



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
THURSDAY, MAY 8, 2025 – 9 AM

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. March 13, 2025
 - B. March 24, 2025 Nomination Subcommittee Meeting Minutes
4. PUBLIC REMARKS
5. OLD BUSINESS
 - A. Recommendation of New Officers
 - B. Brownfield Policy Program and Procedure Update – Housing Eligible Activities
6. NEW BUSINESS
 - A. New Authorized Signers
 - B. Reimbursement to Meridian Township General Fund-Legal Fees Fahey Schultz BRA Policy Review
7. PROJECT UPDATES
 - A. American House Meridian MTT
 - B. Development Project List
8. PUBLIC REMARKS
9. ADJOURNMENT

NEXT MEETING: June 12, 2025 at 9 AM

IN PERSON MEETING
5151 Marsh Road
Town Hall Room

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

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

**March 13, 2025
5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Room, 9:00 A.M.**

PRESENT: Chair Jeff Theuer, Manager Timothy Dempsey, Director John Sarver, Director Jim Houthoofd

ABSENT: Director Dave Ledebuhr

STAFF: Director Amber Clark

OTHER:

1. Call meeting to order

Chair Theuer called the regular meeting to order at 9:00 a.m.

2. Approval of Agenda

Director Houthoofd moved to approve the agenda with the amendment to the date on the October meeting minutes. Agenda states October 3, 2024 however meeting minutes are for October 10, 2024. **Supported by Director Sarver**

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Director Houthoofd moved to approve the October 10, 2024 Meeting Minutes Draft, Supported by Director Sarver.

VOICE VOTE: Motion carried unanimously.

4. Financial Report

Director Clark presented the financial reports for November 2024, December 2024 and January 2025 noting that the general fund for the BRA has stayed the same. Payments to the Consultants at AKT and Triterra were dispersed in October. There are no other payments Issued. Capture from the five (5) active development projects is ongoing. There is no capture For Haslett Village Square 1655 Haslett Road at this time. Directors accepted the three Financial reports.

5. Public Remarks – None

6. New Business

A. Legal Fees General Fund Reimbursement

Director Clark presented the invoice from Fahey Schultz Burzych Rhodes for \$562.50 for the review of Brownfield plans, specifically amendments to the American House Meridian BRA Reimbursement Agreement.

Director Houthoofd moved to approve and authorize the following payment to be issued from the MTBRA Administrative dollars to reimburse the general fund for legal fees paid for review of American House Meridian Amendment in the amount of \$562.50.

Supported by Director Sarver.

ROLL CALL VOTE: Motion carried unanimously.

B. Brownfield Redevelopment Nomination Election of Officers Subcommittee

Chair Theuer outlined that the bylaws of the Meridian Township BRA was created from a standard template that the County and State of Michigan used at inception. This template has an interesting officer election process with the requirement to create a subcommittee that elects the officers for a one year term. Chair Theuer mentioned that as the current Chair, it may be more appropriate for other Directors to make up the subcommittee. Chair Theuer mentioned that in attendance are only other Directors and asked if they would be willing to serve as a subcommittee. Manger Dempsey, Director Sarver, and Director Houthoofd did agree to be on the election subcommittee. Staff will work with the three members to find a date and time for them to meet and nominate candidates for the BRA officer positions. Nominations should be prepared by the April 10, 2025 brownfield meeting.

Director Sarver moved to approve Manager Dempsey, Director Houthoofd, and himself, as the BRA Officer Election Subcommittee. Motion to authorize staff to get the subcommittee together at a separate meeting to make nominations.

Supported by Manager Dempsey

VOICE VOTE: Motion carried unanimously.

C. AKT Peerless Invoice

Director Clark outlined the October invoice from AKT Peerless. She apologized as it should have been included in the October Financial approvals however it was missed. The invoice is for the secondary review of the Joe's on Jolly Reimbursement request that caught the missing waivers and sworn statements from the consultant regarding their work. This was a mandatory item that needed to be sent to Township staff in order to approve the disbursement. Director Clark added that they had received the sworn statements, waivers from the contractors as noted in AKT Peerless' review. Joe's on Jolly was also current on their property taxes and there were no known issues at this time.

Chair Theuer noted the price seems very reasonable for the review of the Brownfield Plans. They are technical and each item has to be reviewed for completion. Manager Dempsey noted the same, the invoice is standard for consultant payments and reasonable timeframe for

completion. Director Houthoofd also noted experience with reviewing them and the reasonable cost reflected in the invoice.

Director Sarver moved to approve and authorize the following payment to be issued from the MTBRA Administrative dollars to AKT Peerless regarding Invoice 78616 for review of Joe's on Jolly Brownfield Plan September 2024 in the amount of \$1090.00.

Supported by Manager Dempsey

VOICE VOTE: Motion carried unanimously.

D. Housing TIF Policy - Review

Chair Theuer began with a few questions for Director Clark; first to run through the draft policy before the BRA, include what elements were changed, where did the format for this policy come from, what does the Township Board think of the changes.

Director Clark stated the draft policy utilizes the current MTBRA Incentive Policy which directs property owners/developers on how to meet the eligibility requirements to obtain an approved Brownfield Plan and Reimbursement Agreement with MTBRA. The Draft in track changes has been shared with the Township Manager, Township Attorneys, and the Community Planning Director. The original policy stated in general the eligibility requirements, eligible activities, reimbursement agreement policy, revolving loan fund policy, application fees etc. The updated draft includes language to include the amended PA 90 which defines "Housing activities" as eligible reimbursement activities. PA 90 supports eligible housing activities for projects developing housing for incomes at or below 120% of the area median income (AMI). The draft MTBRA Policy includes language to allow PA 90 eligible activities. The draft separates the "for rent" vs. for "sale housing" eligibilities to allow either the MTBRA or Township Board to develop a specific housing affordability policy that meets the needs of the overall community.

