



## AGENDA

CHARTER TOWNSHIP OF  
MERIDIAN  
TOWNSHIP BOARD  
REGULAR MEETING  
October 18, 2016  
6:00 P.M.



1. CALL MEETING TO ORDER<sup>+</sup>
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
  - A. HOMTV Internship 35<sup>th</sup> Anniversary Tribute-Brandie Yates, Internship Coordinator
  - B. Award of Financial Reporting Achievement-Miriam Mattison
5. PUBLIC REMARKS<sup>\*</sup>
6. TOWNSHIP MANAGER REPORT
7. BOARD COMMENTS & REPORTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON)
  - A. Communications
  - B. Minutes
    - (1) September 29, 2016 Special Meeting
    - (2) October 4, 2016 Regular Meeting
  - C. Bills
  - D. City of Caro City Manager Search-Township Manager Employment Agreement
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
  - A. Elevation at Okemos Pointe Brownfield Plan
12. ACTION ITEMS (PINK)

\*\*Public Comment

  - A. Transportation Commission
  - B. CATA-Bus Rapid Transit
  - C. 2016 3<sup>rd</sup> Quarter Budget Amendments
13. BOARD DISCUSSION ITEMS (ORCHID)

\*\*Public Comment

  - A. Elevation at Okemos Pointe Brownfield Plan
14. FINAL PUBLIC REMARKS<sup>\*</sup>
15. FINAL BOARD MEMBER COMMENT
16. ADJOURNMENT

**\*PUBLIC REMARKS (Any topic - 3 minutes per person)**

**\*\*PUBLIC COMMENT (Agenda item specific - 3 minutes per person)**

*Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by writing or calling the following:  
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864-1198 (517-853-4258) – Ten Day Notice is Required.*

*Meridian Charter Township: 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000 Township Hall Room; [www.meridian.mi.us](http://www.meridian.mi.us)*

<sup>+</sup> Appointment of President Pro Tem and/or Temporary Clerk if necessary

*Meridian Township exists to create a sustainable community through the most effective use of available resources that achieve the highest quality of life.*

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, OCTOBER 18, 2016

(1) Board Deliberations (BD)

BD12B-1 Renee Korrey, 4633 Okemos Road, Okemos; RE: Opposition to the BRT

(2) Board Information (BI)

BI-1 Constance Wolfe, 5454 Cornell Road, Haslett; RE: Mural in Haslett on the building facing School Street and Haslett Road

BI-2 Tim Potter, 4632 Van Atta Road, Okemos; RE: Transportation Commission concern

BI-3 Matthew Webster, 2659 Heather Drive, East Lansing; RE: Heather Drive Repaving

BI-4 Susan McGillicuddy, 5115 Country Drive, Okemos; RE: Opposition to the BRT

BI-5 James Harding, 5055 Country Drive, Okemos; RE: Opposition to the BRT

BI-6 Jessie and Ari Adler, 1580 Hillside Drive, Okemos; RE: Email exchange with Parks and Recreation Director LuAnn Maisner concerning the Meridian Township Managed Deer Harvest Program

BI-7 Pam Fraker, 351 Newman Road, Okemos; RE: Opposition to the BRT

BI-8 Donna Rose, 6207 Cobblers Drive, East Lansing; RE: CATA's Customer Service

BI-9 Donna Rose, 6207 Cobblers Drive, East Lansing; RE: BRT: More to Think about

(3) Regional Linkage (RL)

RL-1 Christine V. Spitzler, Chief Environmental Programs Planner, Groundwater Management Board, Tri-County Regional Planning Commission, 3135 Pine Tree Road, Suite 2C, Lansing; RE: Groundwater Management Board 2017 Annual Dues Request

RL-2 Sandra L. Gower, Economic Development Coordinator, Ingham County Brownfield Redevelopment Authority, 121 E. Maple Street, Mason; RE: Elevation at Okemos Pointe Brownfield Plan

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**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
OCTOBER 18, 2016**

**Board Deliberations (BD)**

## Brett Dreyfus

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**From:** renee korrey <rkorrey@yahoo.com>  
**Sent:** Thursday, October 13, 2016 3:05 PM  
**To:** Board  
**Subject:** BRT OPPOSITION

Dear Meridian Township Board,

First I ask that this be included with the on line packet for Tuesday's meeting. I thought I sent it once and apparently it did not go through to some or all of you.

Last July, you voted to rescind your support of the BRT in favor of acquiring more information and amidst a large number of loud voices opposing the project. I have been part of that outcry and will continue to be....not just for the reasons I first was, but for a growing number of new reasons as well.

I must admit that I had sort of a "goose bump" moment seeing our board in action on this topic and realizing that your ARE responsive to your citizenry. Here we are now, as promised to your public and to CATA, at a place where you again visit this topic for a final decision on support. Since July, our group of very concerned citizens has grown and expanded beyond our township. Since that vote, we have discovered facts showing that MSU and East Lansing have concerns as well. This information was only acknowledged by CATA after letters were discovered by our group proving that. While our fight has been exhausting, we remain committed. I do not intend to rehash every detail of why this project is not good for our township or for our community. I will illuminate the most important points and then introduce new information supporting our OPPOSITION TO THE BRT.

I have faced hecklers and cyber "bullies" since our fight began and each time I do my research on the source, I find a relationship to either CATA or our current Treasurer. I am NOT saying that every person who disagrees with me is related to CATA or the treasurer, and I am saying that the overt behaviors seem to come from that camp. Just last week, I was called a Tax Fearing, uninformed private citizen who has no idea what business owners want. How dare I speak beyond that position. At that moment I wondered at what distance (either physically or spiritually) does it transcend from compassionate and vogue to inappropriate and misplaced to advocate for someone or a position that you feel passionate about? Is it Haiti where the horrible conditions worsened again since Matthew and the growing deaths? Perhaps, Mexico where many American churches and organizations give money to their suffering orphanages. Could it be as close as our Food Bank which serves our community or the various rescues for the homeless or abused? From my viewpoint all those are valuable and my compassion is deep. It is also deep for our local community AND the businesses AND the elderly and disabled AND yes....myself as a private citizen.

