used locally. While this has been beneficial over the last 15 years, it also creates a barrier to greater collaboration, which is necessary given that the LRSZ is a network of partners working to support the high-technology industry from a regional perspective. To balance the LRSZ’s intention to ensure most of the revenue is used locally, but also provide greater room for collaboration, a new local agreement will be signed by all municipalities that allows 10 percent of all TIF capture to enter a rising tide fund.² This new approach would keep 90 percent of TIF capture in the

² A fund that can be used for business support services and programming in any of the participating jurisdictions

community where it accrued, but it would also expand the reach and scope of services that can be provided throughout the region. This strategy is also seen as a first step to providing supports across the area, regardless of whether a business or entrepreneur is located within the boundaries of the zone.

Enhanced Program Coordination

The LRSZ has made tremendous strides in developing impactful relationships amongst its partners, particularly between the COEL, LEAP, and the MSU Foundation. If granted an extension, the LRSZ would build on these previous successes. For example, partners could expand their collaboration with MSU Foundation programs, such as Spartan Innovations and Red Cedar Ventures, which are a core part of the university's technology commercialization efforts. Over the last two years, many entrepreneurs have worked with Red Cedar Ventures and Spartan Innovations to secure early-stage capital investment and federal grants. With this funding secured, many of these entrepreneurs then need space and other key services to get their products to market and grow their business. At this point in the commercialization process, LEAP has begun to play a role providing site selection, technical assistance, and other supports.

These efforts would also be targeted in a way that encourages these emerging technology companies to stay in the region. With additional years of TIF revenue captures, the LRSZ would work to further integrate programming and services with the goal of providing a wider range of supports to companies as they grow. This would include attraction grants, which could amount up to \$50,000 per award. They would be given to new high-technology businesses that locate inside the zone once they reach the site selection stage. This would allow companies that have been built through the dedicated and impactful supports provided by LRSZ partners, such as LEAP and the wide range of entrepreneurial services offered through the MSU Foundation, to locate within the zone boundaries once they are ready to take the next step. These relatively small grants could make a major difference for these new companies and result in more capital investment and job creation. Also, as these businesses grow, so does the annual TIF capture, which, in turn, allows the LRSZ to support more businesses. This cycle will allow the region's high-technology sector to grow long into the future.

Ensuring Sustainability and Self-sufficiency

The third critical component of the LRSZ's business plan is the establishment of plans and programs to ensure that the zone is on a path to self-sufficiency and long-term success. To do this, the LRSZ will leverage LEAP's administrative capacity to execute the previously described business plan and effectively manage financial resources.

Administrative Capacity

Since 2015, LEAP has served as the leader of the LRSZ, and it would continue to do so if granted an additional five years of TIF capture. LEAP is the economic development organization serving the tri-county region, which includes Clinton, Eaton, and Ingham Counties. LEAP provides extensive support to entrepreneurs and works diligently to attract and retain businesses and talent within the Lansing area. These services are well aligned with the mission of the LRSZ, which is a major reason that the zone has been able to expand its reach and deepen its impact in the last five years.

From an organizational capacity standpoint, LEAP has sufficient administrative capacity to build on recent progress and implement the proposed business plan. This public-private partnership is staffed by over a dozen economic development experts who have demonstrated the organization's capacity to deliver high-quality services and manage the zone's financial performance over the last five years. If granted a

five-year extension, LEAP will play a leading role as the LRSZ transitions into a self-sufficient and sustainable operation.

Staff capacity at LEAP is further supplemented by economic development staff at the COEL and Meridian Township. In addition, the partnerships with MSU's Technology Innovation Center and the MSU Foundation provide additional capacity.

Transition to Self-sufficiency

If granted an extension, the LRSZ will explore multiple funding streams and leverage its fund balance to establish a long-term sustainability strategy.

- **Fundraising and grants:** While the majority of existing funds were generated through tax capture, the LRSZ is interested in pursuing business sponsorships, philanthropic donations, and other public grant funds to support its future efforts. The LRSZ can leverage its connections with corporate and philanthropic partners to provide additional resources to support its incubation and high-technology business support services, aligning partners' investment priorities with the needs of the LRSZ. Where appropriate, the LRSZ will also apply for state and federal grants to increase its capacity to foster business development and economic growth in the region. Efforts at fundraising will be closely coordinated with LEAP and the respective municipal partners to ensure alignment with their organizational priorities.
- **Incubator revenue:** To date, the LRSZ has not generated net income from its incubator services, but this could change in the next five years if granted an extension. The LRSZ will explore various funding and investment models that could generate revenue to supplement TIF capture, private and philanthropic donations, and public-sector grants.
- **Additional TIF capture:** The LRSZ will also consider additional opportunities to continue its tax revenue capture through potential opportunities for extensions and additions of parcels. This option would provide a stable base of revenue.

The exploration and pursuit of these opportunities offers the potential to diversify the funding sources for the LRSZ and inform the development of a more comprehensive plan for self-sufficiency if the LRSZ is granted an extension. The strategies proposed are consistent with research on the most common revenue sources for incubators and accelerators (GALI 2016). They also reflect the challenges in identifying and securing stable, long-term revenue sources.

Budget

Exhibit 9 provides detail on the LRSZ's projected budgets for the extension period. Revenue will primarily be from property tax capture with some expected revenue from sponsorships and other fundraising. In terms of expenses, funding will be focused on business incubator support and contractual services. There are currently no outstanding or projected obligations budgeted. The fund balance currently being carried by the LRSZ will be fully expended during the five proposed extension years.

EXHIBIT 9. Proposed Budget, Fiscal Years 2023–2027

	Proposed Extension Years				
	FY23	FY24	FY25	FY26	FY27
Operating Revenues					
Use of Fund Balance	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000
Property Tax Capture	\$482,754	\$491,590	\$500,554	\$509,649	\$518,877
Sponsorships and Fundraising	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total Operating Revenues	\$568,754	\$577,590	\$586,554	\$595,649	\$604,877
Operating Expenses					
Accelerator and Incubator Services	\$398,128	\$404,313	\$410,588	\$416,954	\$423,414
Attraction, Retention, and Marketing	\$113,751	\$115,518	\$117,311	\$119,130	\$120,975
LRSZ/LDFA Administration	\$56,875	\$57,759	\$58,655	\$59,565	\$60,488
Total Operating Expenses	\$568,754	\$577,590	\$586,554	\$595,649	\$604,877
Fund Balance	\$304,000	\$228,000	\$152,000	\$76,000	\$0

Source: PSC calculations

Tax Increment and Financing Plan

Section I: Introduction

The State of Michigan, through Public Act (PA) 248 of 2000, amended the Local Development Financing Act (PA 281 of 1986) to broaden the use of tax increment financing techniques authorized under state law for the development of businesses engaged in “high technology activities.” PA 281 was later recodified into the Recodified Tax Increment Financing Act (PA 57 of 2018). When using the phrase “the Act,” this report is specifically referring to the recodified PA 57 of 2018.

The amended Act allows for:

- The creation of a Local Development Finance Authority
- Designation of an Authority District as the area or areas within which the authority exercises its powers
- The use of property tax capture from eligible property to finance development of public facilities to support the development of eligible property for a period of 15 years
- An additional five years of property tax capture if the LDFA agrees to additional reporting requirements and includes regional collaboration

The Act specifies that a tax increment financing plan shall be created that provides for the use of tax increment revenues to finance public facilities for the following:

- Eligible property in the “Authority District” whose captured assessed value produces the tax increment revenues
- Property located in a “Certified Technology Park” (SmartZone)
- For areas within a SmartZone, tax increment revenue is captured from all properties and includes both local taxes and 50 percent of school taxes. School taxes can only be captured for a maximum of 15 years.

Section II: Lansing Regional SmartZone

On October 16, 2000, the Cities of Lansing and East Lansing (the “Cities”) in collaboration with local partners, submitted an application to the Michigan Economic Development Corporation (the “MEDC”) to establish the Lansing Regional SmartZone (the “LRSZ”). The local partners being the Lansing Regional Chamber of Commerce, the County of Ingham, Michigan State University, Lansing Community College, the Michigan State University Foundation, and the University Corporate Research Park.

On April 11, 2001, the MEDC announced its intent to designate the LRSZ subject to a development agreement between MEDC, Lansing, East Lansing, and a joint Local Development Finance Authority (the “LDFA”).

On May 2, 2005, and May 3, 2005, Lansing and East Lansing, respectively adopted a resolution creating a joint LDFA and Authority District. As a multiple-jurisdictional LDFA, approval by the County of Ingham of its creation was required. The resolution was approved on April 26, 2005. In 2021, the Cities and Meridian Township adopted new resolutions that expanded the district to include Meridian Township.

Also in accordance with Act 281 of 1986, as amended, the Cities and Township entered into an agreement governing the composition and appointment of members of the governing body of the LDFA (the “LDFA Board”). The area established as the authority district includes portions of downtown Lansing and East Lansing, land in and near the University Corporate Research Park, and multiple parcels along Dawn Avenue in Meridian Township.

On November 30, 2005, the Cities, LDFA, and MEDC entered into the Lansing Regional SmartZone Agreement designating the authority district as a Certified Technology Park and established the terms and conditions of this designation.

The LDFA Board has determined that the LRSZ plays an important role in supporting the development of high-tech businesses in the region and should continue to do so for the foreseeable future. In support of the LRSZ’s ongoing efforts, the LDFA Board has crafted this updated tax increment financing plan.

Section III: Tax Increment Financing Plan—Lansing Regional SmartZone

On December 5, 2006, the East Lansing City Council approved the Tax Increment Financing and Development Plan for the Lansing Regional SmartZone. On December 11, 2006, the Lansing City Council also approved the plan. The LDFA Board has determined that to achieve the purposes of the Act, an amended tax increment financing plan should be created for an additional five years and submitted to the Cities and Meridian Township for their approval.

A. Statement

The LRSZ is geographically located in downtown East Lansing and in and around the University Corporate Research Park in the City of Lansing. The LRSZ now also includes a portion of Meridian Township along Dawn Avenue and parcels along the M-78 corridor.

The Lansing Regional SmartZone’s mission is to foster the creation and attraction of technology-based businesses and jobs within the Lansing Regional SmartZone. The SmartZone partners are doing this by encouraging technology-based entrepreneurial activities, providing value to technology-based businesses and stakeholders, and focusing on wealth generation, including jobs, income, and investment.