Specifically **4 C** and **4 D** are new inclusions to the original Brownfield Policy. Director Clark under the direction of the Township Manager believes the policy should only dictate the eligible activities, each reimbursement agreement will hold the project specifications and those details don't need to be included in the policy. Template reimbursement agreement can also assist the BRA and Board to know what elements are being required of each plan and that the developer has agreed to those elements by signing the Plan. Each plan will be different and this allows for some Plan flexibility. It is clearly laid out in the policy that if a developer wants access to the incentive, the policy states what must be adhered to in order to do so. This also reduces the amount of time it would take to create an entirely new policy to allow this new component of the TIF.

Director Clark mentioned that the direction to start making changes to the BRA policy to include affordable housing construction as an eligible activity came from the Township Board at their most recent meeting. The Board would like to see what the changes would be and the requirements to receive this incentive. The Board is looking to receive a recommendation from the BRA that they are also comfortable to utilize the TIF.

Director Clark explained how the Housing activities in a general process will work through the BRA. In general the same steps will be followed, as the project will request the assistance

of school operating taxes to be reimbursed. Michigan State Housing Development Authority (MSHDA) will reimburse the developer through those dollars. This is very much like what the Haslett Village Square 2.0 project has as an incentive project now with SET expected to reimburse the plan overtime through the Michigan Strategic Fund (MSF) supported by Michigan Economic Development Corporation (MEDC). Instead of MEDC now the secondary approval will come from MSHDA.

Chair Theuer asked about reporting requirements and staffing capability when thinking about the volume of work required with each plan. Chair Theuer posed to Director Clark and Manager Dempsey does the Township believe that they have enough staff to manage the reporting.

Director Clark answered that much of the policy requires the reporting to be done by the Developer. The developer will have the responsibility of collecting the required data and annually submitting that to the Township. The Township will be required to submit in the Annual BRA report to the State any housing plan activities. The annual report is currently being updated to include the specific questions the State will need for the required reporting.

Chair Theuer also asked if consultants will be able to handle the work load. Internally and externally. He indicated that new programs like this sometimes can create opportunities for a developer to overreach intentionally or non-intentionally. He asked what confidences the Township staff has in the consultants to manage the review of these plans.

Manager Dempsey added that staff would have limited reporting requirements and internally that should be something we can handle. He also stated that externally our consulting firms like TriTerra and AKT Peerless will be able to manage the review as they have been preparing Plans and communities for this change. Manager Dempsey also noted that this won't be an incentive that all of the development project sites in the Township will be able to utilize based on many parameters. There is a set formula to ensure the incentive qualifies. This could be a tool that more than likely be used broadly in the two main development areas of the community, Haslett and Okemos. BRA Plans are also "fall" off capture and support eventually.

Director Clark stated that in the policy the section on application fees is a question she has. Increasing those fees to include the additional cost of review is valid. The fees should reflect the amount of work it will take to manage a Plan like this.

Chair Theuer stated that in concept it is a great idea, this must be a incentive. It must show that without the support the project will not happen. Haslett Village Square in particular has had setbacks since approval. This could be a helpful tool, it must be closely watched.

Director Sarver stated the concept is positive and helpful. We must do well for everyone, developer and the staff. The details of each Plan will let us know our risk.

Director Houthoofd stated there is a number of ways to do this and is an option for developers. Spoke of the other projects he's worked on with NEOGEN that took about 30% of the project costs, however over time that was a small portion of the overall benefit cost to the community.

Manager Dempsey stated again the Need, the “but/for” statement must be met. If a community wants other features, this is what the community will need to do in order for that dream to be a reality.

Chair Theuer discussed wanting the Township Board’s “buy in” before amending any other elements. The BRA committee is in favor of this policy, and if the Board is willing to use this framework, the BRA is ready to approve this draft policy in substance.

Motion by Manager Dempsey to recommend the draft Brownfield Policy with the inclusions of Housing as eligible activities as long as the development includes the construction of housing to support of incomes at or below 120% to the Township Board for approval.

Supported by Director Sarver

VOICE VOTE: Motion carried unanimously.

7. **Old Business - None**

8. **Project Updates**

Director Clark added the Project Updates, with one page missing denoting the final reimbursement left for American House Meridian. Haslett Marathon at 1619 Haslett road will have a hold on their reimbursement as they have yet to complete planning requirements. Once we connect with the property owner we will work out the completion of the bike racks on the site.

All other reimbursements are good to be issued.

Village of Okemos project as proposed in 2022 is terminated. The site is for sale and we are working internally to get a project approved to develop the site. The BRA will need to discuss the termination of the plan at a future meeting.

Included in the packet is a notice from MEDC on approved Brownfield projects statewide. Many are Transformational Brownfield Plans.

9. **Public Remarks**

There were no comments from the public.

10. **Adjournment**

Chair Theuer adjourned the meeting at 9:39 a.m.

Respectfully Submitted,

Amber Clark

Economic Development Director



Charter Township of Meridian
Brownfield Redevelopment Authority Nominating Committee
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Monday, March 24, 2025- Minutes -DRAFT

Members

Present: Township Manager Tim Dempsey, James Houthoofd, and John Sarver

Members

Absent: None

Others

Present: None

1. CALL MEETING TO ORDER

Meeting called to order at 11:33am.

2. NOMINATING COMMITTEE DISCUSSION

MOTION BY JOHN SARVER TO NOMINATE JEFF THEUER AS CHAIRPERSON, JAMES HOUTHOOFD AS VICE CHAIRPERSON, AND APPOINT AMBER CLARK AS RECORDING SECRETARY. SUPPORTED BY JAMES HOUTHOOFD. MOTION PASSES 3-0.

3. ADJOURNMENT

Meeting adjourned at 11:38am.



To: Brownfield Redevelopment Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: May 8, 2025
RE: 2025 Election Officer Subcommittee Recommendation of Officers

Summary:

Per the BRA Bylaws, “the officers of the Authority shall be elected by the Board at an annual meeting held during the first calendar quarter of each year. Candidates shall be nominated by a nominating committee composed of three members appointed by the chairperson. The term of each office shall be for one (1) year. Each officers shall hold office until his/her successor is appointed. No person shall hold the same office for more than three successive terms.

A subcommittee for the election of officers were appointed and did meet March 24, 2025 to select nominating candidates. The minutes of that meeting are provided in today’s packet.