As a private tax paying citizen I DO find it obscene that we pay nearly 3x the millage for CATA as we do for Police and Fire. I AM concerned that I will be required to pay more on my tax bill as I am a fixed income senior even though CATA reps have said that they are not considering more tax. I remember one of our earlier in the year board meetings in which Deb Alexander stood in front of you and the cameras stating that she COULD NOT PROMISE there that taxes would not be raised...(more on this in a minute).

While not ALL the business owners of Meridian oppose the BRT, I have canvassed many and adding up those vocal and those who fear repercussions but who are "rooting" for our group, the NAYS dramatically outnumber the YEAS. I started taking a look at the businesses FOR it on an individual basis. Some have or will have an intersection at their business allowing for smooth travel into their

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business; both by consumers and delivery trucks. Some articulate incomplete information because they do not understand the project; only what they are told by EDC, CATA and other groups. I have yet to hear from either a business owner or citizen, a reason that can't also be done by modifications to our existing Route 1 bus service...and at far less cost AND RISK...(more on this later also).

Vogue or not, walk a mile in the shoes of the elderly and disabled. I sat in one of our CATA community meetings at the new fire station, where it was explained that the lights for crossing to the median would be timed based on the demographics of the area. Well, if that is the case, Bill Cleary has legitimate concerns because being in his 90s and ambulating at a slower pace than some, the college kids who make up some of the area east of Hagadorn certainly will effect THAT curve. For even 1 minute try to imagine what it will be like as a blind person to negotiate that system with not only center running transportation but also the elimination of stops. AND BY THE WAY, until recently, I was not aware that MOST of the stops are being eliminated and then some reintroduced at other less opportune spots where there will be the BRT station. Farther from the hospital for example and look for yourself....NOT the best plan. I am sure Donna Rose can expand on that so I will not.

Now for the information I elude to in the earlier parentheses - AECOM which by their description is "...a global network of experts working with clients, communities and colleagues to develop and implement innovative solutions to the world's most complex challenges". Their reach is expansive and have been engaged by CATA to do work with Federal and State dollars. They line their pockets with BILLIONS of national, state and local tax money through grants by agencies and authorities such as CATA. They have been a part of the first 30% of our BRT and quite probably will continue to be although CATA has not committed to that as of yet by their report. I ask you to do the research on this seemingly amazing company and then afterward, wonder if WE will be the next community sold down the river by their actions...wonder if they have at all affected those people in places of power to push this project forward.....here are some highlights to get you started:

- while the company on their website boasts "...delivering clean water and energy..." information is being reviewed now (check various investigative articles and news coverage) illuminating AECOM involvement with the Flint Water fiasco. They starting out with a bid of 140k and it later ballooned to 4 million and the water STILL was not safe. They were hired to ensure the water switch would be safe! They have given significant campaign contributions to Kurtz camp as well.
- Speaking of campaign contributions which are you know are public; take a gander at who they give money to...Gary Peters for example. Ask yourself how else they affect their acquisition of so many government contracts and projects that people oppose. There are many ways for a 18 billions dollar a year company to sway people to not only select them but also go ahead with projects which are NOT in the best interest of the greater good or opposing communities.
- a class action suit against AECOM has been filed alleging "materially false and or misleading statements or failed disclosures...engaged in fraudulent and deceptive business practices..." Do we want this type of dishonest company involved with us at all; much less the first 30% of the BRT projects already done
- AECOM was sued twice in 2 years for alleged shoddy design and project management and yet was awarded a third contract by the same entity - any idea how something like that could happen? Follow the money!
- check out the lawsuit in Australia for which AECOM was involved AND GET THIS - it turns out the traffic counts they gave were extrermely inflated; a tactic to get the project going for their benefit. What started out as over a 600 million dollar project ended up over 2 BILLION!!!
- how about the law suit SEPTA filed against AECOM alleging delays to the project and the flawed design cost them 43 million; some of their information and flawed designs endangered the safety and welfare fo their ridership, the surrounding community and general public.

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- our own neighbor, WAYNE COUNTY is suing them for 154 million (currently in litigation) in part for professional negligence, breach of fiduciary duty, breach of an owner agreement and guaranteed maximum price agreement.
- don't overlook URS who was bought by AECOM as they too are in a suit with Dallas...deficient bridge design and overstating costs
- keep looking and you will find another construction company also bought and owned by AECOM who ended up paying out a costly sum in a WHISTLE BLOWING suit. This basis was poor work done with a military contract and although the plaintiff warned of a poor design and dangerous circumstances, he was ignored, transferred and eventually fired to hide the grizzly facts. He won in appeal.

There are more; many more and they all related directly or through a subsidiary of AECOM; for which we as taxpayers are "in bed" with. So, the questions I pose to you are:

1. We have already seen CATA (who in their defense may not have been aware of ALL the law suits as they are still popping up) has already engaged this company or it's acquisitions for the first 30% of the BRT. At what point do we NOT want to rely on their designs and statistics based on too much litigation to ignore?
2. Knowing what we know and how much corruption is involved with the grant monies and the company(s) who get them; do we trust anyone involved in this mess? I am NOT saying everyone is corrupt. I am suggesting that when you get greedy companies such as AECOM who has already been used and may be used for the rest of the project and you combine it with elected officials who want campaign money or people of power who have been in their positions so long that they feel invincible or view themselves as "teflon", you have a recipe for disaster. This is why I strongly urge an audit and have already began to initiate audits...a foreign process for me but learning as I go.
3. Do we trust any of these companies and using AECOM as an example to keep us safe and within budget and and to provide reliable data even if it does NOT support a project that they want? Can we afford these mistakes on the heels of an already alarming retirement deficit for which we certainly will have to make it up somewhere?

At the very least, these examples need to call into questions the accuracy of what CATA has provided from the design teams. In order for myself to trust any part of this project, I would need to have it start at the beginning with full transparency (something CATA is not comfortable with), and ensure that pockets are not being lined, and that ethics are the norm by any company we engage.