To achieve the LRSZ’s mission, the Cities of Lansing and East Lansing, as well as Meridian Township, along with their SmartZone Partners are creating an innovative approach to the commercialization process. The SmartZone provides physical amenities such as incubator and wet lab space along with business accelerator services throughout the life cycle of technology-based businesses. The SmartZone will continue to leverage private investment and generate new jobs and income.

B. Estimate of the Captured Assessed Value

Table 1 sets forth estimates of captured assessed value and tax revenues for each year of the plan. Insofar as the LDFA Board views the improvements and activities described in the Development Plan as a major contributing factor to renewed growth in the SmartZone property values, the assumptions embodied in the projections are considered appropriate.

TABLE 1. Estimates of Taxable Value and Captured Assessed Values, 2022–2026

Tax Year	City of Lansing		City of East Lansing		Meridian Township		Totals	
	Taxable Value	Captured Value	Taxable Value	Captured Value	Taxable Value	Captured Value	Taxable Value	Captured Value
Base Value*	\$11,404,458		\$46,458,837		\$4,425,355			
2020 Actual	\$3,841,869	\$0	\$78,317,081	\$31,858,244	N/A	N/A	\$82,158,950	\$31,858,244
2021 Projection	\$3,880,288	\$0	\$78,727,159	\$32,268,322	N/A	N/A	\$82,607,447	\$32,268,322
2022 Estimate	\$3,919,091	\$0	\$79,514,431	\$33,055,594	\$4,469,609	\$44,254	\$87,903,130	\$33,099,848
2023 Estimate	\$3,958,281	\$0	\$80,309,575	\$33,850,738	\$4,559,000	\$133,645	\$88,826,856	\$33,984,383
2024 Estimate	\$3,997,864	\$0	\$81,112,671	\$34,653,834	\$4,650,179	\$224,824	\$89,760,714	\$34,878,658
2025 Estimate	\$4,037,843	\$0	\$81,923,797	\$35,464,960	\$4,743,182	\$317,827	\$90,704,822	\$35,782,787
2026 Estimate	\$4,078,221	\$0	\$82,743,035	\$36,284,198	\$4,838,046	\$412,691	\$91,659,302	\$36,696,889

* Base value for Lansing and East Lansing was established in 2007, Meridian Township base value presumed to be established in 2021.

C. Estimated Tax Increment Revenues

Based on the taxable value and captured value estimates in Table 1, tax revenue estimates for the LDFA were calculated using 2020 tax rates. Estimates are subject to change based on actual captured values and future changes in millage rates. Table 2 provides revenue for each jurisdiction’s respective parcels included within the plan and the overall total.

TABLE 2. Estimates of Tax Increment Revenues, 2022–2026

Tax Year	City of Lansing	City East of Lansing	Meridian Township	Totals
2022 Estimate	\$0	\$480,760	\$1,994	\$482,754
2023 Estimate	\$0	\$485,568	\$6,022	\$491,590
2024 Estimate	\$0	\$490,423	\$10,131	\$500,554
2025 Estimate	\$0	\$495,328	\$14,322	\$509,649
2026 Estimate	\$0	\$500,281	\$18,596	\$518,877
Totals	\$0	\$2,452,359	\$51,065	\$2,503,424
Millage Rates	56.1070	15.6192	45.0612	

Note: Columns may not total due to rounding.

D. Explanation of Tax Increment Procedure

LDFA tax increment financing is a mechanism whereby a development area is established within an Authority District. Tax increment revenues generated from property within the District are allocated to the Authority to finance development plans directly or to retire debt or other obligations incurred by the Authority to carry out its plans. Tax increment revenues are amounts determined by the application of local property tax millages levied by taxing units within the development area on captured assessed value within the development area. Captured assessed value is calculated as the difference between the yearly assessed value of property within the development area, and the initial assessed value of that property which is the assessed value of the property at the time of the establishment of the tax increment financing plan.

Tax increment financing authorizes the use of tax revenues derived from an increase in the assessed value of a specific development area to finance public improvements within that area. Some details of this process are presented here:

- The Authority must prepare a development plan and tax increment financing plan for a specific development area within the district. The development plan describes the location, character, and extent of the proposed development, and the tax increment financing plan outlines in detail how tax increments are to be spent and over what period of time they are to be spent.
- Upon adoption of a development plan and a tax increment financing plan by the Cities and Meridian Township, the assessed valuation of real and personal property at the last equalized tax roll is calculated. This is known as the Initial Assessed Value of the Development Area. Each of the taxing jurisdictions will continue to receive 90 percent of their respective share of taxes collected on the initial assessed value of property in the development area as long as the Tax Increment Financing Plan is in effect. The remaining 10 percent will be pooled and spent across the entire LRSZ as determined by approval of the LDFA Board.
- Development outlined in the Plan may be financed by the LDFA through a variety of funding mechanisms. For example, tax increment bonds may be sold to raise capital, tax increment revenue

may fund lease payments or other obligations, or annual tax increment revenues may be spent directly on public improvements in the development area as they are received. However, this plan does not anticipate any issuance of bonded indebtedness.

- New taxes, or tax increments, are derived from assessed value increases due to new development. The difference between the initial assessed value of real and personal property in the development area and the current assessed value is the captured assessed value. Tax increment revenues based on the captured assessed value may be used for development plans and related activities. In all cases, tax increment revenues are spent in accordance with the Tax Increment Financing Plan.
- The Plan includes personal property tax capture for the City of Lansing. The City of East Lansing and Meridian Township are excluding all personal property from capture. In addition, the City of Lansing and Meridian Township propose to capture all eligible taxes, while the City of East Lansing proposed to only capture the 50 percent of eligible school taxes due to the presence of other capture districts within the LRSZ.

As indicated above, taxing jurisdictions continue to collect property tax revenues based on the initial assessed value of property in the development area while the tax increment financing plan is in effect. The jurisdictions are asked to forego that portion of the revenues resulting from the captured assessed value generated in the area for the duration of the financing period.

When the development program described in the development plan has been completed in accordance with the tax increment financing plan, taxing units resume collecting property tax revenues based on the full value of property in the development area.

E. Amount of Indebtedness

The Authority on behalf of the City of Lansing, City of East Lansing, and Meridian Township will not incur any debt obligations during the duration of the plan.

F. Sources and Uses of Revenues

The sources and uses of funds for the plan are detailed in Table 3. Funding will be utilized for LRSZ administration; attraction, retention, and marketing efforts; and accelerator and incubator services.

TABLE 3. Sources and Uses of Funds

	Lansing Tax Increment Financing Revenue	East Lansing Tax Increment Financing Revenue	Meridian Township Increment Financing Revenue	Total
LRSZ/LDFA Admin. (10%)	\$0	\$245,236	\$5,107	\$250,342
Attraction, Retention, and Marketing (10%)	\$0	\$490,472	\$10,213	\$500,685
Accelerator and Incubator Services (80%)	\$0	\$1,716,651	\$35,746	\$1,752,397
Total	\$0	\$2,452,359	\$51,065	\$2,503,424

Note: Columns may not total due to rounding.

Tax increment revenues based on the annual captured assessed value will be fully utilized as necessary to fund activities detailed in Table 3. Excess funds not used for the foregoing purposes may be used for other purposes determined by resolution of the LDFA Board to further the development program as described in the Development Plan; excess funds not so used shall revert proportionately to the respective taxing bodies.

G. Costs of the Plan from Tax Increment Revenue

The total cost of the plan derived from tax increment revenue is estimated to be \$3,582,082. The amounts by category of expenditure are detailed in Table 3.

H. Duration of the Development Plan and Tax Increment Financing Plan

The development and tax increment financing plan is an extension of the original plan approved by the City of East Lansing on December 5, 2006, and the City of Lansing on December 11, 2006. The original plan was 15 years and expires December 31, 2021. This plan shall be for a period of five years starting on January 1, 2022, and ending on December 31, 2026.

I. Estimate of the Impact of Tax Increment Financing on Taxing Jurisdiction Revenue

Table 4 details the total amount of estimated tax capture for the duration of the plan extension. These figures were calculated for the applicable taxing jurisdiction within the City of East Lansing, City of Lansing, and Meridian Township. The table includes all the ad valorem millages in each taxing jurisdiction, excluding debt millages, which are not capturable. Categories classified as not applicable (N/A) are due to the respective jurisdictions not having that millage or option to not capture that millage.

TABLE 4. Tax Revenue Impact by Taxing Jurisdiction

Total Revenue	City of Lansing	City of East Lansing	Meridian Township
City and Township Tax Revenue			
Operating	\$0	N/A	\$4,712
Solid Waste	N/A	N/A	N/A
Library	N/A	N/A	N/A
Community Services	N/A	N/A	\$168
CATA Redi-Ride	N/A	N/A	\$224
Parks/Recreation	N/A	N/A	\$748
Police and Fire Protection	N/A	N/A	\$1,674
Debt (Fire Station)	N/A	N/A	\$227
Pathways	N/A	N/A	\$375
Land Preservation	N/A	N/A	\$113
Fire Protection	N/A	N/A	\$718
Police Protection	N/A	N/A	\$682

Total Revenue	City of Lansing	City of East Lansing	Meridian Township
County Tax Revenue			
Operating	\$0	N/A	\$7,700
Potter Park Zoo	\$0	N/A	\$464
Public Transit	\$0	N/A	\$679
Animal Control	\$0	N/A	\$272
Juvenile Justice	\$0	N/A	\$679
Elder Care	\$0	N/A	\$340
Health Services	\$0	N/A	\$713
Parks/Trails	\$0	N/A	\$566
Farmland Preservation	\$0	N/A	\$158
911 System	\$0	N/A	\$963
Jail/Justice	\$0	N/A	\$962
Other Jurisdictions Tax Revenue			
Capital Region Airport Authority	\$0	N/A	\$792
Capital Area District Library	\$0	N/A	\$1,764
Capital Area Transportation Authority	\$0	N/A	\$3,397
Lansing Community College	\$0	N/A	\$4,281
School Tax Revenue*			
State Education Tax	\$0	\$471,028	\$3,400
Intermediate School District	\$0	\$489,743	\$3,535
Local Schools			
Operating	\$0	\$1,413,083	\$10,199
Building and Site	\$0	\$78,505	\$559
Total Revenue	\$0	\$2,452,359	\$51,065

Note: Columns may not total due to rounding.

J. Legal Descriptions

Appendix A gives the legal description of the eligible property to which the tax increment financing plan applies or shall apply upon qualification as eligible property.

K. Jobs Created

The estimate of the number of jobs to be created because of implementation of the tax increment financing plan is 425.