The following motion is prepared for consideration:

MOVE TO SET THE 2025 ELECTED OFFICERS OF THE BROWNFIELD REDEVELOPMENT AUTHORITY _____, AS CHAIR _____, AS VICE CHAIR, AND _____ AS RECORDING SECRETARY.

Attachments: March 24, 2025 Officer Election Subcommittee Meeting Minutes



Charter Township of Meridian
Brownfield Redevelopment Authority Nominating Committee
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Monday, March 24, 2025- Minutes -DRAFT

Members

Present: Township Manager Tim Dempsey, James Houthoofd, and John Sarver

Members

Absent: None

Others

Present: None

1. CALL MEETING TO ORDER

Meeting called to order at 11:33am.

2. NOMINATING COMMITTEE DISCUSSION

MOTION BY JOHN SARVER TO NOMINATE JEFF THEUER AS CHAIRPERSON, JAMES HOUTHOOFD AS VICE CHAIRPERSON, AND APPOINT AMBER CLARK AS RECORDING SECRETARY. SUPPORTED BY JAMES HOUTHOOFD. MOTION PASSES 3-0.

3. ADJOURNMENT

Meeting adjourned at 11:38am.



To: Brownfield Redevelopment Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: May 8, 2025
RE: Brownfield Policy Program and Procedures- Housing TIF Incentives

Summary

The implementation of the PA 90 of 2023 Brownfield Redevelopment Financing Act will allow a proposed project site to qualify for the use of School Education Tax (SET) through the Michigan State Housing Development Authority (MSHDA). The amended Act now considers housing activities, such as rehabilitating or the construction of housing that supports income levels at 120% or below of the Area Median Income (AMI), as "Eligible Activities." This amendment includes the additional incentive program option, while the previous conditions to qualify for SET through the Michigan Economic Development Corporation (MEDC) remain the same. The qualifications to request assistance from the Department of Environment Great Lakes and Energy (EGLE) also remain unchanged.

In summary, the proposed changes to the Meridian Township Brownfield Redevelopment Authority (MTBRA) Policy Program and Procedures will allow a qualified developer to request the use of SET when constructing housing units that support incomes at or below 120% of the AMI.

Proposed Policy Amendments and Procedures

The State of Michigan, qualified developers, and local brownfield authorities can maximize incentives to assist the construction of housing in an approved Brownfield Plan. The request for the use of School Education Tax (SET) must come from the local Brownfield Authority with an approved plan and a qualified developer. The local BRA must approve the use of SET for the rehabilitation or construction of housing and submit it to the Michigan State Housing Development Authority (MSHDA).

Key Program Elements ([FAQ's may be found on MSHDA's website](#))

- A proposed housing development work plan must include an environmental review that meets MSHDA's Environmental Review Requirements found on MSHDA's website.
- If the proposed housing development site has environmental contamination, MSHDA staff will verify if EGLE has provided the appropriate clearance for the residential development.
- The work plan or combined brownfield plan may be conditionally approved (assuming it meets other requirements) subject to EGLE's clearance of the site for the proposed residential development.
- MSHDA will only approve a plan first approved by the local BRA if the local government unit (LGU) has not approved the use of the TIF, MSHDA will not approve.



- The approved reimbursement total will not exceed the [potential rent loss and potential development loss](#) calculations. The eligible reimbursement will not be greater than the amount of TIF generated over the life of the plan, based on the number of years and total amount approved by the BRA. Local governments are not responsible for any shortfall in projected TIF revenue, and this would be memorialized in a brownfield reimbursement/development agreement.
- Third party verification of income limitations will be required in annual reporting.
- Annual reporting for BRA's will now include a special section to enter MSHDA approved projects.
- Infrastructure to construct the housing units are eligible as reimbursable activities.
- Local Units of Government have the authority to determine parameters to housing affordability that meet their standards. MSDHA will not require any other specifications outside of the Brownfield Act requirements.
- MSHDA will not require a deed restriction, or an affordability agreement to be recorded against the property. However, MSHDA will record a notice on the public record that references the required development agreement or reimbursement agreement between the municipality/ local BRA and the developer of the eligible property. The agreement will stipulate price and income monitoring for residential units. The agreement will memorialize the price and income restrictions and their duration. The local municipality/BRA may have affordability requirements and various means of enforcing those requirements.

Budgetary Implications

The BRA will establish the total reimbursement of the Brownfield Plan within the Reimbursement Agreement. The developer will submit a reimbursement request detailing the cost of the approved activities to Township staff. Township staff and consultants must review any reimbursement request, before reimbursement payments are made. The eligible expenses are based on the approved Plan. The BRA must approve and authorize the distribution amount to be remitted to the developer. Reimbursements are limited to the new tax revenue generated.

The Township Board will have the amended policy on for Action at their next Board meeting. The BRA may move to approve and authorize the proposed changes:

MOVE TO ADOPT THE MODIFICATIONS TO THE BROWNFIELD REDEVELOPMENT AUTHORITY PROGRAM POLICIES AND PROCEDURES, INCORPORATING THE PROPOSED CHANGES, PERMITTING HOUSING AS AN ELIGIBLE ACTIVITY UNDER PA 90 OF 2023.

Meridian Township Brownfield Redevelopment Authority (MTBRA)
Program Policies and Procedures
Adopted: MAY 2025

Section 1: Purpose

Michigan’s Brownfield Redevelopment Financing Act, 1996 Public Act 381 (Act 381), as amended PA 90, enables brownfield redevelopment in the State of Michigan and the establishment of brownfield authorities. The Act establishes brownfield redevelopment authorities with multiple tools to facilitate redevelopment. This includes tax increment financing to support eligible brownfield expenses incurred through reuse of a contaminated, blighted, historic, functionally obsolete property, and/ or rehabilitation or construction of housing.

The purpose of the Meridian Township Brownfield Redevelopment Authority (MTBRA) is to facilitate the redevelopment of sites classified as “Eligible Property” in PA 90 of 2023, PA 381 of 1996, and Part 201 of Public Act 451 of 1994 (Natural Resources and Environmental Protection Act), as amended.