Dear board...we are not talking about a \$24k error in judgement for benches made by CATA on a 6 million dollar project. We are talking about something far more costly and experimental which MANY MANY of your constituents are against. CATA did claim responsibility for the bench problem although they did also suggest that it was the design that was given to them. Ah..hem....do we want to rely on CATA and the design team for the first 30% of the BRT?

In closing I will let you know I still do not like the project lack of stops, center running lanes, limiting turn radius, jeopardizing our businesses including those grass root businesses who managed to tough it out during our recession and now face this? I don't like the lack of consideration for our cars and bikes and pedestrians. I do not like having to travel to Lansing in a car with only one lane each way, I do not like the prospect of more millage and tax and the possibility of forking out more money after bad. I do not like being the white mouse in this huge experiment. I do not like that while it is said the BRT will be faster, safer, and attract riderships, it is something that could be done with our current Route 1 and without the BRT expense.

We already have growth in development in a climate that has some stats showing a 20% reduction in MSU students and ridership while CATA states the opposite. Here is something else that I don't like - I don't like that unless it has changed, TCRPC has earmarked another 3 million dollars for a second

yet unnamed BRT for their budget. I have to throw them in the mix of wondering what is the motivation. Road improvements? CATA said it will improve the roads and of course it will; by using money that would have gone to the roads anyhow.

Please do not accept this project for our township. Unite with the growing number of organizations who oppose this for a variety of reasons.

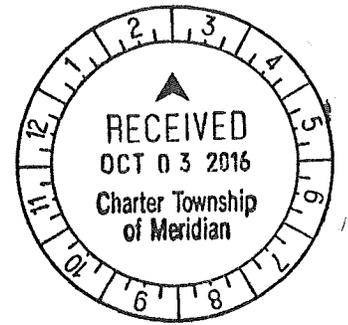
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**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
OCTOBER 18, 2016**

**Board Information (BI)**

To: Meridian Township Board Members  
From: Dr. Constance Wolfe, 5454 Cornell Rd., Haslett, MI 48840  
Date: 9/29/2016  
Re: Mural in Haslett on Building facing School St. and Haslett Rd.



Being a long time resident in Haslett I often pass the painted mural on the side of the building at Haslett Road and School St. just east of the Railroad tracks, and north of Rayla Elementary School. This mural is offensive and poorly created. I asked three professional artists to give their opinions and this is what they said:

"Oh my, -I find it scary and depressing." Barbara Mc Cleary, painter, artist, galleries in East Lansing, Grand Rapids, and Chicago

"Mural is not even good tagging (graffiti). Disjointed composition and off putting color." Paula Fedewa, Specialist and Artist, painter, South Carolina

"Very disturbing, especially if children walk by it. Only part calm is the lake inset." Collette Henderson, Artist, graduated MSU, Lansing, Michigan.

I have been to several cities with graffiti, many painted by artists who bring a vibrant and beautiful message to the landscape. But this mural looks like a gang member did it, much like what I saw in the projects in Cabrini Green, South Side Chicago. This is not the kind of message and art that I want portrayed in our peaceful, and green Haslett.

Out of town Visitors that have come to my home in recent months have remarked how dreadful it is, and why is it there. In addition I have provided three separate artists' evaluation of this current mural.

Can the city commission artist/s to paint a decent mural over this awful one?  
Could they paint one that represents the good people and community of Haslett and Meridian Township?

Sincerely,  
Constance Wolfe

A handwritten signature in cursive script, appearing to read "C Wolfe", with a long horizontal flourish extending to the right.

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BI-1

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**Sandy Otto**

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**From:** Tim Potter <flyingdutchman63@gmail.com>  
**Sent:** Tuesday, October 04, 2016 10:51 PM  
**To:** Board  
**Subject:** Transportation Commission concern

Unfortunately I couldn't attend this evening's board meeting and I now see that the Transportation Commission was on the agenda for discussion.

I recently submitted an application to serve on this new commission should it be formed. I intended to attend a board meeting and speak to my concerns, but since there was discussion this evening on it I'm concerned that a decision to form the commission might occur before I get a chance to voice them.

My interest in serving on the Transportation Commission is to help promote and encourage improvements to our transportation network throughout the Township for all of our road users, primarily those that are non-motorized (pedestrians and bicyclists). I feel that a concerned group of residents with regular meetings should be able to make a lasting positive difference in the safety, livability and attractiveness of our community for future residents. Thus, if a Transportation Commission is to be formed I feel it should have as its mission all aspects of transportation and not be focused on one form (say public transit).

If the primary focus of a new Transportation Commission will be on a narrow aspect of transportation (say public transit) then I would prefer to withdraw my application from public service.

Thank you,  
Tim Potter  
4632 Van Atta Rd.  
Okemos, MI 48864

\*\*\*\*\*  
MSU Bike Advisory Comm. member  
TCBA Advocacy Comm. member  
MDOT Univ. Region Non-Motorized Comm member  
Governor's Pedestrian & Bicycle Safety Action Team member  
Ride of Silence webmaster  
LCI #5207

Ride of Silence: [www.rideofsilence.org](http://www.rideofsilence.org)

Wed., May 17, 2017, 7 PM  
One day. One time. One world, world wide.  
Let the silence roar... The Ride of Silence

The 2016 Ride of Silence  
440 Locations World Wide  
50 U.S. States  
48 Countries  
7 Continents  
0 Words Spoken  
A Million Powerful Memories

OCT 18 2016

BI-d

OCT 18 2016

## Sandy Otto

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**From:** Matthew Webster <matthew.webster@dart.biz>  
**Sent:** Tuesday, October 04, 2016 12:25 PM  
**To:** Conklin, William  
**Cc:** Board  
**Subject:** RE: Heather Drive

Thank you!! And thanks for you quick response.

Matthew Webster  
Manager, Business Relationship Management– SCM/PTP/ENG  
Dart Container Corporation  
Matthew.Webster@Dart.Biz  
Phone 517.244.3987  
Mobile 517.525.4693



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**From:** Conklin, William [mailto:WConklin@ingham.org]  
**Sent:** Tuesday, October 4, 2016 10:23 AM  
**To:** Matthew Webster <matthew.webster@dart.biz>  
**Subject:** FW: Heather Drive

Resending due to incomplete email address.