L. Certified Technology Park (SmartZone) Boundaries

The boundaries of a certified technology park and identification of the real property within the certified technology park to be included in the tax increment financing plan for purposes of determining tax increment revenues are given in Appendix A (legal definitions of parcels) and Appendix B (maps of Lansing Regional SmartZone). The TIF plan will capture property taxes from real and personal property within:

1. An area bordered by Collins Road to the east, Dunkel Road to the south, I-496 to the west, and the City of Lansing boundary to the north and northeast.
2. An area as defined by the East Lansing Downtown Development Authority District per Ordinance 1106, with the exception of properties north of Grand River Avenue and east of Collingwood Drive. The East Lansing portion will exclude personal property taxes.
3. An area along Dawn Avenue that includes all parcels that front on Dawn Avenue and a second area along the south side of East Saginaw Street (M-78) that front East Saginaw Street and Towner Road. The Meridian Township portion will exclude personal property taxes.

Section IV: Development Plan

Development Projects

The LRSZ includes technology-based business development within each of the three areas of the SmartZone—Lansing, East Lansing, and Meridian Township. A key component to each of these three efforts is the significant role of Michigan State University, particularly leveraging the tools of the MSU Foundation and the MSU Innovation Center.

City of Lansing

The Lansing component has been historically centered around the University Corporate Research Park and MBI International, the LRSZ's original wet lab incubator. The \$600 million McLaren Greater Lansing Hospital will drive future development activities in this area that may include a multi-tenant medical services building occupied by a variety of for-profit, patient-facing specialty practice groups. Additionally, there are 18 acres of land directly adjacent to the new hospital that are currently owned by the MSU Foundation, providing the potential for MedTech startup companies and established life sciences companies that collaborate with MSU and McLaren.

City of East Lansing

The East Lansing SmartZone component will continue to be centered around the MSU Innovation Center, which is comprised of MSU's broad portfolio of innovation efforts. The MSU Innovation Center combines innovation, technology transfer, startup support, and a portfolio of dedicated business and community partnerships to bring cutting-edge ideas to the marketplace. The MSU Innovation Center includes the Technology Innovation Center (TIC), which offers 7,500 sq. ft. of shared office and coworking space for technology startups. Co-located with the TIC is the student-based incubator, the Hatch. Other groups within the MSU Innovation Center include MSU Technologies, which focuses on technology transfer through licensing intellectual property, as well as Business-CONNECT, which links companies with university resources to foster innovation. The MSU Foundation is also located within the MSU Innovation Center and includes its subsidiary organizations: Spartan Innovations, creating new businesses from

university research; Red Cedar Ventures, an early-stage venture investment fund; the Michigan Rise Pre-Seed III Fund, a statewide early-stage venture fund and the foundation's real estate arm; and UCRP, which owns and manages strategic assets that complement the university's commercialization efforts.

The TIC will continue to provide incubator space and business support services. Business support services will be contracted through existing service providers, including LRSZ partners MSU Foundation, LEAP, and the MSU Innovation Center. Business support services will include a renewed focus on retaining businesses developed in the TIC within the region to maximize local job creation and economic impact. Retention support will be provided in the form of soft-landing space. This will be affordable business space outside of the TIC but within the LRSZ boundaries to help businesses make the transition from incubation to self-sufficiency in the marketplace. In addition, enhanced business attraction activities will be developed and implemented to complement retention activities.

Meridian Township

As the newest component of the LRSZ, the Meridian Township focus is on the VanCamp Incubator + Research Labs. Formerly owned by a private entity, this 22,000 sq. ft. multitenant facility was acquired by the MSU Foundation and repurposed in 2019 as an incubator and wet lab facility. This incubator offers critical space that can support bio-science growth and development. The LRSZ will provide support to ongoing commercialization activities within the incubator.

The Meridian Township portion of the LRSZ will also include some light industrial properties along the M-78 corridor. These are properties that could support high-tech manufacturing and offer some redevelopment potential.

A. Property Description

See Appendix A for a list of the Lansing, East Lansing, and Meridian Township properties to which LRSZ's Plan applies in relation to the boundaries of the authority district and a legal description of each property.

B. Boundaries of Property Included

The Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as all real and personal property within an area bounded by Collins Road to the east, Dunkel Road to the south, I-496 to the west, and the City of Lansing boundary to the north and northeast.

The East Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as the area defined by the East Lansing Downtown Development Authority District per Ordinance 1106, with the exception of properties north of Grand River Avenue and east of Collingwood Drive.

The Meridian Township portion of the boundaries of the property to which the Development Plan applies can more generally be described as all the properties that front Dawn Avenue and parcels along the south side of East Saginaw Street (M-78) that front M-78 and Towner Road.

See Appendix B for a map of the development areas within the Cities and Meridian Township.

C. Description of Land Uses and Property Characteristics

City of Lansing: The Lansing portion in the development area primarily consists of the University Corporate Research Park, zoned for office and related commercial uses. This area is in proximity to the

Dunkel Road exit of US 127 and is accessed primarily via Collins Road and Forest Road. Land uses are predominantly low-density office, with the exception of the under-construction McLaren hospital.

City of East Lansing: East Lansing's portion of the development area consists of the core downtown area along Grand River Avenue, zoned for mixed-use commercial and residential. The other development area, commonly known as Cedar Village, is also zoned for mixed-use commercial and residential. These areas are primarily accessed by Grand River Avenue, Abbot Road, and Hagadorn Road. Land uses include a mix of low- and high-density residential and commercial uses. Commercial uses include both office and retail.

Meridian Township: The Meridian Township portion of the development area consists of the parcels along Dawn Avenue and some parcels along the M-78 corridor. Both areas are zoned for industrial uses. Dawn Avenue is accessed via Grand River Avenue, and M-78 serves as the primary access route for the parcels that adjoin it. Land uses in both areas include light industrial with adjoining office space.

D. Public Facilities to be Acquired

While no public facilities are expected to be acquired, excess SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project. Funds may also be used for additional projects, including the building, acquiring, and/or equipping of one or more business incubators within the Lansing Regional SmartZone as allowed by Public Act 57 of 2018 as amended.

E. Public Facilities Estimated Costs

While no public facilities are expected to be acquired or leased by the LRSZ, excess SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project and for additional projects, including constructing additional public facilities as allowed by Public Act 57 of 2018 as amended.

F. Construction Schedule

The ongoing construction of McLaren hospital within the Lansing development area is scheduled to be completed in 2022. Several proposed projects in downtown East Lansing, including the Michigan State University Federal Credit Union office building and redevelopment of the Evergreen Avenue parcels, are projected for 2022 to 2024. There are no estimated timelines for construction projects within the Meridian Township development area.

G. Property Transactions

While no property is expected to be leased or purchased by the LRSZ, SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project. Funds may also be used for additional projects, including the buying, selling, donating, exchanging, or leasing of property to or from the Cities of Lansing or East Lansing.

H. Zoning and Infrastructure Changes

The LRSZ is not requesting any zoning changes or planning to effectuate any infrastructure changes as part of this plan.

I. Public Facility Costs

The LRSZ has no planned public facility costs.

J. Public Facility Lease Entities

The LRSZ does not plan to own or lease any public facilities. However, the LRSZ does plan to support the operations and business support services of several incubators/accelerators operated by the MSU Foundation:

- East Lansing Technology Innovation Center
- VanCamp Incubator + Research Labs
- Michigan Biotechnology Institute

Spaces in these incubators will be leased to a wide range of high-tech businesses. The LRSZ will offer services to incubate, accelerate, and improve entrepreneurship, and leverage and link technology innovators and Michigan State University to the private sector to create the conditions for greater productivity, innovation, and job creation. The LRSZ does this by providing entrepreneurs with small- and medium-size spaces, including wet lab and other research amenities. Startup and existing small businesses will continue to have access to business support services to optimize opportunities for success.

K. Procedures for Leasing, Purchasing, or Conveying Public Facilities

The LRSZ is not planning to own, lease, purchase, or convey the use of any public facilities. However, excess SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project. Funds may also be used for additional projects, including constructing additional public facilities and/or a business incubator as allowed by Public Act 57 of 2018 as amended.

L. Estimate of Displaced Persons

There are no persons residing within the development area that will be displaced or have their properties acquired by the LRSZ.

M. Displaced Persons Relocation Plan

There is no planned relocation of residents.

N. Displaced Persons Relocation Costs

There are no expected costs to relocate residents.

O. Compliance with Act 227 of 1972

There is no planned relocation of residents.

