

**CHARTER TOWNSHIP OF MERIDIAN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES**

**APPROVED**

**September 15, 2022**

**5151 Marsh Road, Okemos, MI 48864-1198**

**Town Hall Room, 8:00 A.M.**

**PRESENT:** Chair Jeff Theuer, Township Manager Frank Walsh, Director Peter Trezise, Director Joyce Van Coevering  
**ABSENT:** Vice Chair Ned Jackson, Director Brenda Chapman, Director John Matuszak,  
**STAFF:** Director of Community Planning and Development Timothy Schmitt, Senior Planner Brian Shorkey  
**OTHER:** Dave Van Haaren, Tri Terra, Eric Helzer, Advanced Redevelopment Solutions, John Peckham, Advanced Redevelopment Solutions

**1. Call meeting to order**

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

**2. Approval of Agenda**

Director Trezise moved to approve the agenda as written.

Supported by Director Van Coevering

VOICE VOTE: Motion carried unanimously.

**3. Approval of Minutes**

Director Trezise moved to approve the August 18, 2022 minutes

Supported by Manager Walsh

VOICE VOTE: Motion carried unanimously.

**4. Public Remarks – None**

**5. New Business**

CPD Director Schmitt briefly outlined the financial information that was in the packet for the meeting and the State of Michigan annual reporting that had been submitted.

Chair Theuer asked about the series of small checks that had been issued out of the Brownfield accounts. CPD Director Schmitt indicated that those were reimbursements to taxing agencies capture that should not have occurred in 2022.

**6. Old Business**

**A. Village of Okemos Brownfield Plan**

CPD Director Schmitt introduced Dave Van Haaren, the Brownfield Authority's consultant for the project. Mr. Van Haaren discussed the revised brownfield plan that was submitted and his recommendation for approval. Mr. Van Haaren further outlined the changes in the revised brownfield plan, which is largely the addition of two parking structures, which have increased capital investment from \$85 million to \$92 million. Eligible activity costs have also increased from \$4.3 million to \$6.9 million, increasing the reimbursement period to 19 years. Mr. Van Haaren confirmed that the plan meets local policy and the conditions from PA 381.

Chair Theuer asked about the interest rates and the eligible costs. Mr. Van Haaren indicated that the interest rate is proposed at 5%, consistent with the previous plan. He further stated that eligible costs have gone up entirely due to environmental activities, specifically contaminated soils related to the parking structures. There is no increase in the non-environmental costs.

Director Van Coevering asked about the potential for the plan to be up to 30 years. Eric Helzer, Advanced Redevelopment Solutions (acting as the owner's representative) explained that the plan is valid for up to 30 years, but estimates at this time show that the eligible costs will be fully reimbursed in 19 years. PA 381 allows for up to 30 years, as long as the time period is acknowledged in the brownfield plan for the project. Chair Theuer further clarified that the reimbursements can be done quicker than 19 years, if the tax revenues exceed expectations.

Manager Walsh asked what the estimated background taxable value growth was for the project. Mr. Helzer answered that they were estimating 1.79%. This is based on the previous 20 years' worth of State Tax Commission data. If Meridian Township's growth exceeds this, which is possible, then the plan may be paid off quicker.

Manager Walsh further asked if the DDA TIF plan will need to be recodified as a result of this plan. Mr. Helzer briefly discussed the differences between the two tax capture districts and how the DDA TIF projections have been done. It is assumed that the DDA will capture just over \$6.4 million in DDA TIF from this project. Manager Walsh further pointed out that there would be approximately \$18 million in public dollars (local and state) going to this project. Mr. Helzer concurred and further pointed out that the Consumers Energy HVD burial remains an outstanding issue.

John Peckham, Advanced Redevelopment Solutions (acting as the owner's representative), briefly outlined the specific public infrastructure being completed with the public dollars: rebuilding of Hamilton Road, Clinton Street, Methodist Street, Ardmore Avenue, the west half of Okemos Road and the signalization of the Hamilton and Okemos intersection.

Chair Theuer asked about the other half of Okemos Road. Mr. Helzer explained that the County will be addressing the costs for the other half, but the developer is designing the entire project at their cost. Mr. Helzer indicated that he believed it was atypical for a project to be rebuilding this much public infrastructure on a project.

Director Van Coevering asked about the timing and funding for the Okemos Road improvements. There was continued discussion about timing, whether or not the road would actually get done without the project, and the Ingham County Road Department's role.

Director Van Coevering further asked about communication with the public. Manager Walsh indicated that we continue to have conversations with the public, but that we won't force this project to happen if it doesn't make sense. If the infrastructure doesn't happen with this project, then local funds will be needed in the future to make these needed improvements.

Director Trezise moved to recommend approval to the Township Board of the Village of Okemos brownfield plan, dated August 2, 2022

Supported by Director Van Coevering

ROLL CALL VOTE: Motion carried unanimously.

Mr. Peckham further discussed the Consumer's Energy HVD burial and how that cost has increased from \$2.3 to \$4.9 million and that the project cannot support that cost on its own.

**7. Project Updates**

CPD Director Schmitt provided an update on approved brownfield projects.

- Village of Okemos has been discussed extensively already
- Haslett Marathon and Joe's on Jolly both have temporary certificates of occupancy and are working on minor final issues.
- Elevation Phase 3 is well under construction.
- Haslett Village Square is being reviewed on Tuesday by the Township Board for final adoption. This plan will then move to the State of Michigan for review, as they are proposing to capture state taxes as well, with 89% of reimbursement coming from the State.
- Pine Village/American House is updating all of their costs and the base taxable value, given the substantial change in the scope of the project. Mr. Van Haaren gave the Directors an update regarding the onsite construction.

**8. Public Remarks**

There was no comment from the public.

**9. Adjournment**

Chair Theuer adjourned the meeting at 8:40 a.m.

Respectfully Submitted,

Timothy R. Schmitt, *AICP*  
Director of Community Planning & Development