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**From:** Conklin, William  
**Sent:** Tuesday, October 04, 2016 9:22 AM  
**To:** 'webster@dart.biz'  
**Cc:** 'Frank Walsh'; Derek Perry  
**Subject:** RE: Heather Drive

Heather Drive is to receive its second and final layer of asphalt paving today, which include somewhat more of an asphalt tab into the driveways. Gravel driveways will then receive additional gravel to slope between the gravel driveway and the paved tab.

Feel free to reply or contact the Ingham county Road Department at 517-676-9722 if you have any further questions.

Bill Conklin,  
Ingham County Road Department

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**From:** Frank Walsh [mailto:walsh@meridian.mi.us]  
**Sent:** Tuesday, October 04, 2016 8:26 AM  
**To:** Conklin, William; Derek Perry  
**Subject:** FW: Heather Drive

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FYI

Frank L. Walsh

OCT 18 2016

Township Manager  
Charter Township of Meridian  
P: (517) 853-4254  
F: (517) 853-4251

[www.meridian.mi.us](http://www.meridian.mi.us)  
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[www.twitter.com/Meridiantwp](https://www.twitter.com/Meridiantwp)  
<https://www.linkedin.com/in/frankwalsh3>  
<https://managersperspective.wordpress.com/>

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**From:** Matthew Webster [mailto:[matthew.webster@dart.biz](mailto:matthew.webster@dart.biz)]  
**Sent:** Tuesday, October 04, 2016 7:52 AM  
**To:** Board  
**Subject:** Heather Drive

Good Morning.

I am hesitant to email as I feel I am looking a "gift-horse" in the mouth. We recently had our street repaved on Heather Drive and it is looking great. As there are cones out still, I am thinking they are potentially still working. But, they haven't returned in a couple of weeks.

My concern is the end of my driveway. The new road has left a 4" 'reverse-curb' with the road being higher than my driveway. My 5 year old can't ride out of the driveway onto our road with his bicycle now, I am worried how it will work once it ices over in the winter (I don't want to get stuck), and have had family say it made them nervous driving their vehicles over it when coming to our house.

I am looking to see if this is supposed to be the end result or if more is to be done.

Thanks,  
Matt Webster  
2659 Heather Drive

Matthew Webster  
Manager, Business Relationship Management– SCM/PTP/ENG  
Dart Container Corporation  
[Matthew.Webster@Dart.Biz](mailto:Matthew.Webster@Dart.Biz)  
Phone 517.244.3987  
Mobile 517.525.4693



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**Sandy Otto**

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**From:** Susan McGillicuddy <susanmcgillicuddy@gmail.com>  
**Sent:** Thursday, October 06, 2016 2:21 PM  
**To:** Board  
**Subject:** BRT

Dear Meridian Board of Trustees:

I am not able to attend your meeting of Oct 18, 2016. I would like to voice my objection to the Bus Rapid Transport program.

Not only is the BRT prohibitively expensive to install and operate, the CATA services will still need to keep the buses running as well as the Redi Ride services running.

We do not have the population base that large communities like Portland Oregon, have in order to support a system like this. Four years ago the average cost of a single person using the CATA bus system was over \$22 per rider each ride. Since then these costs have gone up toward \$30 per rider. Who knows how high the cost will rise once this in place.

This system is projected to only save 1 minute in travel time. If this board were serious about getting residents to use the existing CATA line then you should have not given **any** parking to any of the apartments that you have approved,. You would have had every right to restrict parking based on the Mixed Use Code that all the developers are using.

This is a program doomed to fail and I urge you to vote against it and save your tax payers money.

Thank you.

Susan McGillicuddy  
previous Supervisor  
5115 Country Drive  
Okemos, MI 48864

OCT 18 2016

BI-4

OCT 18 2016

**Sandy Otto**

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**From:** Jim Harding <hardingj.chelonia@gmail.com>  
**Sent:** Thursday, October 06, 2016 3:26 PM  
**To:** Board  
**Subject:** BRT

Dear Meridian Township Board:

Because I cannot attend your meeting on October 18, I am writing to express my opposition to the bus rapid transit system, and all permutations of the BRT, proposed by CATA. This system would be a monumental waste of money and cause unacceptable disruption to traffic movement and businesses in the Meridian portion of the bus corridor. The minimal net benefits of BRT would not begin to make up for the disadvantages imposed on the community.

If CATA continues to try and force a BRT system on the township, I believe that the Board and all citizens should take a close look at the present taxpayer funded subsidy given to CATA and consider ending or severely reducing this tax.

Thank you—

Sincerely,

James Harding  
5055 Country Dr  
Okemos MI 48864  
(517) 349-6148

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BI-5

OCT 18 2016

**Sandy Otto**

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**From:** LuAnn Maisner  
**Sent:** Thursday, October 06, 2016 5:13 PM  
**To:** 'Jessi Wortley Adler'  
**Cc:** Jane Greenway (greenway@meridian.mi.us)  
**Subject:** RE: FW: Letter to Commissioners regarding Deer Harvest

Thank you again for expressing your concerns. I will certainly follow up with you next week.

LuAnn

**From:** Jessi Wortley Adler [mailto:jessicawortley@gmail.com]  
**Sent:** Thursday, October 06, 2016 3:21 PM  
**To:** LuAnn Maisner  
**Subject:** Re: FW: Letter to Commissioners regarding Deer Harvest

I appreciate it. And overall, I understand the need for the hunt, just specifically not in our postage stamp-sized natural area! It's just too tiny to be safe. There are so many other larger areas in the township that are more conducive to this program.

I will be out of town next week, can you please keep me posted on the outcome of the meeting and if any follow up needs to be done? Thanks!

On Thu, Oct 6, 2016 at 3:16 PM, LuAnn Maisner <maisner@meridian.mi.us> wrote:

Hi Jessi,

You're welcome. We appreciate you sharing your concerns with us. Let's keep our lines of communication open. Please feel free to contact me at any time.