Appendix A: Parcels and Legal Descriptions

City of Lansing

Tax ID Number	Legal Description
33-01-01-36-351-002	COM 37.62 FT W OF NE COR OF W 1/2 OF SW 1/4, TH S 89DEG 46MIN 59SCD W 445.10 FT, S 04DEG 39MIN 20SCD W 42.22 FT, S 40DEG 45MIN 47SCD E 210.65 FT, S 86DEG 09MIN 45SCD E 185.37 FT, N 47DEG 24MIN 45SCD E 174.71 FT, N 01DEG 31MIN 45SCD W 95.5 FT TO BEG; SEC
33-01-01-36-102-032	COM 1307.16 FT E & 825.06 FT N OF W 1/4 COR, TH W 969.42 FT TO E LINE HWY US-127, N 10DEG 12MIN 40SCD W 167.3 FT, N 00DEG 23MIN 21SCD E 493.42 FT ALONG SAID R/W, E 994.22 FT, S 657.81 FT TO BEG; SEC 36 T4N R2W
33-01-01-36-102-063	COM 1307.16 FT E & N 00DEG 07MIN 51 SCD W 371.75 FT FROM W 1/4 COR SEC 36, TH N 89DEG 26MIN 28SCD W 90.6 FT, N 00DEG 07MIN 51SCD W 40.99 FT, N 89DEG 26MIN 28SCD W 173.74 FT, S 53DEG 54MIN 26SCD W 328.97 FT TO E LINE US-127 R/W, TH N 43DEG 58MIN 12SCD W 4
33-01-01-36-102-092	COM INTN E-W LINE SEC 36 & E LINE US-127 R/W, TH ALONG R/W N 04DEG 59MIN 51SCD W 157.35 FT AND N 43DEG 58MIN 12SCD W 83.41 FT, N 53DEG 54MIN 26SCD E 328.97 FT, S 89DEG 26MIN 28SCD E 173.74 FT, S 00DEG 07MIN 15SCD E 40.99 FT, S 89DEG 26MIN 28SCD E 90.6 FT
33-01-01-36-102-002	NW 1/4 OF NW 1/4 E OF I-496 R/W SEC 36 T4N R2W
33-01-01-25-151-011	COM 660 FT E OF W 1/4 POST, TH N 165 FT, W 115.5 FT, S 165 FT, E 115.5 FT TO BEG; SEC 25 T4N R2W
33-01-01-25-151-002	PARTS SEC 25 & 26 COM W 1/4 POST SEC 25, TH W 345.49 FT TO E LINE US-127 R/W, N 500 FT, E 345.07 FT TO E LINE SEC 26, CONTINUING E 544.5 FT, S 29DEG 19MIN 06SCD W 314.9 FT TO BLDG COR, ALONG BLDG WALL 3 COURSES: S 14DEG 30MIN 41SCD W 76.04 FT, N 75DEG 29
33-01-01-25-151-023	PARTS NE 1/4 SEC 26 LYING E OF US-127 R/W EXC S 500 FT, ALSO PARTS NW 1/4 OF SW 1/4 SEC 25 LYING N OF N'LY LINE RELOCATED FOREST RD, ALSO SW1/4 OF NW 1/4 SEC 25 EXC PARTS LYING W'LY OF A LINE COM 544.5 FT E OF W 1/4 COR SEC 25, TH N 59.56 FT, N 75DEG 29
33-01-01-25-301-401	PARTS SE 1/4 SEC 26 & SW 1/4 SEC 25 LYING: E OF I-496 R/W, S'LY & W'LY OF C/L'S RELOCATED FOREST & COLLINS RDS; EXC ALLIANCE DR & TECHNOLOGY BLVD R/W'S, ALSO EXC LEASED LANDS; SEC 25 T4N R2W
33-01-01-25-301-022	COM 513.6 FT E OF W 1/4 COR, TH S 195.46 FT, SE'LY 162.45 FT ALONG 387 FT RADIUS CURVE TO LT CHORD BEARING S 11DEG 48MIN 51SCD E 161.26 FT, S 23DEG 50MIN 22SCD E 139.84 FT, SE'LY 214.41 FT ALONG 433 FT RADIUS CURVE TO RT CHORD BEARING S 9DEG 39MIN 13SCD
33-01-01-25-301-080	COM AT POINT ON W 1/8 LINE OF SEC 25 813.2 FT N OF S SEC LINE, TH W 213.78 FT, N 67DEG 49MIN 57SCD W 138.58 FT, N 44DEG 36MIN 34SCD W 350.85 FT TO S'LY LINE TECHNOLOGY BLVD, NE'LY 162.5 FT ALONG 367 FT RAD CURVE TO RT CHORD BEARING N 45DEG 38MIN 40SCD E 1
33-01-01-25-301-090	COM AT A POINT ON W 1/8 LINE OF SEC 25 127.87 FT N OF S SEC LINE, TH N 685.33 FT, W 213.78 FT, N 67DEG 49MIN 57SCD W 134.62 FT, S 157.77 FT, S 38DEG 11MIN 31SCD W 166.1 FT TO E'LY LINE TECHNOLOGY BLVD, S'LY ALONG R/W S 52DEG 03MIN 30SCD E 99.57 FT AND 43

Tax ID Number	Legal Description
33-01-01-25-301-801	BUILDING ON LEASED LAND COM AT POINT ON W 1/8 LINE OF SEC 25 813.2 FT N OF S SEC LINE, TH W 213.78 FT, N 67DEG 49MIN 57SCD W 138.58 FT, N 44DEG 36MIN 34SCD W 350.85 FT TO S'LY LINE TECHNOLOGY BLVD, NE'LY 162.5 FT ALONG 367 FT RAD CURVE TO RT CHORD BEARING N 45DEG 38MIN 40SCD E 161.18 FT, NE'LY 163.84 FT ALONG 292 FT RAD CURVE TO RT CHORD BEARING N 74DEG 18MIN 58SCD E 161.7 FT, E 237.72 FT, SE'LY 78.54 FT ALONG 50 FT RAD CURVE TO RT CHORD BEARING S 44DEG 36MIN 34SCD E 70.71 FT TO W LINE COLLINS RD, E 33 FT TO SAID 1/8 LINE, S 407.74 FT TO BEG; SEC 25 T4N R2W PARCEL CODE OF LAND: 33-01-01-25-301-080
33-01-01-25-301-802	BUILDING ON LEASED LAND COM AT A POINT ON W 1/8 LINE OF SEC 25 127.87 FT N OF S SEC LINE, TH N 685.33 FT, W 213.78 FT, N 67DEG 49MIN 57SCD W 134.62 FT, S 157.77 FT, S 38DEG 11MIN 31SCD W 166.1 FT TO E'LY LINE TECHNOLOGY BLVD, S'LY ALONG R/W S 52DEG 03MIN 30SCD E 99.57 FT AND 434.72 FT ALONG 383 FT RADIUS CURVE TO RT CHORD BEARING S 19DEG 33MIN 37SCD E 411.78 FT TO POINT DUE W OF BEG, E 221.14 FT TO BEG; SEC 25 T4N R2W PARCEL CODE OF LAND: 33-01-01-25-301-090

Note: These parcels reflect the original parcels at the time of adoption of the original LRSZ Tax Increment Financing and Development Plan. Any subsequent combinations or splits reflected in the addition of new parcels are not included herein but should be incorporated into calculations of taxable values, as necessary. Personal parcels within these real parcels should also be included.

City of East Lansing

Tax ID Number	Legal Description
33-20-01-13-226-001	THAT PART OF LOTS 17, 18, & 19 LYING N OF A LINE DRAWN DUE W FROM A PT 28 1/2 FT S OF NE COR OF LOT 17. OAKWOOD
33-20-01-13-227-004	E'LY 50 FT IN WIDTH OF LOT 2 & LOT 3 ENTIRE OAKWOOD
33-20-01-13-227-005	W 40 1/2 FT OF LOT 4 OAKWOOD, ALSO THE S 1/2 OF VACATED ALLEY.
33-20-01-13-227-006	LOT 5 ENTIRE & E 25 1/2 FT OF LOT 4 OAKWOOD, ALSO THE S1/2 OF VACATED ALLEY.
33-20-01-13-227-011	PART OF LOT 14-COM AT SE COR OF LOT 14-W'LY ALONG N LINE OF GD RIVER AVE 23 1/2 FT -N'LY AT RT ANGLES TO GD RIVER AVE 90 FT E'LY PLL TO GD RIVER AVE TO EVERGREEN AVE-S'LY ALONG EVERGREEN AVE. TO BEG OAKWOOD
33-20-01-13-227-012	PART OF LOT 14-COM. 23 1/2 FT. NW OF SE COR. OF LOT 14-NE AT RT ANG TO GD RIVER AVE 90 FT-NW PLL. TO GD. RIVER AVE. 21 1/2 FT- SW AT RT ANG TO GD RIVER AVE 90 FT SE ALONG N. LINE OF GR.RIVER AVE. 21 1/2 FT. TO BEG OAKWOOD
33-20-01-13-227-013	PART OF LOT 14-COM. 45 FT. NW OF SE COR OF LOT 14-NE AT RT ANG TO GD RIVER AVE 90 FT. NW PLL. TO GD. RIVER AVE. 21 1/2 FT - SW AT RT ANG TO GD RIVER AVE 90 FT SE ALONG N. LINE OF GD. RIVER AVE. 21 1/2 FT. TO BEG. OAKWOOD
33-20-01-13-227-016	PART OF LOT 13-COM. 109 1/2 FT NW OF SE COR OF LOT 14 -NE AT RT ANG TO SAID GRAND RIVER AVE. 90 FT-NW PLL TO GD RIVER AVE 22 1/2 FT-SW AT RT ANG TO SAID GRAND RIVER AVE 90 FT SE ALONG N.LINE OF GD RIVER AVE. TO BEG. OAKWOOD

Tax ID Number	Legal Description
33-20-01-13-227-017	COM AT THE SE COR OF LOT 14 OAKWOOD PART OF THE NE 1/4 OF SEC 13 CITY OF EAST LANSING TH W'LY PLL WITH GRAND RIVER AVE 66.5 FT TO POB TH CONT W'LY PLL WITH GRAND RIVER AVE 43 FT TH N'LY PLL WITH E LOT LN OF LOT 13 OAKWOOD 90 FT TH W'LY PLL WITH GRAND RIVER AVE 22.5FT TH N'LY PLL WITH W LOT LN OF LOT 13 OAKWOOD 75 FT TH E'LY PLL WITH GRAND RIVER AVE 63.822 FT TH S'LY ALONG THE W'LY LN OF EVERGREEN AVE TO A PT 92.75 FT N OF THE SE COR OF LOT 14 OAKWOOD TH W'LY PLL TO GRAND RIVER AVE 58.5 FT M OR L TH S'LY PLL WITH W'LY LOT LN OF LOT 14 OAKWOOD 90 FT TO POB
33-20-01-13-227-019	BEGINNING AT THE SW CORNER OF THE PLAT OF OAKWOOD AS RECORDED IN LIBER 2 OF PLATS, PAGE 33 INGHAM COUNTY RECORDS ALSO BEING THE SE CORNER OF COLLEGE HEIGHTS SUBDIVISION AS RECORDED IN LIBER 3 OF PLATS, PAGE 13, INGHAM COUNTY RECORDS, THENCE N70 ^ 00'00W ALONG THE S LINE OF COLLEGE HEIGHTS SUBDIVISION 158.00' TO THE SW CORNER OF LOT 1 OF SAID COLLEGE HEIGHTS SUBDIVISION; THENCE N12 ^ 11'00'E ALONG THE E LINE OF SAID LOT 1 90.00'; THENCE S82 ^ 30'53'E 130.59' TO THE E LINE OF SAID COLLEGE HEIGHTS SUBDIVISION
33-20-01-13-228-007	LOT 32 OAKWOOD
33-20-01-13-228-008	LOT 30 OAKWOOD
33-20-01-13-228-014	COM AT THE NW COR OF LOT 28 OF OAKWOOD SUBD TH E 100 FT TH S 45 FT TH W TO EVERGREEN AVE TH N'LY ALONG SAID AVE TO PLACE OF BEG SEC 13 T4NR2W
33-20-01-13-228-015	LOTS 26 AND 28 OAKWOOD SUB EXC COM AT NW COR OF LOT 28 TH E 100' TH S45' TH W TO EVERGREEN AVE, TH N'LY ALG SAID AVE TO POB SEC 13 T4N, R1W.
33-20-01-13-229-010	LOTS 27 & 29 OAKWOOD
33-20-01-13-230-001	N 44 FT OF LOT 23 & S 16 FT OF LOT 24 OAKWOOD
33-20-01-13-230-004	LOTS 21 AND 22, ALSO S 22' OF LOT 23 OAKWOOD
33-20-02-18-136-001	N.68 FT OF LOTS 1 & 2 & N 68 FT OF W . 6.7 FT OF LOT 3 RESUB OF LOTS 6 TO 29 IN- CLUSIVE OF ANGELL'S SUB OF LOT 80 AND PORTION OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-136-002	S 22 FT OF LOTS 1&2 & W 11.7 FT OF S 22 FT OF LOT 3 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-003	LOT 3 EXC N 68 FT OF W 6.7 FT & EXC S 22 FT OF W 11.7 FT RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELLS SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-004	LOTS 4 & 5 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-005	LOT 6 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-006	LOT 7 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-007	N 1/2 OF LOTS 8 & 9 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-008	S 1/2 OF LOTS 8 & 9 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE

Tax ID Number	Legal Description
33-20-02-18-136-010	BEG AT A PT 45 FT S OF NE COR OF LOT 5 W 105.9 FT S 45 FT E 105.9 FT N 45 FT TO BEG ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-136-011	BEG AT SE COR OF LOT 5, N 107.2 FT W 105.9 FT S 68.5 FT TO ALBERT AVE SE'LY 114 FT TO BEG ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-136-017	LOT 3 N 45 FT OF LOTS 4 AND 5, ALSO BEG 114 FT NW OF SE COR OF LOT 5, TH NW'LY 55 FT, TH N 94.9 FT TH E TO PT DIRECTLY N OF POB, TH S 113.5 FT TO POB, ANGELL'S SUB. OF LOT 80 AND PORTIONS OF LOT 78 AND 79 COLLEGE GROVE
33-20-02-18-136-018	N 38 FT OF LOT 1 AND N 38 FT OF W 20.5 OF LOT 2 ALSO E 59 FT OF LOT 2 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-137-002	W 1/2 OF LOT 30 & 32 COLLEGE GROVE
33-20-02-18-137-003	W 1/2 OF E 1/2 OF LOTS 30 & 32 COLLEGE GROVE
33-20-02-18-137-004	E 1/2 OF E 1/2 OF LOTS 30 & 32 COLLEGE GROVE
33-20-02-18-138-001	LOT 41 COLLEGE GROVE
33-20-02-18-138-002	LOT 39 COLLEGE GROVE
33-20-02-18-138-004	E 1/2 OF LOTS 31 & 33 COLLEGE GROVE
33-20-02-18-138-005	W 1/2 OF LOTS 31 & 33 COLLEGE GROVE
33-20-02-18-139-001	N 39 FT OF W 110.5 FT OF LOT 52 COLLEGE GROVE
33-20-02-18-139-002	N 11 FT OF LOT 50 & S 27 FT OF W 110.5 FT OF LOT 52 COLLEGE GROVE
33-20-02-18-139-003	E 38 FT OF LOT 52 COLLEGE GROVE
33-20-02-18-139-004	LOT 50 EXC N 11 FT & S 16 1/2 FT COLLEGE GROVE
33-20-02-18-139-005	N 1/2 OF LOT 48 & S 16 1/2 FT OF LOT 50 COLLEGE GROVE
33-20-02-18-139-006	N 1/4 OF LOT 46 & S 1/2 OF LOT 48 COLLEGE GROVE
33-20-02-18-139-008	LOT 44 COLLEGE GROVE
33-20-02-18-139-013	LOT 42 EXC THE N 17' COLLEGE GROVE ALSO THE W 1/2 OF VACATED ALLEY, ALSO BEG AT THE SW COR OF SAID LOT 42 TH S 9.91', TH S40°54'30"W 19.64' ALONG THE E'LY LINE OF M.A.C. AVE TH E'LY 169.61' TO THE C.L. EXTENDED OF THE ALLEY LYING EAST OF LOT 42
33-20-02-18-152-001	LOT 17 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-002	LOT 18 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-003	LOT 19 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-004	LOT 20 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-005	LOT 21 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-006	LOT 22 AND 23 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE

Tax ID Number	Legal Description
33-20-02-18-154-001	LOT 43 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-002	W 46 FT OF LOT 45 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-003	E 28.8 FT OF LOT 45 AND W 11.2 FT OF LOT 47 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-004	E 46.1 FT OF W 57.3 FT OF LOT 47 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-005	E 17.5 FT OF LOT 47 AND W 28.6 FT OF LOT 49 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-006	E 46.1 FT OF LOT 49 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-162-001	W 96 FT OF LOT 2 COLLEGE GROVE
33-20-02-18-162-003	LOT 14 EXC S 53 FT 3 IN COLLEGE GROVE
33-20-02-18-162-004	N 33 FT 3 IN OF S 53 FT 3 IN OF LOT 14 COLLEGE GROVE
33-20-02-18-162-005	S 20 FT OF E 30 FT OF LOT 12 & S 20 FT OF LOT 14 COLLEGE GROVE
33-20-02-18-163-001	LOT 1 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-002	LOT 3 & W 1/2 OF LOT 5 EXC S 3 FT THEREOF COLLEGE GROVE
33-20-02-18-163-003	E 1/2 OF LOT 5 EXC S 3 FT & W 1/2 OF LOT 7 EXC E 3 IN OF W 1/2 OF LOT 7 & EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-004	E 1/2 OF LOT 7 EXC S 3 FT & E 3 IN OF W 1/2 OF LOT 7 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-005	LOT 9 & W 22 FT OF LOT 11 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-006	W 25 1/2 FT OF E 60 1/2 FT LOT 11 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-007	W 15 1/2 FT OF E 35 FT OF LOT 11 COLLEGE GROVE
33-20-02-18-163-009	E 64 1/2 FT OF N 26 FT OF LOT 13 COLLEGE GROVE
33-20-02-18-163-010	COM 3 FT N OF SE COR OF LOT 13-N TO NE COR OF LOT-W 73 1/2 FT-S 69 FT-E 40 FT-S 60 FT-E'LY TO BEG EX E 64 1/2 FT OF N 26 FT OF LOT 13 COLLEGE GROVE
33-20-02-18-163-011	E 19.5 FT OF LOT 11 EXC S 3 FT ALSO W 3.3 FT LOT 13 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-013	E 5.7 FT OF W 9 FT & E'LY 16.57 FT OF W'LY 25.57 FT OF S'LY 63 FT OF LOT 13 EXC S 3 FT THEREOF COLLEGE GROVE
33-20-02-18-163-014	THE E'LY 23.43 FT OF THE W'LY 49 FT OF THE S 63 FT EXC S 3 FT OF LOT 13 COLLEGE GROVE
33-20-02-18-164-101	UNIT NUMBER 1 EAST LANSING CITY CENTER CONDOMINIUMS, ALSO THE SURFACE AREA OF LOT 18 EXCEPT THE WEST 31.54 FT AND THE WEST 21.79 FT OF LOT 20, PLAT OF COLLEGE GROVE, CITY OF EAST LANSING, INGHAM COUNTY MICHIGAN, ACCORDING TO THE RECORDED PLAT AS RECORDED IN LIBER 3 OF PLATS, PAGE 4, INGHAM COUNTY RECORDS TOGETHER WITH THE VERTICAL AREA ABOVE THE SURFACE AREA UP TO A HEIGHT OF FOURTEEN AND ONE HALF (14 1/2) FEET TO THE UNDERSIDE SURFACE OF THE MUNICIPAL PARKING STRUCTURE WHICH IS LOCATED ABOVE THE SURFACE AREA REFERED TO ABOVE.

Tax ID Number	Legal Description
33-20-02-18-164-102	UNIT #2 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-103	UNIT #3 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-104	UNIT #4 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-105	UNIT #5 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-106	UNIT #6 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-107	UNIT #7 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-108	UNIT #8 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-109	UNIT #9 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-110	UNIT #10 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-111	UNIT #11 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-112	UNIT #12 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-113	UNIT #13 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-114	UNIT #14 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-115	UNIT #15 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-116	UNIT #16 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-117	UNIT #17 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-118	UNIT #18 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-119	UNIT #19 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-120	UNIT #20 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-121	UNIT #21 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-122	UNIT #22 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-123	UNIT #23 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-124	UNIT #24 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-125	UNIT #25 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-126	UNIT #26 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-127	UNIT #27 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-128	UNIT #28 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-131	UNIT #31 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-132	UNIT #32 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-133	UNIT #33 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-134	UNIT #34 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-135	UNIT #35 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-136	UNIT #36 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-137	UNIT #37 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-138	UNIT #38 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-139	UNIT #39 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-140	UNIT #40 EAST LANSING CITY CENTER CONDOMINIUMS

Tax ID Number	Legal Description
33-20-02-18-164-141	UNIT #41 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-142	UNITS 29 AND 30 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-201	SUITE 1- 7,041 SQ FT RETAIL SPACE IN CITY CENTER RAMP
33-20-02-18-164-202	SUITE 2- 9,546 SQ FT RETAIL SPACE IN CITY CENTER RAMP
33-20-02-18-165-002	E 18 FT OF LOT 15 COLLEGE GROVE
33-20-02-18-165-004	LOT 19 EXC E 48 1/2 FT COLLEGE GROVE
33-20-02-18-165-005	E 48 1/2 FT OF LOT 19 ENTIRE LOTS 21 & 23 COLLEGE GROVE
33-20-02-18-165-006	THE W'LY 26 FT OF LOT 17 COLLEGE GROVE
33-20-02-18-165-007	THE E'LY 24 FT OF THE W'LY 50 FT OF LOT 17 COLLEGE GROVE
33-20-02-18-165-008	THE E'LY 32.5 FT OF LOT 17 COLLEGE GROVE
33-20-02-18-166-003	W 31 FT OF LOT 39 AND E 8 FT OF LOT 37 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-166-004	LOT 39 EXC E 10 FT AND EXC W 31 FT ANGELL'S SUBD OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-166-005	E 10 FT OF LOT 39 AND ALL OF LOT 41 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-166-009	LOT 35, ALSO LOT 37 EXC E 8' ANGELL'S SUBD OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE.
33-20-02-18-166-100	SUITE A-5,000 SQ FT RETAIL SPACE IN ALBERT ST PARKING RAMP
33-20-02-18-166-101	SUITE B-CITY PORTION-3,900 SQ FT RETAIL SPACE IN ALBERT ST PARKING RAMP
33-20-02-18-167-003	LOT 14 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-167-004	LOT 13 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-167-009	LOTS 15 AND 16 ASSESSORS PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-167-010	LOT 9 THRU 12 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-168-001	LOT 1 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-168-008	PT OF LOTS 6 AND 8 AND ENTIRE LOT 7, ASSESSOR'S PLAT OF CHASE SUB, OF PT OF LOT 78 OF COLLEGE GROVE, CITY OF E LANS, ING CO, MI ACCORDING TO THE REC PLAT THEREOF, AS REC IN LIBER 12 OF PLATS, PG 2, ING CO REC, DESC AS: BEG AT THE SE COR OF LOT 6, TH N70 ^01'15W
33-20-02-18-168-009	BEG AT SE COR OF LOT 8, TH N70 ^01'15W 48.70' ALG THE N LN OF GRAND RIV AVE
33-20-02-18-168-010	LOT 2 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE EXC BEG AT SE COR OF LOT 2 ON GRAND RIVER AVE TH NW'LY 0.30' ON N LN OF GRAND RIVER AVE TH NE'LY 132.20' AND ALG AN EXTERIOR WALL LN OF AN EXISTING BLDG ON LOT 2 AND THE EXTENSION OF SD LN TO A POINT 0.37' NW'LY OF THE NE COR OF LOT 2; TH SE'LY 0.37' TO THE NE COR OF SD LOT 2, TH SW'LY 132.20' ON THE E LN OF LOT 2 TO POB.