Meridian Township identifies the need for additional housing availability to families and individuals earning up to 120% of the Area Median Income AMI, referred throughout as “Affordable” dwelling units or “Affordable” for-sale dwelling units.

Meridian Township staff will assist with the implementation of the policies and procedures described herein. Township staff will serve as a liaison between the MTBRA, the various entities involved with the redevelopment of a brownfield site and guide the developer through the brownfield process. “The developer” may be an entity, person, or person(s) authorized to conduct the Eligible Activities of an approved Brownfield Plan and the subsequent reimbursement agreement. It is strongly encouraged that the developer contact staff early in the project planning process to minimize delays in the approval process.

Section 2: MTBRA Board of Directors

Under the Bylaws established by the MTBRA, the MTBRA shall consist of one member each of the Planning Commission, Economic Development Corporation, and Environmental Commission, the Township Manager, and three members having an interest or expertise in the fields of engineering, finance, or law.

Section 3: Background

The Meridian Township Brownfield Redevelopment Authority (MTBRA) established April 18, 2017, pursuant to Michigan Public Act 381, MCL 125.265, as amended, (“Act 381”) to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the Township. Pursuant to Act 381, the MTBRA facilitates the approval of Brownfield Plans (“Plans”) which provide for the utilization of certain tax increment revenues to pay for or reimburse costs of Eligible Activities as defined in Section 2 of Act 381. Michigan Public Act 90 of 2023, an amendment to Act 381 that went into effect on July 19, 2023, provides new opportunities to support certain housing development activities using tax increment revenues (“Housing Tax Increment Financing”) by amending the definition of both “Eligible Property” and “Eligible Activities”, specifically to include projects constructing or rehabilitating housing units (rental and/or for-sale).

MTBRA POLICY

Section 4: Policies for Brownfield Activities

4. A. Eligible Activities:

The MTBRA is authorized to allow the use of Tax Increment Financing (TIF) revenues to pay for or reimburse public or private costs of “Eligible Activities” as identified in Public Act 381 and as amended in Public Act 90 of 2023.

4. B. To qualify for brownfield incentives:

- 1.) The proposed project site meets the definition of an eligible property as defined in Public Act 381 of 1996, as amended. [See Michigan Economic Development Corporation \(MEDC\) Brownfield TIF Guidelines and MCL 125.2652\(o\)](#).
- 2.) The proposed project site is located within the jurisdictional boundaries of Meridian Township.
- 3.) The proposed project for the eligible property is consistent with the master plan, zoning ordinance, and economic development strategy of Meridian Township, as determined by the MTBRA and Township Board.
- 4.) The existing character of the eligible property is such that redevelopment activities would be limited or not feasible without brownfield redevelopment assistance provided by Public Act 381, as amended, and/or other brownfield redevelopment programs. In addition, the developer commits to explore all other available private and public funding sources, as determined in consultation with the MTBRA.
- 5.) An analysis has been provided that demonstrates the required Eligible Activities can be satisfactorily completed within the available resources under this program, or if not, supplemental funding sources, such as private equity or financing, tax credits, or grants or loans, will be utilized to complement the financial resources available under the Act for the proposed redevelopment.
- 6.) The developer has provided evidence of a firm commitment to the project and a demonstration of sufficient experience, financial resources (including submittal of pro forma financial statement), and development capabilities to successfully implement the proposed redevelopment project.
- 7.) The proposed project site will have adequate access to the necessary public infrastructure and utilities needed to serve the proposed redevelopment project, as determined in consultation with the MTBRA.
- 8.) The MTBRA reserves the right to consider other factors applicable to the proposed redevelopment project.

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BRA Policies and Procedures**

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4. C. To qualify for housing brownfield incentives for multi-family/rental properties, a project would meet all the criteria in 4.B above and:

1.) The developer must demonstrate Potential Rental Loss (PRL) and the Total Housing Subsidy (THS) for every application received as defined by the Michigan State Housing Development Authority (MSHDA). Maximum reimbursement revenue is limited by PRL and other eligible costs as deemed necessary to complete the project. The overall proposed project should incorporate the financial impact of any PRL or other eligible activity reimbursements. For a mixed-use development, the costs of Housing Development Activities approved in the Plan for a dwelling occupied by an IQH will be eligible for full reimbursement with tax increment revenues under the Plan, as permitted by Act 381, as amended; however, for the portion of the development that is not Affordable, reimbursement of Housing Development Activities costs will only be available as a pro rata share of the square footage of the dwellings occupied by an IQH compared to the total square footage of common areas of the development.

2.) The proposed redevelopment project must provide no less than 20% of all dwelling unit types in an approved Plan (studio, one (1) bedroom, two (2) bedroom, etc.) evenly distributed throughout the project/development site. The Affordable dwelling units shall be leased to an Income Qualified Household (IQH) earning 120% of the Area Median Income (AMI) or below as defined by MSHDA. MTBRA may encourage greater percentages or more limited income affordability levels based on underwriting, overall project size, type of units, etc.

3.) The developer must agree to a restrictive covenant describing the rent and income restrictions as set forth in the Plan. The covenant must encumber the Housing Development/Property for a minimum of the Plan duration.

4.) The developer shall be responsible for verifying that the rental eligibility is met. At least annually, the developer shall provide the MTBRA with information and documentation of the income eligibility of each subsidized unit. The developer must also provide the MTBRA with any information or documentation provided to MSHDA, including the number of qualified units, certified rent rolls, etc. along with any other relevant information relating to the Plan or Eligible Activity, as directed by the MTBRA.

5.) Funding of the Potential Rent Loss (PRL) is only available for the Affordable dwelling units occupied by an IQH as approved in the Plan.

4. D. To qualify for housing brownfield incentives for single-family for sale properties a project would meet all the criteria in 4.B above and:

1.) The developer must demonstrate Potential Development Loss (PDL) Gap Cap and the Total Housing Subsidy (THS) for every application received, as defined by MSHDA. The PDL Gap Cap and the THS will be utilized to establish the reasonableness of certain housing activities for which tax capture is being planned. Maximum reimbursement revenue is limited by PDL, THS, and other Eligible Activity costs as deemed necessary to complete the project. The overall project should incorporate the financial impact of any PRL or other eligible activity reimbursements.