LuAnn

853-4604

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BI-6

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**From:** Jessi Wortley Adler [mailto:[jessicawortley@gmail.com](mailto:jessicawortley@gmail.com)]  
**Sent:** Thursday, October 06, 2016 3:07 PM  
**To:** LuAnn Maisner  
**Subject:** Re: FW: Letter to Commissioners regarding Deer Harvest

Thank you!

On Thu, Oct 6, 2016 at 2:43 PM, LuAnn Maisner <[maisner@meridian.mi.us](mailto:maisner@meridian.mi.us)> wrote:

Dear Township Board Members,

Jessi Adler is a neighbor to Forest Hills Natural Area and has sent this email regarding her concerns with this park being added to the 2016 deer management program. The Park Commission will be discussing this at their meeting on Tuesday, October 11. No hunters have been placed at any of the newly proposed six parks until the Park Commission makes their decision on Tuesday.

Also know that our office has received numerous calls that are supportive of the proposed additions as well.

I will also forward this letter to the Clerk's office for inclusion as a communication for your next meeting.

Thank you.

LuAnn Maisner, CPRP

Director of Parks and Recreation

**From:** Jessi Wortley Adler [mailto:[jessicawortley@gmail.com](mailto:jessicawortley@gmail.com)]  
**Sent:** Thursday, October 06, 2016 1:24 PM  
**To:** LuAnn Maisner; Jane Greenway  
**Subject:** Letter to Commissioners regarding Deer Harvest

Hi LuAnn and Jane,

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Please find attached (and below) a letter to both the Parks Commission and the Township Board regarding the Managed Deer Harvest and the upcoming vote on new parcels to be added to that program. As we cannot make the Park meeting next week where this will be up for discussion, please forward on our letter to them in advance. Thank you! Jessi Adler

SUBJECT: Meridian Township Managed Deer Harvest

Dear Meridian Township Park Commission,

In reference to the letter we received on Thursday, September 29 regarding the Managed Deer Harvest, we would like to implore that you **do NOT permit hunting** in the Forest Hills Natural Area.

Our backyard and property line are adjacent to this natural area (in fact, our property line extends a small way into the tree line), and we, along with our neighbors, are frequently in our backyard, as well as having our children and the neighborhood children playing in the FHNA woods. Especially since the FHNA serves as key points (Gym and Pokestop) in the Pokemon Go game, there are people in the FHNA all the time. This does not include those who walk their dogs through it daily.

The FHNA is a very small area and from my back deck we can see through it to the parking lot on the other side. Given the very narrow and linear nature of this park, it is not large enough and suitable for a deer hunt. While we have learned that the hunters will be seated in platforms and ostensibly shooting down, we all know things don't go as planned, and it does not prohibit a wayward arrow or two that could come straight into my yard. We are worried about our safety in our own backyard as we would be able to see the deer stand from the back window and this is too close for comfort.

As an aside, (though we realize we will never win this argument) as nature lovers and wildlife photographers, we truly enjoy the family of deer that wander through our yard daily and call the FHNA their home. It is a delight to watch them grow from fawns to deer each year. The bigger issue is the deer in the township have been displaced due to the continued deforestation of their forest homes by Meridian Township developers who are building empty subdivisions and strip malls where forests used to stand. It's no wonder there are so many deer in our living spaces, as we keep encroaching on theirs. They need shelter and food and the Township has all but taken it away. If we didn't destroy their homes, we'd have no need for this hunt in the first place.

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BI-6

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However, we not here to discuss those issues, we're here to defend the safety of our family which is the current situation. There are plenty of other places in the township where this deer harvest can occur that would not put our family and our neighbors at risk.

Again, we urge you to NOT permit hunting in the Forest Hills Natural Area.

Jessi and Ari Adler

1580 Hillside Drive

Okemos, MI 48864

517-230-9923 or 517-749-7170

[jessicawortley@gmail.com](mailto:jessicawortley@gmail.com)

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## Sandy Otto

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**From:** Fraker, Pam <fraker@cns.msu.edu>  
**Sent:** Friday, October 07, 2016 6:20 PM  
**To:** Board  
**Subject:** CATA plans

I'm totally against Cata's plan to build an even more expensive system. I already pay \$600 a year for a service I can not use because I live on Newman road It's already taxation wo representation or ability to use. It's just maddening. This issue is already galling and will affect my Nov 8 vote.  
351 w Newman okemos

Sent from my iPad  
Pam Fraker  
University Distinguished Professor

E. Lansing ,Mi 48824  
Phone - email for phone

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OCT 18 2016

## Sandy Otto

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**From:** Donna Rose <wild-rose@sbcglobal.net>  
**Sent:** Tuesday, October 11, 2016 4:31 PM  
**To:** 'Sandy Draggoo'  
**Cc:** Board; Robert Swanson; Craig Frazier  
**Subject:** Customer Service

Dear Sandy,

Karla Hudson shared your email to her with me regarding some problems with Redi Ride and long phone hold times. It was my phone she used on the weekend where there was a 43 minute hold time, but she hung up as I think most individuals will do. She called back a bit later and the hold time was 27 minutes. As you are aware, the ADA FTA Guidelines state it is best to limit hold times to a reasonable amount of time. People often use their cell phones to make calls to schedule rides. People who are economically challenged may have a "free" cell phone subsidized by the Universal Connectivity taxes. which only allows them 250 minutes per month without incurring extra charges. This is one reason for this guideline. Another reason, is so people can get through to CATA quickly if there is some kind of a problem with a scheduled ride, i.e. the ride doesn't show up. I would encourage you to consider ways hold times can be shortened. Too many times the wait is longer than 15 minutes. I think a reasonable hold time would be 3-5 minutes and no longer. Perhaps more staff needs to be hired to help with the call demand.

Secondly, when customers complain wouldn't it be more prudent to just say something to them like, "I am sorry that you experienced difficulty with our service. We always strive to provide the best customer service and we want you to know your experience and viewpoints are important and are given great consideration as we work toward this end." One of my first lessons as a student of social work, was to always validate and never try to explain away or argue with an individual who has concerns or who is angry. The most important goal in customer service should be to validate. If you defend or try to place blame back on individuals you alienate them.