Tax ID Number	Legal Description
33-20-02-18-168-011	THAT PART OF LOT 2 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 OF COLLEGE GROVE, CITY OF EAST LANSING, ING CO., MI DESC AS: BEG AT THE SE COR OF LOT 2 ON GRAND RIVER AVE, TH NW'LY 0.30' ON THE N LN OF GRAND RIVER AVE; TH NE'LY 132.20' AND ALG AN EXTERIOR WALL LN OF AN EXISTING BLDG ON LOT 2 AND THE EXTENSION OF SAID LN TO A POINT 0.37' NW'LY OF THE NE COR OF LOT 2; TH SE'LY 0.37' TO THE NE COR OF SD LOT 2; TH SW'LY 132.20' ON THE E LN OF LOT 2 TO THE POB. ALSO LOT 3 AND LOT 4 EXC THE E'LY 8.4' IN WIDTH THEREOF, ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE, CITY OF EAST LANSING, ING CO, MI.
33-20-02-18-168-012	LOT 4 EXC THE E'LY 8.4' IN WIDTH, ALSO LOT 5 ENTIRE, AND LOT 6 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE, EXC THAT PART OF LOT 6 DESC AS BEG AT SE COR OF LOT 6, TH N 70 ^ 01'15W 0.28'
33-20-02-18-169-001	LOT 42 & S 1 RD OF LOT 44 FIRST ADDITION TO FAIRVIEW
33-20-02-18-169-002	LOT 40 FIRST ADDITION TO FAIRVIEW
33-20-02-18-170-001	LOTS 1 & 2 FAIRVIEW
33-20-02-18-172-003	LOT 4 FAIRVIEW
33-20-02-18-172-004	LOT 5 FAIRVIEW
33-20-02-18-172-005	LOT 6 & 7 FAIRVIEW
33-20-02-18-172-007	N 50 FT OF LOT 3 FAIRVIEW
33-20-02-18-172-008	LOT 3 EXC N 50 FT FAIRVIEW
33-20-02-18-172-009	LOT 3 FAIRVIEW
33-20-02-18-405-006	N 65 FT OF E 22 FT OF LOT 28 ALSO N 65 FT OF LOT 29 FAIRVIEW
33-20-02-18-414-007	LOT 8 SUPERVISOR'S PLAT NO 5 OF MERIDIAN TOWNSHIP
33-20-02-18-414-018	LOT 4 COLLEGEDALE
33-20-02-18-415-008	LOT 60, 61 & 62 COLLEGEDALE
33-20-02-18-419-001	LOT 37 EXC N 18.37 FT & PART OF LOTS 38 & 39 BEG AT SW COR OF LOT 39-N ON W LINE OF LOT 39 114.3 FT-S 86 ^ 01' 25 E 102.51 FT-S 69 ^ 13' E 22 FT TO E'LY LINE OF LOT 38 AT PT 18.37 FT S OF NE COR THEREOF-S TO SE COR LOT 38-NW'LY TO BEG FAIRVIEW"
33-20-02-18-419-002	LOT 35 & 36 EXC N 12.70 FT OF LOT 35 MEASURED AT RIGHT ANGLES TO GRAND RIVER AVE EAST LANSING MI FAIRVIEW
33-20-02-18-419-801	BUILDING ON LEASED LAND LOT 37 EXC N 18.37 FT & PART OF LOTS 38 & 39 BEG AT SW COR OF LOT 39-N ON W LINE OF LOT 39 114.3 FT-S 86 ^ 01' 25 E 102.51 FT-S 69 ^ 13' E 22 FT TO E'LY LINE OF LOT 38 AT PT 18.37 FT S OF NE COR THEREOF-S TO SE COR LOT 38-NW'LY TO BEG FAIRVIEW. PARCEL NUMBER 33-02-18-419-001."
33-20-02-18-420-001	LOTS 1 & 3 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-004	S 50 FT OF LOT 7 (INCL THAT PT OF VACATED ALLEY ON THE S) ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-005	LOT 9 & N 41 FT OF LOT 11 (INCL THAT PT OF VACATED ALLEY TO THE N) ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-006	S 25 FT OF LOT 11 ENTIRE LOT 13 & N 1/2 OF LOT 15 ELMWOOD ADDITION TO FAIRVIEW

Tax ID Number	Legal Description
33-20-02-18-420-007	S 1/2 OF LOT 15 & N 49 1/2 FT OF LOT 17 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-008	LOT 19 & S 16 1/2 FT OF LOT 17 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-009	LOT 5 AND THE N 22 FT OF LOT 7 ELMWOOD ADDITION TO FAIRVIEW.
33-20-02-18-421-001	LOT 2 & N 33 FT OF LOT 4 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-002	S 2 RDS OF LOT 4 & LOT 6 ENTIRE ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-003	LOTS 8 & 10 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-004	LOT 12 ENTIRE & N 3 FT OF LOT 14 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-005	LOT 14 EXC N 3 FT & N 6 FT OF LOT 16 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-006	LOTS 16, 18 & 20 EXC N 6 FT OF LOT 16 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-422-003	LOTS 30 & 31 FAIRVIEW
33-20-02-18-422-004	LOT 32, ALSO LOTS 33 AND 34 EXC N 12.70 FT MEASURED AT RIGHT ANGLES TO GRAND RIVER AVE FAIRVIEW SUB.
33-20-02-18-423-001	LOT 1 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-002	LOT 2 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-003	LOT 3 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-004	LOT 4 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-005	LOT 5 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-006	LOT 6 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-007	LOT 7 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-008	LOT 8 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-009	LOTS 9-12 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-010	LOT 22 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-011	LOT 21 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-012	N 7 FT OF LOT 19 AND ALL OF LOT 20 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-013	LOT 19 EXC N 7 FT RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-014	LOT 18 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-015	LOT 17 RIVERDALE ADDITION TO FAIRVIEW
33-20-02-18-423-016	LOT 16 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-017	LOTS 13-15 AND N 15 FT OF W 145.5 FT OF E 183 FT OF OUTLOT A RIVERDALE ADD TO FAIRVIEW
33-20-02-18-424-001	LOTS 1, 2 AND 3 EXC S 15 FT OF EA LOT AND EXC N 18.37 FT OF EACH LOT ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-002	LOT 4 AND S 15 FT OF LOTS 1, 2 AND 3 ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-003	LOT 5 ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-004	LOT 6 EXC S .74 FT ASSESSOR'S PLAT OF CHERRY LAWN

Tax ID Number	Legal Description
33-20-02-18-424-005	S .74 FT OF LOT 6 AND ALL OF LOT 7 EXC BEG AT SE COR NW'LY ON LOT LINE 57.69 FT E 54.05 FT TO E LINE OF LOT 7 S 20.47 FT TO BEG ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-006	PART OF LOT 10 COM AT NW COR THEREOF-S 70 ^ 01' E ON N'LY LOT LINE 74.71 FT-S 89 ^ 12' W 69.85 FT TO E'LY LINE OF RIVER STREET-N 0 ^ 48' W 26.51 FT TO BEG EAST LAWN (THIS PARCEL OWNED WITH LAND ADJOINING IN CITY OF EAST LANSING) EAST LAWN
33-20-02-18-424-007	BEG 15 FT S OF NW COR OF LOT 11 OF EAST LAWN SUBD-N 60 FT-E 123.5 FT-S PLL WITH RIVER ST TO PT E OF BEG-W TO BEG EAST LAWN & PT OF ASSESSOR'S PLAT OF CHERRY LAWN (OCC AS ONE PARCEL) EAST LAWN
33-20-02-18-424-008	LOT 8, 9, 12, 13 & LOT 11 EXC N 15 FT EAST LAWN
33-20-02-18-424-009	W 31 FT OF LOT 4 EAST LAWN
33-20-02-18-424-010	LOT 3 & LOT 4 EXC W 31 FT EAST LAWN
33-20-02-18-424-011	LOT 5 & LOT 6 EXC S 54 FT EAST LAWN
33-20-02-18-424-012	N 11 FT OF LOT 7 & S 54 FT OF LOT 6 EAST LAWN
33-20-02-18-424-013	LOT 7 EXC N 11 FT EAST LAWN
33-20-02-18-425-001	LOT 21 ELMWOOD ADD TO FAIRVIEW AND W 145.5 FT OF OUTLOT A RIVERDALE ADD TO FAIRVIEW AND THAT PT OF SEC 18 LYING S OF ELMWOOD ADD TO FAIRVIEW N OF RED CEDAR RIVER E TO BOGUE ST AND W OF RIVERDALE ADD TO FAIRVIEW EXC WATERS EDGE DR (OWNED AND OCCUPIED AS ONE PARCEL) SEC 18 T4NR1W
33-20-02-18-425-002	LOT 1, 2 & 3 CANDY CARVER A REPLAT ON OUTLOT A" OF RIVERDALE ADD TO FAIRVIEW"
33-20-02-18-425-003	LOT 14 EAST LAWN
33-20-02-18-425-004	LOTS 15 & 16 EAST LAWN
33-20-02-18-426-001	LOTS 1 & 2 ALSO LOT 21 EAST LAWN
33-20-02-18-426-002	LOTS 17, 18, 19 & 20 EAST LAWN
33-20-02-18-426-003	LOT 75 SUPERVISORS PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-004	LOTS 76 & 77 SUPERVISORS PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-005	COM AT NW COR OF LOT 78 S'LY ALONG LOT LN TO CEDAR RIVER E'LY ALONG RIVER 57.5 FT N'LY TO A POINT IN A N LOT LN THAT IS 77.53 FT E'LY OF BEG W'LY BEG BEING PARTS OF LOTS 78 & 79 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-006	COM AT A POINT IN N LOT LN OF LOT 79 THAT IS 77.53 FT E'LY OF NW COR OF LOT 78 S'LY TO A POINT IN S LOT LN OF LOT 78 THAT IS 57.5 FT E'LY OF SW COR OF LOT 78 E'LY ALONG S LOT LN TO A POINT 33 FT E'LY OF SW COR OF LOT 80 N'LY TO N LOT LN OF LOT 81 AT A POINT 86 1/5 FT E'LY OF NW COR OF LOT 80 W'LY ALONG N LOT LN TO BEG BEING PART OF LOTS 78 79 80 & 81 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-007	W 1/2 OF FOLLOWING DESC PART OF LOTS 80 & 81 & 82 COM IN S'LY LN OF GRAND RIVER AVE AT A PT N 69 ^ 28' W 1003.2 FT FROM ITS INT WITH E LINE OF SEC 18 N 69 ^ 28' W 144.8 FT S 13 ^ 42' W 231 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 126 FT M/L N 19 ^ 16' E 221.7 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP

Tax ID Number	Legal Description
33-20-02-18-426-008	E 1/2 OF FOLLOWING DESC PART OF LOTS 80 81 & 82 COM IN S'LY LN OF GRAND RIVER AVE AT PT N 69 ^ 28' W 1003.2 FT FROM ITS INTERSECTION WITH E LN OF SEC 18 N 69 ^ 28' W 144.8 FT S 13 ^ 42' W 231 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 126 FT M/L N 19 ^ 16' E 221.7 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-009	LOT 83 ENTIRE & PARTS OF LOTS 81 82 & 84 COM ON S LN OF GRAND RIVER AVE AT PT N 69 ^ 28' W 852.6 FT FROM ITS INT WITH E LN OF SEC 18 N 69 ^ 28' W 150.6 FT S 19 ^ 16' W 221.7 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 162 FT M/L N 16 ^ 19' E 222.3 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-010	COM AT INT OF C/L OF M 43 & E LN OF SEC 18 N 69 ^ 28' W ON CENTER OF HWY 705.6 FT TO POB S 16 ^ 19' W 279.8 FT TO RED CEDAR RIVER NW'LY ON RIVER 138.8 FT N 16 ^ 19' E 255.8 FT TO C/L OF HWY S 69 ^ 28' E 135 FT TO POB SEC 18 T4NR1W PART OF SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-012	COM IN THE CENTER OF GRAND RIVER AVE AT PT 428.9 FT NW'LY FROM ITS INTERSECTION WITH E LN OF SEC 18 T4NR1W S 6 ^ 45' W 289.0 FT TO N BANK OF RED CEDAR RIVER W ON N BANK OF RIVER 86.3 FT N 15 ^ 15' E 116.5 FT N 6 ^ 07' E 170 FT TO CENTER OF GRAND RIVER AVE SE'LY 70 FT TO BEG BEING PART OF LOTS 89, 90 & 91 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP EXC LAND TAKEN FOR US16 HWY
33-20-02-18-426-013	COM AT PT IN CENTER OF GRAND RIVER AVE 247.5 FT NW'LY FROM ITS INTERSECTION WITH E LN OF SEC 18 T4NR1W S PLL WITH E SEC LN 290.3 FT TO N BANK OF RED CEDAR RIVER W'LY ALONG N BANK OF RIVER 213.7 FT N 6 ^ 45' E 289 FT TO CENTER OF GRAND RIVER AVE SE'LY 181.4 FT TO BEG EXC HY RIGHTS BEING PARTS OF LOTS 90 & 91 & ALL OF LOTS 92 & 93 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-014	LOTS 94 & 95 EXC E 53.5 FT OF LOT 95 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP

Note: These parcels reflect the original parcels at the time of adoption of the original LRSZ Tax Increment Financing and Development Plan. Any subsequent combinations or splits reflected in the addition of new parcels are not included herein but should be incorporated into calculations of taxable values, as necessary.

Meridian Township

Tax ID Number	Legal Description
33-02-02-03-102-008	M3-6-2 & M3-6-3 M4-19-3 M4-19-5-1 BEG @ A PT ON W LN SEC 3 @ A PT S 01 DEG 06'27"W 518.47 FT FROM NW COR SEC 3 -S 59 DEG 40'W ALG S'LY R/W LN M-78 281.3 FT -S 01 DEG 06'27"W 626.42 FT TO C/L TOWNER RD -S 88 DEG 37'E ON C/L 240 FT TO THE W LN OF SEC 3 -CON'T ALG C/L S 88 DEG 29'54"E 106.66 FT -N 01 DEG 06' 27"E 408.40 FT -S 88 DEG 29'54"E 106.66 FT -N 01 DEG 06'27"E 497.77 FT TO SL'Y R/W LN M-78 -S 59 DEG 40'W ALG R/W 250 FT TO POB SEC 3 & 4 T4NR1W 6.96 AC M/L

Tax ID Number	Legal Description
33-02-02-03-102-012	(M 3-6) PART OF NW 1/4 OF SEC 3 T4N R1W DESC AS: COM AT W 1/4 COR OF SEC 3 - N01D03'17"W ALNG W SEC LN 1297.86 FT TO S LN OF N 1/2 OF NW 1/4 & C/L OF TOWNER RD - N89D25'21"E ALNG SD S LN 213.32 FT TO POB - N01D03'17"W 986.13 FT TO EASTBOUND C/L OF HWY M-78 - N57D29'13"E ALNG SD C/L 306.26 FT - S01D03'17"E 403.28 FT - N89D25'21"E 472.12 FT TO W LN OF E 50 A OF N 1/2 OF NW 1/4 - S00D48'16"E ALNG SD W LN 444.83 FT - S89D25'21"W 550 FT - S00D48'16"E 300 FT TO S LN OF N 1/2 OF NW 1/4 - S89D25'14"W ALNG SD S LN 180.12 FT TO POB (10.66 A) (SPLIT/COMBINED ON 01/18/2019 FROM 33-02-02-03-102-006)
33-02-02-04-227-001	M 4-19-2 BEG AT INTER OF CEN LINE OF TOWNER RD & CEN LINE OF E BOUND RDWY OF M-78 STATE HWY N 59 DEG 40' E ALONG SAID E BOUND RDWY CEN LINE 300 FT S 20 DEG 49' 40" W 165.83 FT TO CEN LINE OF TOWNER RD -W ALONG SAID CEN LINE TO BEG., ON NE FRL 1/4 OF FRL SEC 4, T4N R1W.
33-02-02-04-227-002	M4-19-6 COM. IN CEN. OF TOWNER RD. 180 FT E OF E 1/8 LINE OF SEC. 4 FOR A PT. OF BEG, TH. N 20 DEG 49'40"E 165.83 FT TO THE S'LY R/W LN OF M-78 HWY -N 59 DEG 40'E 291.29 FT ALNG SD R/W LINE OF M-78 HWY -S 1 DEG 23'W 310.80 FT TO CEN LINE OF TOWNER RD -W'LY ALNG CEN LN OF SD ROAD 270 FT M/L TO PT OB BEG SEC 4 T4NR1W 1.38 AC M/L
33-02-02-04-227-003	M 4-19-1 COM IN CENTER OF TOWNER ROAD AT PT 503 FT E OF ITS INT WITH E'LY LINE OF M-78 HY-E 126 FT-N 388.67 FT TO S'LY LINE OF M-78 HY SW'LY ALONG HY 148.12 FT- S 310.8 FT TO BEG ON NE FRL 1/4 OF SEC 4, T4N R1W.
33-02-02-04-227-004	M4-19-4 PT OF E 1/2 OF NE 1/4 LYING S OF M-78 HWY BEG AT PT LYING 524.6 FT W OF INT OF CEN LI OF TOWNER RD & E SEC LI OF SEC 4 W 233 FT N 1 DEG 23' E APPROX 300 FT TO S'LY LI OF M-78 HWY N 59 DEG 40' E ALG S'LY LI OF M-78 HWY APPROX 276.8 FT S TO PT OF BEG SEC 4 T4N R1W 2 A M/L.
33-02-02-04-227-007	M4-19-5 COM AT NE COR OF SEC. 4 - S 01 DEG 06' 27" W ALONG E LINE OF SEC. 4, 518.47 FT TO PT ON S'LY R/W LINE OF HWY M-78 - S 59 DEG 40' 00" W ALONG S'LY R/W OF HWY M-78, 281.30 FT TO PT. OF BEG - S 59 DEG 40' 00" W ALONG SAID R/W, 333.57 FT - S 01 DEG 06' 27" W 451.06 FT TO PT ON CEN LINE OF TOWNER RD - S 88 DEG 37' 00" E ALONG CEN LINE OF TOWNER RD 284.6 FT - N 01 DEG 06' 27" E PLL TO E LINE OF SEC 4, 626.42 FT TO PT OF BEG, SEC. 4, T4N R1W
33-02-02-20-202-004	MP 651-656 631-1 TO 633-1-1 LOTS 21-26 INCL. & ALSO COM. 30 FT. N OF NW COR. OF LOT 26, TH W 82.5 FT, TH. S 420 FT. TH. E 82.5 FT, TH. N TO BEG. & ALSO THE W 183.5 FT. OF NORMANDY ST. (NOW VACATED) & ALSO COM. 25 FT. N OF NW COR. OF LOT 21, W 82.5 FT. S TO RED CEDAR RIVER, SE'LY ALONG RIVER TO SW COR. OF LOT 18, N 364 FT. TO BEG. ALSO S 30 FT. OF LOTS 1, 2 & 3 CEDAR RIVER HOMES.
33-02-02-20-202-007	MP 648 LOT 18 & N 112 FT OF LOT 17 CEDAR RIVER HOMES.
33-02-02-20-202-008	MP 647 LOT 17 EXC N 112 FEET CEDAR RIVER HOMES.
33-02-02-20-202-009	MP 649 & 650 LOTS 19 & 20 CEDAR RIVER HOMES
33-02-02-20-203-010	LOT 7 EXC N 22 FT & LOTS 8 & 9 ENTIRE. CEDAR RIVER HOMES SEC 20 T4NR1W