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Adopted:

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2.) The developer shall propose no more than 20% of the Affordable for-sale dwelling units to be subsidized in an approved Plan. Affordable for-sale dwelling units must be evenly distributed throughout the project/development site. MTBRA may approve greater percentages or more limited income affordability levels based on underwriting, and overall project size.

3.) With the exception of a sale after seven (7) years per section 4 D, subsection 7 b; a restrictive covenant describing the income limitations and required sale to an IQH as defined by the MSHDA shall encumber the Housing Property for a minimum of the Plan duration, commencing on the date the Housing Property obtains a Certificate of Occupancy from the Township Building Official. This is the "Affordability Period" of any Affordable for-sale dwelling unit subsidized through the approved Brownfield Plan.

4.) Affordable for-sale dwelling units must be sold to an IQH during the Affordability Period, except as provided in section 4 D, subsection 7 b. IQH for-sale properties may not be rented or leased at any time.

5.) Plans contemplating Housing TIF that include Affordable for-sale dwellings shall only be proposed/submitted by the developer. **Individual homebuyers are not eligible, in addition, any for-sale subsidized property cannot be rented/leased by the IQH.** A restrictive covenant describing the prohibition for leasing the Housing Property must state the limitation for the Affordable for-sale dwellings subsidized through the approved Plan. MTBRA support will include, but may not be limited to, a PDL subsidy in an amount necessary to construct and sell an Affordable for-sale dwelling unit, to a purchaser who qualifies as an IQH. In all cases, the PDL subsidy shall initially be funded by the developer, or its lender(s) and the PDL subsidy shall be eligible for reimbursement with Housing TIF so long as all applicable conditions are satisfied by the developer. For a mixed-use development, the costs of Housing Development Activities approved in the Plan for a dwelling occupied by an IQH will be eligible for full reimbursement with tax increment revenues under the Plan, as permitted by Act 381, as amended; however, for the portion of the development that is not Affordable, reimbursement of Housing Development Activities costs will only be available as a pro rata share of the square footage of the dwellings occupied by an IQH compared to the total square footage of common areas of the development.

6.) The PDL subsidy amount is equal to the difference between the total Development cost and the amount an IQH can afford based on annual household income.

7.) Under the following conditions an Affordable for-sale dwelling may be sold prior to the end of the Affordability Period:

a.) The property may sell to an IQH for no more than the *MSHDA Income & Sales Price Limits as set for the MI Home Loan & MCC Program*, for Ingham County. The IQH shall provide the following documentation to the MTBRA to verify the sales price of the for-sale dwelling:

- i. Appraisals/Broker Price Opinions to confirm the value of the completed dwelling.
- ii. Annual Ingham County AMI limits as designated by MSHDA
- iii. Annual Ingham County Income and Sales Price Limits of the MI Home Loan & MCC Program as designated by MSHDA.

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Adopted:

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- iv. After the closing of the dwelling sold to the new homebuyer, the property may be required to continue to provide the affordability income limitations as set by the MTBRA and MSHDA, if the dwelling sold is within the affordability period, and is not subject to the provisions of 4 D, subsection 7 b.

b.) After seven (7) years of the Affordability Period, the IQH may sell their dwelling unit at "Market Rate" (Market Rate refers to the prevailing or current market price of a dwelling unit of similar make and type), providing 25% of the net sale proceeds (sales price less any mortgage payoff and typical closing costs) to the MTBRA Affordable Housing Fund (see section 4 J) at the time of the sale. The IQH shall provide the following documentation to the MTBRA to verify the sales price of the dwelling unit:

- i. Appraisals/Broker Price Opinions to confirm the value of the completed dwelling.
- ii. Listing agreements to verify the for-sale price of the dwelling.
- iii. After the closing of the dwelling sold at market rate to the new property owner, the property may no longer be required to continue to provide the affordability income limitations as set by the MTBRA and MSHDA.

8.) Additionally, the developer shall be responsible for any applicable Meridian Township/MTBRA reporting requirements through the sale of the dwelling and, to the extent the developer has any continuing obligations during the affordability period, the developer shall continue meeting annual reporting requirements until the end of the duration of the affordability period or developer's obligations are completed. During the affordability period, the IQH may also have annual reporting requirements, which include, but are not limited to, confirmation that property taxes, utilities, are paid, etc.

4. E. To qualify for payment of interest on carrying costs of unreimbursed Eligible Activities:

The reimbursement of interest on unreimbursed Eligible Activities will be determined on a case-by-case basis, but only where a clear financial gap is demonstrated, and where actual interest expenses and carrying costs will be incurred by the applicant. The following criteria must be met to qualify for interest reimbursement:

- 1.) All costs for which interest is being requested must be Eligible Activities.
- 2.) The total amount of interest, and the interest rate, shall be determined in accordance with MEDC guidelines or MSHDA guidelines and shall be approved by the MTBRA. Provided reimbursement of interest is generally approved, pursuant to the above, the reimbursement of interest on costs of Eligible Activities *using local-only taxes* may be allowed only if either of the following criteria is met:

- a.) The specific activity or activities are not supported for interest reimbursement by the MEDC, Michigan Department of Environment, Great Lakes and Energy (EGLE), or MSHDA, and are supported by the MTBRA as a cost resulting from an activity that, by its nature, will have specific or general environmental benefits.

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BRA Policies and Procedures**

Adopted:

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b.) A significant financial gap has been identified by the applicant, and supported by the MTBRA, such that the requested interest would help close the gap.

4. F. To qualify for local-only reimbursement:

The MTBRA encourages costs of all Eligible Activities be reimbursed with both incremental local and state school operating taxes to the extent practicable; however, there are circumstances when reimbursement only with local tax increments will be approved, on a case-by-case basis, under the following circumstances:

1.) The activities are eligible under Act 381 as amended, the state declined to participate in the cost, or state policy prohibits their participation on a specific project, but the MTBRA supports the activity, which, by its nature, will have specific or general environmental benefits.