It is not easy having to depend on public transit for all transportation needs, and although we are all grateful that the federal government requires paratransit, it is not always easy to live with snags in the system, no matter how minor they may seem to others. Yes, Karla did get to her destination, but you have to be wise to the fact about the uncertainty that exists while waiting for a ride, especially when there have been circumstances when rides have been very tardy or haven't shown up at all.

There can be an anxiety built in when you know you are dependent on this service.

Sincerely,

Donna Rose, LMSW  
CATA Board Member

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OCT 18 2016

## Sandy Otto

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**From:** Donna Rose <wild-rose@sbcglobal.net>  
**Sent:** Thursday, October 13, 2016 10:35 PM  
**To:** Board  
**Cc:** Frank Walsh  
**Subject:** BRT: More to Think about

Dear Board Members and Manager Walsh,

I know you are aware of my opposition to the BRT and you have heard rational individuals who have come forward to register their opposition as well. Many of these individuals have been users of the Route #1 bus who are blind. I have a couple more items which I have not brought to your attention before.

I feel these items need to be considered and added to the list of concerns many of us have regarding the BRT.

First, almost all of the 41 bus stops that go to and from Downtown Lansing to Meridian Mall will be replaced by BRT stations. In some cases as many as three stops will be removed between BRT stations. This means at least a two block or more walk from the old stops to the revised BRT stations for some people using these stops. There are currently 26 stations in the works.

People with disabilities, and those who are frail will be inconvenienced by this measure.

I am hearing from a lot of folks with disabilities that aside from everything that has been already stated, another huge dilemma is weather.

Living with a disability, we all know that snow often gets piled in places that block our access. Pedestrians often have to walk in the street to avoid these areas. Our need to use this corridor doesn't stop when it snows. We still have to eat, and take care of medical appointments, as well as go to entertainment spots if we desire. People mention that there is a BRT system in Eugene, Oregon, but they don't have the snowy, icy conditions we have here. We are concerned how ramps into stations will be kept clear of ice and snow. Right now if snow is piled high at a bus stop, all riders are instructed by CATA to stand or go to the nearest clear spot and flag down the driver. What happens if ramps are snowy and icy and you use a wheelchair? I can see a lot of grief caused by riders trying to navigate to the middle of the street, only to discover the ramp is too slippery to traverse. Snow gets really piled up at street corners all over our area, and in some instances drivers turning can't see those using wheelchairs, or people who are short. . These are obstacles that will prevent people who are blind/visually impaired, or those with mobility impairments from being able to access the BRT Stations. We can say that they will all be cleared, but in the real world things like this can easily go awry. Winter is difficult enough, even with buses at the curbside.

People with disabilities, who want to live full lives, are usually very careful about where they choose to live and purchase homes. Many individuals who are blind have chosen this area because it is not urban and is easy to navigate. We like the small businesses and the small town atmosphere of our community. In his City Pulse article, Burl Schwartz made some assumptions that I don't believe are accurate. He sees a town where new development is everywhere. He is surprised there are still homes along Grand River in Meridian Township. I don't want mixed use developments on every inch of this corridor. I don't want to live in a town that is over-crowded with renters and developers/landlords living off the profits of such over-crowding and over-priced rents. I don't want to live in a place that is mainly cement.

That is not the place where I want to live. I don't need my area to be designated "World Class" because to me it already is. I want to live among the everyday folks of America. I already have to option of moving to Cleveland or Chicago where BRT's are becoming the norm. I am not willing to give up my independence to save 10 minutes of time on a bus, or to avoid congestion on Grand River. Anyone in their right mind, with the exception of students, knows there are other roads to drive on to avoid Grand River and get from point A to point B quicker. This project is not the will of the people. It seems to create more problems than it solves, especially for regular riders, like myself.

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I am not in support of one inch of the BRT. There will no longer be a stop at Sparrow Hospital as things look now. I urge you to tell CATA to take us out of the BRT, or to adopt the option where the BRT turns around at Charles and Albert. At least then we would be able to get to Meridian Township businesses without much change from the way it is now because the Route #1 would continue from that point. Public transportation needs to be equitable for all riders. We the people can choose how our town is configured to meet our standards of wellbeing. We don't need to incorporate a BRT based on a study, when we could put forth a study just as admirable on how to keep our small town feel here without a BRT. It should be up to us the citizens.

Since so many of CATA's core riders have disabilities, it is not fair for anyone to expect us to just step aside and allow the fabric of the lives we have chosen in this community to be unraveled for some imagined greater good!

Very sincerely from the bottom of my heart, Donna Rose  
6207 Cobblers Drive  
East Lansing, MI 48823  
517-489-2233

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**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
OCTOBER 18, 2016**

**Regional Linkage (RL)**



September 28, 2016

Ms. Julie Brixie  
Meridian Charter Township  
5151 Marsh Rd.  
Okemos, MI 48864

RE: Groundwater Management Board 2017 Annual Dues Request

Dear Ms. Brixie:

The 2015-2016 year was another successful one for the Groundwater Management Board (GMB) despite all of the challenges facing our communities and utilities. The GMB continues to receive national recognition for its cutting edge work on groundwater and drinking water protection. I would like to thank you for your participation and support of the GMB.

**2015-2016 Groundwater and Wellhead Protection Highlights include:**

- Using the Wellhead Protection/Groundwater Audit Tool reevaluate and audit: Delta, Delhi, Lansing, Meridian and Watertown Townships, the Cities of East Lansing and Lansing and the Village of Webberville. These were updates to the initial audits that were completed 5 years ago as part of a Michigan State University Senior Planning Practicum. The new audits were compared to the initial audits to determine progress, identify areas of concern and guide implementation of the recommendations. Findings are being presented to the leadership of each community.
- The Annual Children's Water Festival was integrated into Michigan State University's Science Festival in the spring of 2016. This allows the GMB to continue its mission of groundwater education and outreach with the added support of Michigan State University.
- The *Tri-County Water Policies and Programs Guide* was disseminated to decision makers and industry experts through presentations at public meetings and conferences. It received very positive reviews and requests for the process used to facilitate the creation of the guide.
- Delta Charter Township's Wellhead Protection Plan was updated for submittal to MDEQ for approval.
- Researched and compiled a list of the historic and current groundwater testing in the Greater Lansing Area into the Groundwater Testing and Information Report.
- The purpose is to determine trends and identify areas of concern. The information will be used to determine the best use of limited testing dollars, to share information and increase accessibility to testing that has already been done. (This effort will be incorporated into the existing Potential Contaminant Source Inventory (PCSI) database as well as a similar surface water monitoring inventory effort that is expected under local watershed implementation activities.)