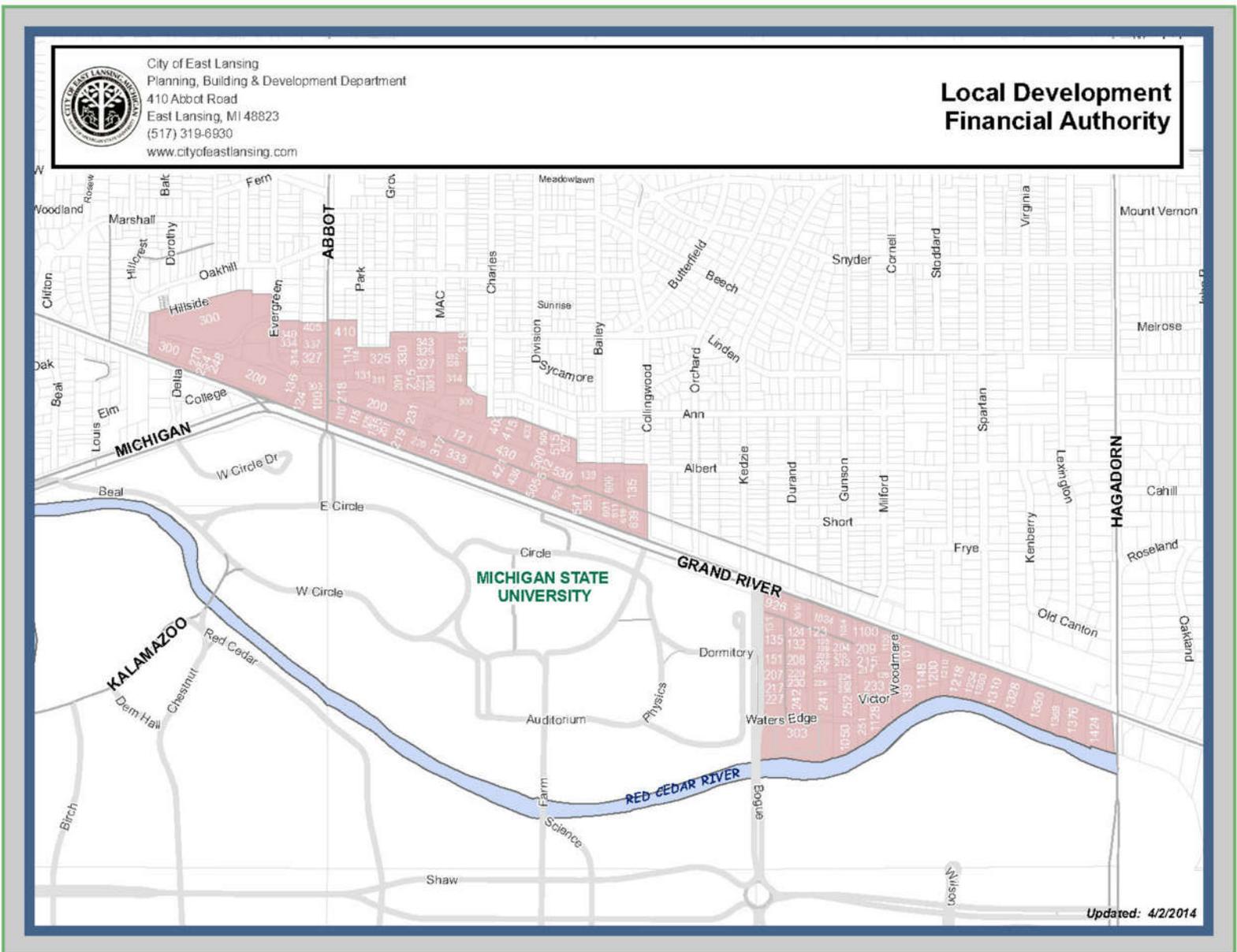
Tax ID Number	Legal Description
33-02-02-20-203-011	LOT 10 CEDAR RIVER HOMES. ALSO THE N 25 OF THE E 183.5 FT OF VACATED NORMANDY ST. R.O.W. SEC 20 T4NR1W.
33-02-02-20-204-003	MP 643 MP 644 LOTS 13 & 14 CEDAR RIVER HOMES
33-02-02-20-204-004	MP 645 LOT 15 CEDAR RIVER HOMES.
33-02-02-20-204-006	MP 641 & 642 LOTS 11 AND 12 CEDAR RIVER HOMES. ALSO THE SOUTH 25' OF THE E 183.5 FT OF VACATED NORMANDY ST. R.O.W.
33-02-02-20-204-007	(MP 646) LOT 16 CEDAR RIVER HOMES EXC COM AT NW COR OF SD LOT 16 - S00D 22'13"W 84.82 FT ALNG W LOT LN & E LN OF DAWN AVE - S89D 37'47"E 78.61 FT TO POB - N00D 22'13"E 20 FT - S89D 37'47"E 50 FT - S00D 22'13"W 50 FT - N89D 37'47"W 50 FT - N00D 22'13"E 30 FT TO POB SUBJ TO 12 T WIDE ESMT FOR INGRESS & EGRESS 31678 SQ FT (SPLIT/COMBINED ON 01/17/2018 FROM 33-02-02-20-204-005) (SPLIT ON 11/02/2020 WITH 33-02-02-20-204-008 INTO 33-02-02-20-204-009)
33-02-02-20-204-008	(MP 646) PART OF LOT 16 CEDAR RIVER HOMES DESC AS COM AT NW COR OF SD LOT 16 - S00D 22'13"W 84.82 FT ALNG W LOT LN & E LN OF DAWN AVE - S89D 37'47"E 78.61 FT TO POB - N00D 22'13"E 20 FT - S89D 37'47"E 50 FT - S00D 22'13"W 50 FT - N89D 37'47"W 50 FT - N00D 22'13"E 30 FT TO POB TOGETHER WITH 12 FT WIDE ESMT FOR INGRESS & EGRESS 2478 SQ FT (SPLIT/COMBINED ON 01/17/2018 FROM 33-02-02-20-204-005) (SPLIT ON 11/02/2020 WITH 33-02-02-20-204-007 INTO 33-02-02-20-204-009)
33-02-02-20-204-009	LOT 16 CEDAR RIVER HOMES (SPLIT/COMBINED ON 11/02/2020 FROM 33-02-02-20-204-007, 33-02-02-20-204-008)

Appendix B: Maps

City of Lansing SmartZone Development Area



City of East Lansing SmartZone Development Area



City of East Lansing
 Planning, Building & Development Department
 410 Abbot Road
 East Lansing, MI 48823
 (517) 319-6930
 www.cityofeastlansing.com

**Local Development
 Financial Authority**

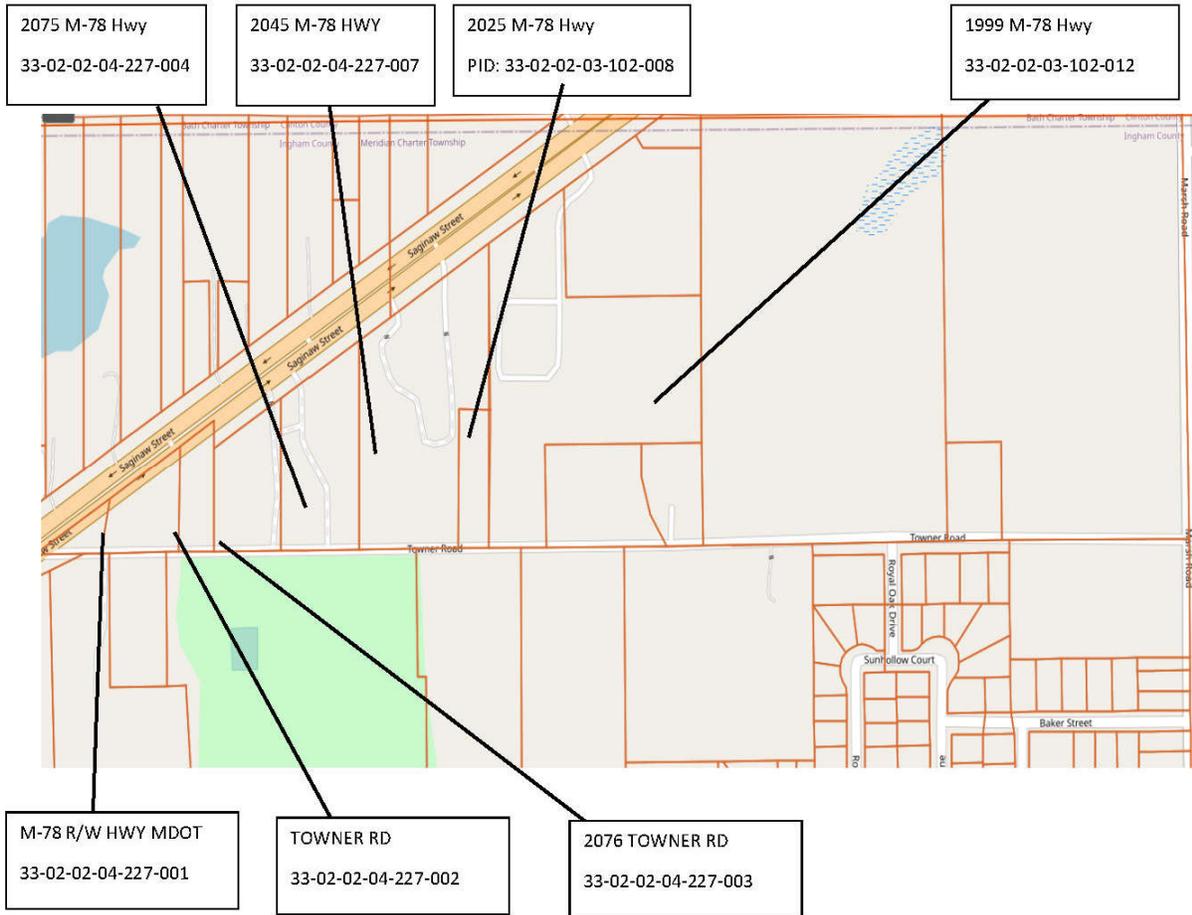
Updated: 4/2/2014

Meridian Township SmartZone Development Areas

Dawn Avenue Area



East Saginaw Highway (M-78) Area



References

East Lansing Technology Innovation Center (TIC). 2013. *2008–2013 Overview and Dashboard*. East Lansing: East Lansing Technology Innovation Center.

Global Accelerator Learning Initiative (GALI). 2016. “The Accelerator Landscape.” *GALI*. Accessed March 5, 2021. <https://www.galidata.org/accelerators/>



**PUBLIC SECTOR
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