2.) When the activity or activities were approved in a Brownfield Plan, and subsequently denied for state school operating tax participation, local-only tax increment financing may be considered, provided the approved Brownfield Plan does not prohibit or cap the use of local-only tax increment finances to reimburse the particular activity proposed for local-only reimbursement.

3.) For any eligible activity completed prior to plan approval, but now included in a Brownfield Plan or Combined Brownfield Plan and Act 381 Work Plan submitted for approval, the MTBRA may support the inclusion of the costs for local-only reimbursement, and the following conditions must be met:

a.) The approved Plan states that certain or all Eligible Activities initiated or completed prior to plan approval, and subsequently denied for state school operating taxes participation, will be funded with local-only taxes.

b.) The entity that incurred the costs is the same as applying for Brownfield Plan approval; and

c.) Eligible Activities were conducted and expenses incurred prior to Brownfield Plan approval as allowed under Section 13b of Act 381 or due to unanticipated circumstances or compressed project timeline.

4. G. Unanticipated Eligible Environmental Response Activities

Pursuant to Act 381 as amended, local-only and state school operating tax increment revenues may be used to reimburse unanticipated eligible environmental response activities conducted after Brownfield Plan and/or Work Plan approvals provided the owner must have contacted EGLE and MTBRA prior to taking action and subsequently included the eligible environmental costs in an amended Work Plan, and Brownfield Plan if necessary, and secured all requisite approvals.

4. H. Administrative Costs Capture

1.) The annual capture of administrative fees from brownfield projects from local taxes is permitted under Public Act 381 of 1996, as amended. Each Brownfield Plan may include capture of

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administrative fees. Administrative fees will be used to cover actual expenses related to operating the Brownfield Redevelopment program.

2.) For reimbursement of reasonable and actual administrative expenses, the MTBRA will transfer to its Administrative Fund five percent (5%) of the annual total available TIF capture per project, during the entire capture period for the project. Actual administrative expenses will be captured with only local incremental taxes. These fees shall be paid before any annual reimbursements of costs are made to the applicant. For approved Plans that include the reimbursement of eligible housing activities, this fee will be increased to 10 percent (10%) of the annual total TIF capture due to additional reporting requirements.

3.) In accordance with MTBRA policy, capture of administrative fees may exceed actual brownfield program expenses in any one year, provided any reserves are maintained in the Administrative Fund and utilized to reimburse for future years' expenses or used as otherwise allowed by Act 381 as amended. At no time will surplus funds exceed one year's allowable maximum capture under Act 381 based on the previous year's allowable capture. Any fund reserves that exceed one year's allowable capture will be returned to the appropriate taxing jurisdictions.

4. I. Local Brownfield Revolving Fund Capture

The MTBRA intends to capitalize its Local Brownfield Revolving Fund (LBRF) by capturing tax increment revenue, as allowable by Act 381, as amended. The MTBRA will include provisions to capture five percent (5%) annual total available TIF capture per project (pursuant to total allowable per statute) for deposit into the LBRF in the approved Brownfield Plan.

LBRF funds will be used to further the purpose of the MTBRA's Brownfield program, which is to facilitate the redevelopment of previously developed sites classified as a "facility," functionally obsolete, or blighted as defined by Act 381, as amended. LBRF funds can only be used to fund Eligible Activities, as defined by Act 381, as amended. LBRF funds are eligible for use by all eligible properties located within the Meridian Township to assist with the completion of Eligible Activities. The LBRF funds typically will be distributed as revolving loans, which allows the funds to continually revolve throughout Meridian Township. LBRF funds may be distributed as grants in response to exceptional circumstances solely at the discretion of the MTBRA. The use of the funds will be determined on a case-by-case basis.

4. J. Affordable Housing Fund

The MTBRA will include a provision in the Brownfield Housing Redevelopment Reimbursement Agreements to allow an Affordable for-sale dwelling to be sold after the seven (7) year Affordability Period at market rate, provided that 25% of the net sale proceeds are paid to the Meridian Township's Affordable Housing Fund.

The Affordable Housing Fund may be used at the discretion of the MTBRA to support an IQH with down payment assistance or other housing needs, in the form of a forgivable loan to a homebuyer or other Affordable housing project subsidies as determined by the Township Board.

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Section 5: Procedures:

The MTBRA recognizes the importance of development project schedules and will expedite the Brownfield Plan review and approval process to the greatest extent possible. The following are typical steps to access brownfield redevelopment incentives in Meridian Township. The steps may change if a combined Brownfield Plan/Work Plan is proposed.

- A. Concept Plan submittal and meeting – Review by committee of Township staff**
- B. Brownfield Plan application submittal**
- C. Brownfield Plan Development – Applicant and Staff**
- D. Brownfield Plan Introduction to MTBRA**
- E. Brownfield Plan Recommendation from MTBRA**
- F. Brownfield Plan – Public Hearing at Township Board**
- G. Brownfield Plan Approval by Township Board**
- H. Act 381/ Act 90 Work Plan(s) – Approval by Staff**

The applicant needs to execute a Reimbursement Agreement with the MTBRA (See **Section 7: Reimbursement Agreement**).

Work Plan(s) (or Combined Brownfield Plan and Work Plan(s)) must be completed in accordance with the requirements of Act 381, as amended, and guidance published by the EGLE, MSHDA, and MEDC, and be submitted to Staff. Staff will review the Work Plan and work with the developer and/or the developer’s representative (consultant) to finalize it. Staff will coordinate with the appropriate agency(s) for the submission and review of the Work Plan (or Combined Brownfield Plan).

Generally, conducting Eligible Activities can begin once the relevant elements of the approval process are complete. However, pursuant to Act 381, as amended, and in accordance with **Section 4: Policies**, conducting certain Eligible Activities prior to Brownfield Plan approval may still be reimbursed, with either or both local-only or state school operating Tax Incremental Revenues.