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- Updated and expanded the database that supports the PCSI and use of the Wellhead Protection Viewer (WPV). This allows for easy data queries and mapping of various land use attributes to determine the existing or potential impacts on groundwater.
- GMB members continued to save money through the efforts of the Mid-Michigan Drinking Water Consortium a spinoff of the ByProduct Synergy Program. The Consortium membership extends beyond the Tri-County Region and supports the joint purchasing of chemicals, well rehabilitation services, and continues to explore the procurement and disposal of lime sludge. It is open to both drinking water and wastewater utilities.
- The GMB continues to monitor issues such as security, aging infrastructure, etc. and the potential influence on local groundwater. Staff shared information, reports and efforts on these new and yet to be fully understood issues.
- The GMB communities received their twenty-second annual designation as a Groundwater Guardian Community from the Groundwater Foundation.

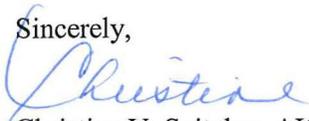
**Plans for 2016-2017 include:**

- Update Lansing Charter Township and the East Lansing/Meridian Wellhead Protection Plans.
- A new project will partner the City of Lansing, Lansing Board of Water and Light, the GMB and US Geological Survey in a pilot study on the review of analytical data on memorial parks and the impact on groundwater in the wellhead protection area. The objective is to identify potential environmental and human health concerns (waste compounds, pharmaceuticals, formaldehyde, and metals) caused by cemetery leachate to groundwater.
- Continue to support the Michigan State University's Science Festival in the spring of 2017.
- Move forward with the recommendations of the recently completed Groundwater Testing and Information Report.
- Provide training and education to planners, engineers and decision makers regarding the use of the updated and expanded PCSI and WPV.

The GMB provides a unique service to this region through your support. This innovative group receives continuous input from your community and other member units of government regarding the groundwater and drinking water needs of this area. Because of its structure, the GMB can quickly adjust its priorities to reflect the services most needed and requested by members.

Enclosed please find an invoice for your fiscal year 2017 GMB membership dues. If you have any questions regarding GMB efforts, please contact me at (517) 393-0342. I would be happy to meet with you or make a presentation to your policy board to discuss funding questions or general activities of the GMB.

Sincerely,



Christine V. Spitzley, AICP  
Chief Environmental Programs Planner

Enclosure

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# INGHAM COUNTY

## Brownfield Redevelopment Authority

121 E. Maple St., Mason, Michigan 48854 phone: 517-676-7285 [www.ingham.org](http://www.ingham.org)

*The Authority's mission is the maintenance and implementation of a Brownfields redevelopment program throughout Ingham County and to support the cleanup and redevelopment of environmentally contaminated and previously used development sites, that promote the economic development goals of Ingham County.*

**DAN GOUGH**  
Chairman

October 5, 2016

**BRUCE MOORE**  
Vice Chair

**AARON HARRIS**  
Treasurer

Mr. Brett Dreyfus, Township Clerk  
Meridian Charter Township  
5151 Marsh Rd.  
Okemos, MI 48864

**CHONG-ANNA  
CANFORA**  
Secretary

**BRIAN MCGRAIN**  
Commissioner/Member

**RE: Elevation at Okemos Pointe Brownfield Plan**

**MARK POLSDOFER**  
Member

Dear Mr. Dreyfus,

**MICHAEL  
FREDERICK**  
Member

The Ingham County Brownfield Authority (ICBRA) has received a brownfield plan for the Elevation at Okemos Pointe in Meridian Charter Township.

**THOMAS MORGAN**  
Member

The ICBRA will be considering the plan at its meeting on October 14, 2016. The meeting will be held at the Hilliard Building 121 E. Maple St. Mason, Conference Room A at 7:45AM.

**BECKY BRIMLEY**  
Member

**LUTHER BONNER**  
Member

Please share this notice with the Township Board. The ICBRA welcomes any and all comments on this project.

**STEWART STOVER**  
Member

Sincerely,

Sandra L. Gower  
Economic Development Coordinator

Sandra L. Gower  
Economic Development  
Coordinator

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9B (1)

**PROPOSED BOARD MINUTES**

PROPOSED MOTION:

Move to approve and ratify the minutes of the September 29, 2016 Special Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the September 29, 2016 Special Meeting with the following amendment(s): [insert amendments].

**OCTOBER 18, 2016  
SPECIAL MEETING**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
THURSDAY, SEPTEMBER 29, 2016 **6:00 P.M.**

PRESENT: Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson  
ABSENT: Supervisor LeGoff  
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Assistant Police Chief Ken Plaga, EMS/Training Chief Bill Priese, Finance Director Miriam Mattison, Director of Information and Technology Stephen Gebes

1. CALL MEETING TO ORDER

Clerk Dreyfus called the meeting to order at 6:00 P.M.

**Trustee Scales moved to appoint Trustee Wilson as Supervisor Pro Tem for tonight's meeting. Seconded by Trustee Styka.**

VOICE VOTE: Motion carried 6-0.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Pro Tem Wilson led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. HEARINGS

A. 2017 Recommended Budget

Supervisor Pro Tem Wilson opened the public hearing at 6:03 P.M.

Township Manager Walsh provided a general overview of the 2017 Recommended Budget, including a recap of the 2016 Budget.