Section 6: Application Fee

The application fee is due after Project Concept Application approval and is based on total project investment:

- \$0- \$5 Million = \$5,000
- \$5M - \$10M = \$7,000
- \$10 M and over = \$12,000

Section 7: Reimbursement Agreement

Staff will provide the most current Reimbursement Agreement template. The applicant should fill in required information using the template, then work with MTBRA staff to finalize. The Reimbursement Agreement **must be approved by the MTBRA** and fully executed in accordance with Township contract procedures.

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If capture of state school operating taxes for reimbursement of eligible costs is approved, the reimbursement agreement with the MTBRA must be signed and executed before submission of an Act 381/Act 90 Work Plan or Combined Brownfield Plan, for those activities.

Section 8: Reimbursement Process

All Eligible Activities must be completed within the time specified in the Reimbursement Agreement.

Request for reimbursement for Eligible Activities shall be submitted in the form required by the MTBRA. The form shall generally include a detailed list of approved costs, actual costs, and proof of payment. Staff will forward the submitted completed request, with a recommendation, to the MTBRA for certification and approval.

The MTBRA will only reimburse the actual costs to conduct approved Eligible Activities. The BRA uses only the incremental taxes generated by the redevelopment project to reimburse approved Eligible Activities, and the yearly reimbursement amount is based on the actual yearly incremental taxes collected on a project, less any applicable administrative and revolving fund capture noted herein.

Once TIF capture begins, and any or all eligible expenses have been approved, reimbursement may begin in accordance with the terms of the Reimbursement Agreement.

CONTACT INFORMATION

Amber Clark Neighborhoods & Economic Development Director
517-853-4568 or clark@meridian.mi.us

Timothy Schmitt Director of Community Planning and Development
(517) 853-4506 or schmitt@meridian.mi.us



To: Brownfield Redevelopment Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: May 8, 2025
RE: 2025 Brownfield Redevelopment Authority - Authorized Signers

Summary:

The authorized signers of the Brownfield Redevelopment Authority (BRA) are permitted to sign checks, authorize disbursements, and make changes to the BRA bank account. Any changes must be approved by a voice vote of the Brownfield Redevelopment Authority and recorded in the meeting minutes. The authorized signers are the Chair, Vice Chair, Township Manager, and Township Treasurer of Meridian Charter Township. Including the Township Manager as an authorized signer is customary for efficiency.

The following motion is prepared for your consideration:

MOVE TO ADOPT THE 2025 AUTHORIZED SIGNER RESOLUTION OF THE BROWNFIELD REDEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN. AUTHORIZE CHAIR _____, VICE CHAIR _____, TOWNSHIP TREASURER PHIL DESCHAIINE, AND TOWNSHIP MANAGER TIMOTHY DEMPSEY, AS AUTHORIZED SIGNERS.

Attachments:

1. **Resolution-** Brownfield Redevelopment Authority of Meridian Charter Township to Open/Change Signature cards on the Brownfield Redevelopment Authority Bank Account.

RESOLUTION OF MERIDIAN TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY
AUTHORITY TO OPEN/CHANGE THE MTBRA BANK ACCOUNT

At a regular meeting of the Meridian Brownfield Redevelopment Authority, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the ____ of _____, 2025 at 7:30 a.m., Local Time.

PRESENT:

ABSENT:

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

RESOLVED, Independent Bank, (“Bank”) is hereby designated a depository of Meridian Township Brownfield Redevelopment Authority (MTBRA) and that funds deposited therein may be withdrawn upon checks or other instruments of MTBRA.

RESOLVED FURTHER, all checks, drafts, notes, withdrawals or orders drawn against said funds shall be signed by either of the following: _____, current MTBRA Chair, _____, current MTBRA Vice-Chair, Phil Deschaine, current Meridian Township Treasurer, and Timothy Dempsey, current Meridian Township Manager.

RESOLVED FURTHER, requests to purchase investments shall be signed by any two of the following, with written instructions to the Bank for the purchase of investments: _____, current MTBRA Chair, _____, current MTBRA Vice-Chair.

RESOLVED FURTHER, the Bank is hereby authorized and directed to honor any withdrawals and to pay any checks and other instruments drawn against said funds, to the order of any two of the above named officials signing and/or countersigning such instruments.

RESOLVED FURTHER, the above designated officers are hereby authorized to execute, on behalf of the MTBRA, signature cards, or other documents, containing the rules and regulations of the Bank and the conditions under which deposits are accepted, and to agree on behalf of the MTBRA to those rules, regulations, and conditions as amended.

RESOLVED FURTHER, the Township Clerk shall certify to the Bank the names, of those holding the offices or positions listed above and shall thereafter as changes in those offices may occur, immediately certify to the Bank a revised list of officers who are authorized to act in accordance with this resolution. Bank may rely on such certifications and shall be indemnified by the MTBRA from and against any claims, expenses, or losses resulting from honoring the signature of any officer so certified, or from refusing to honor any signature not so certified. These resolutions shall remain in force until written notice to the contrary shall have been received by the Bank, but receipt of such notice shall not affect any prior action taken by the Bank in reliance on this resolution or any certification made in connection herewith.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, Jeff Theuer, the duly qualified Chairperson of the Meridian Township Brownfield Redevelopment Authority, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Meridian Township Brownfield Authority held on the ___ day of _____, 2025.

Jeff Theuer
Brownfield Redevelopment Authority
Chairperson 2025



To: Meridian Brownfield Redevelopment Authority

From: Amber Clark Neighborhoods & Economic Development Director

Date: May 8, 2025

Re: Meridian Township Legal fees General Fund Reimbursement

To fund fees associated with the creation & management of brownfield plans each approved plan supports a 5% administrative fee to the Township. This fee permitted by law, reimburses legal fees allocated to the general fund, consultant fees from TriTerra, AKT Peerless, and to account for Township staff time. The only active plan to have an exception is the Okemos Pointe "Elevation" Plan, which is split 50/50 with the Ingham County Brownfield Redevelopment Authority for administrative fees and capture.

At the April 13, 2023 the BRA authorized reimbursement payments for authorized legal fees for any assistance from the Township attorneys.

The payments that the BRA will approve today are:

- Reimbursement to the Meridian Township general fund for legal fees
 - *Journal entry \$1,695.00*

The following motion is proposed for consideration:

MOVE TO APPROVE THE FOLLOWING PAYMENT TO BE ISSUED FROM THE MTBRA ADMINISTRATIVE DOLLARS AND REIMBURSE THE GENERAL FUND FOR LEGAL FEES, IN THE AMOUNT OF \$1,695.00.

Attachment: Fahey Schultz Burzych Rhodes PLC Invoice #28318

Fahey Schultz Burzych Rhodes PLC

4151 Okemos Road
Okemos, MI, 48864
www.fsbrlaw.com
O: (517) 381-0100

INVOICE

Invoice Number	28318
Invoice Date	4/1/2025
Due Date	5/1/2025
Matter	Brownfield Matters

Bill To:

Meridian Township
5151 Marsh Road
Okemos, MI 48864

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
3/7/2025 Telephone conference w/ client A Clark re: brownfield housing policy; Legal Research re: same; Correspondence w/ client re: same	Matthew A. Kuschel	\$230.00	0.60	\$138.00
3/7/2025 Legal Research re: brownfield housing policy	Madalin E. Sholtz	\$150.00	0.20	\$30.00
3/10/2025 Legal Research re: brownfield housing policy	Matthew A. Kuschel	\$230.00	2.00	\$460.00
3/10/2025 Legal Research re: brownfield housing policy	Madalin E. Sholtz	\$150.00	4.30	\$645.00
3/11/2025 Legal Research re: brownfield housing policy	Madalin E. Sholtz	\$150.00	1.00	\$150.00
3/12/2025 Legal Research re: brownfield housing policy	Madalin E. Sholtz	\$150.00	1.20	\$180.00
3/20/2025 Telephone conference w/ client A Clark re: Brownfield policy; Legal research re: housing need	Matthew A. Kuschel	\$230.00	0.40	\$92.00
		Time Entries Total	9.70	\$1,695.00

Total (USD)	\$1,695.00
Paid	\$0.00
Balance	\$1,695.00
Total Outstanding	\$1,695.00

Please remit payment to: Fahey Schultz Burzych Rhodes PLC, 4151 Okemos Road, Okemos, MI 48864

New & Relocating							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
DTN Property Management	Knob Hill	New Business Open	2300 Knob Hill Drive	Redeveloped Commercial	--	Building Dept.	Opening of the new Knob Hill Apartment building. Reconstruction of units consumed in 2023 Fire. Community Tour scheduled 4.22.2025
Newman Equities II, LLC	Grand Reserve	New Business Open	1580 Woodland Way Okemos	Mixed Housing - Middle Housing	--	Building Dept.	Opening of first set of duplexes for rent off of Central Park & Powell Road.

Under Construction							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Building Dept.	First phase of 150 single family home development.
Newman Equities II, LLC	Grand Reserve	Under Construction	1580 Woodland Way Okemos	Mixed Housing - Middle Housing	115	Building Dept.	Construction of approved 75 single family homes and 75 duplexes for rent off of Central Park & Powell Road. Duplexes to open May -June 2025
Dollar Tree #10729	Dollar Tree Retail Store	Under Construction	1589-1581 Haslett Road	New Commercial Development	1	Planning Dept. Building Dept.	New Applications for a retail store to take over the previous "Rite Aid" location at the corner of Haslett and Marsh Road.
DTN Property Management	Newton Pointe	Under Construction	626 Newton Road	New Commercial Development	1	Building Dept.	Planting of landscaping to separate the single family home section of this project/
Delta Dental of Michigan	Delta Dental	Under Construction	4100 Okemos Road	Existing Commercial Interior Renovation	1	Building Dept.	New Application received
Meijer Gas Station Remodel	Meijer Gas Station Remodel	Under Construction	2055 Grand River	Update to existing Gas Station	1	Building Dept.	New applications from Meijer Inc. to update the gas station at Marsh and Grand River.
Art Unlimited	Art Unlimited	Under Construction	1929 Grand River Ave.	Relocation	1	Building Dept.	Relocation of Art Unlimited
Okemos Coffee Shop	Okemos Coffee Shop	Under Construction	1732 Hamilton Road	New Commercial Redevelopment	1	Building Dept.	Redevelopment of original Midwest Power location into the Okemos Coffee House.

Under Plan Review							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Jim Giguere	Hulett Estates	Under Plan Review	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7	Community Planning Dept.	Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road.
SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290	Planning Dept. Building Dept. Engineering	Redevelopment of the remaining 19 acres at Haslett and Marsh road. Rehab an existing 10,000 sq. ft. building, build a new 11,000 sq. ft. commercial building.
N/A	Panda Express	Under Plan Review	4990 Marsh Road	New Commercial Development	1	Planning Dept.	New Application received
Austin Hamilton	1486 Haslett Road Development	New Applications	1486 Haslett Road	New Commercial Development	1	Building Dept.	Plans received to renovate the established lumber yard building at 1486 Haslett road into a commercial suite and residential suite for rent unit. Commercial first floor with residential second floor is a conditional use by right.
Radmoor Montessori	Radmoor Expansion	New Applications	2745 Mt. Hope Road	Expansion of existing	1	Zoning Board	Radmoor will need to attend ZBA to determine if expansion is possible.
Ashley Furnitue	Ashley Furnitue	Awaiting Applications	1982 W. Grand River Ave	New Commercial Development	1	Building Dept.	Waiting to receive applications for changes within the Younkens suite that will be converted to Ashley Furniture.

Mr. Clean Car Wash	Mr. Clean Car Wash	New Applications	4880 Marsh Road	New Commercial Development	1	Planning Dept.	Proposed Car Wash at 4880 Marsh Road.
Black River Bells LLC	Taco Bell	New Applications	2030 Grand River Ave	Renovation	1	Building Dept.	Renovation of Taco Bell.
	Wheat Jewelers	Awaiting Applications	4990 Marsh Road	Demolition	1	Building Dept.	Demolition of Wheat Jewelers buiding.