Board and staff discussion:

- Replacement of body cameras due to extremely poor performance of previous equipment from the Homeland Security Department
- Police Department tested and evaluated other camera systems from different vendors
- Replacement needed for one of two (2) thermal imaging cameras used by the Fire Department
- Two (2) thermal imaging cameras are placed on different vehicles for dispatch
- Thermal imaging cameras used by the Fire Department differ from the cameras used by Police as they must be effective in an immediately dangerous to life or health (IDLH) atmosphere
- Actuarial Accrued Liabilities-Comparative Schedule previously requested by a Board member is located on page 24 of the Municipal Employees' Retirement System of Michigan Annual Actuarial Valuation Report as of December 31, 2015 and included in the Board packet
- Consequences for the Township if the budget is not passed by October 1<sup>st</sup>
- Township must either send in its signed millage rate form by September 30<sup>th</sup> or a Truth-in-Taxation hearing must be held and public notices published
- Required language in the public notice is confusing to the public as it speaks to how the Township will increase taxes when that is not the case
- Board member concern with the sitting Board voting on a budget under which a subsequent Board must operate, one in which the majority of members will be newly elected
- Board member belief the law requires millage rates to be approved before the new Board is seated

CHARTER TOWNSHIP OF MERIDIAN, SEPTEMBER 29, 2016 REGULAR MEETING \*DRAFT\*

- Board member belief the budget process creates “institutional inertia”
- Newly elected Board will have the ability to make changes through quarterly budget amendments
- Process in place safeguards how the budget cycles from one Board to the next
- Board member belief the only deadline pertaining to the budget is one in which the Township cannot spend money in 2017 if the budget is not adopted by December 31, 2016.
- Millage rates must be set in order for tax bills to be mailed on December 1<sup>st</sup>
- Increase in costs of quarterly water and sewer billing rates is proposed due to the need for a software package upgrade
- Inquiry if there is an area in the budget which would allow funding incentives for developers of the Haslett Village Square, Carriage Hills or downtown Okemos areas
- Suggestion to create a Meridian Redevelopment Fund using money from the General Fund, including \$570,000 from the sale of the old Meridian Area Resource Center (MARC) property
- Board member request for inclusion of the interest rate on the bonds for the Fire Station Debt Retirement Fund in future budgets
- Fifteen year bond for the Fire Station will likely be paid off in 11-12 years
- Township has \$47,000 remaining in the Fire Station Bond Fund to make necessary repairs to the station
- Fire Station bond interest rate is currently 1%, will be 1.25% in 2017 and increases to 2.8% in 2028

Public Comment

- Ody Norkin, 3803 Sandlewood, Okemos, alleged the incumbent Treasurer has not monitored the condition of the MERS pension. He believed she was more concerned about appointments to Boards and Commissions and working to get friends and political allies into office. Mr. Norkin stated the Treasurer should have recommended the formation of a Comprehensive Pension Review Team to provide oversight of the MERS Pension, instead of serving on the Township Pension Board which oversees a single employee. He indicated the Treasurer demonstrated lack of foresight and a lack of professional financial experience. Mr. Norkin noted township citizens will be asked to help fund the unfunded pension legacy costs and urged residents not to reward the current Treasurer with reelection. He indicated Township retirees deserve to be made whole and receive all they were promised.
- Neil Bowlby, 6020 Beechwood Drive, Haslett, expressed appreciation the Greenwood subdivision was taken out of the Capital Improvements Program (CIP) contained in the 2017 recommended budget. He spoke to the ambulance fees charged to residents who refuse transport. Mr. Bowlby stated, according to his calculations, the majority of residents who utilize ambulance services are not charged a fee.
- Erik Lindquist, 4436 Copperhill Drive, Okemos, addressed the actual recognized rate of return shown in the MERS Annual Actuarial Valuation Report as of December 31, 2015. He noted bonds were issued in 2012 at 1% while MERS recorded an assumed rate of return at 8%. Mr. Lindquist stated the Township should be building its budget based on the reality of the unfunded pension liability (\$45 million). He inquired as to whether the Fire Station Debt Retirement Fund bonds were sold at a premium or discount price as it would reveal how outside investors view the Township as an investment. Mr. Lindquist pointed to the investment income line in the General Fund which is the same (\$46,000) as the previous year even though the fund balance dropped by \$800,000. He voiced concern with the ambulance fee relative to residents being charged the fee who do not have insurance and cannot afford it. Mr. Lindquist inquired as to the benefits the Township received for its \$15,000 paid in dues to LEAP.

Supervisor Pro Tem Wilson closed the public hearing at 6:47 P.M.

5. ACTION ITEMS

Supervisor Pro Tem Wilson opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Okemos, questioned the amount of unfunded pension liability when MERS' rate of return is not realized. He offered a graph of future projections using lower assumed rates of return. Mr. Bowlby alleged if actual rates of return are used, the unfunded liability is much greater than projected by MERS for this year. He indicated if a 4.75% rate of return is used for 2017, the Township would need to pay MERS \$5 million just to retain the 57% funding level.

Ody Norkin, 3803 Sandlewood, Okemos, questioned where the Township will find the \$5 million in the 2017 budget to pay toward the unfunded pension liability. He believed the Township Board is not addressing the issue in the budget to be approved tonight. Mr. Norkin requested answers to how much it is going to cost residents, who will pay for it, what the options are and how the Township will dig out of the pension "hole."

Supervisor Pro Tem Wilson closed Public Remarks.

A. 2017 Recommended Budget

**Treasurer Brixie moved that the Township Board approve the 2017 Recommended Budget resolution. Seconded by Trustee Styka.**

**Treasurer Brixie offered the following amendment:**

- **Return the initial rental registration fee to the previous level of \$1,200**

**Seconded by Trustee Styka.**

Board and staff discussion:

- Township reduced the initial rental registration fee a few years ago to \$800
- If the Township makes it easier to convert affordable single family housing to rentals in neighborhoods within close proximity to the university (e.g., Wardcliff), they are purchased and turned into student housing
- Since the housing market has improved, the Board should take this opportunity to recover some of the rental homes back into single family housing by making it harder to convert
- Many of the homes being converted are being purchased by international investors
- Board member belief this is a positive step for the Township's rental program, code enforcement and neighborhoods
- Board member belief a Supreme Court decision indicated a fee must have a reasonable relationship to the cost of providing a service
- Board member belief since \$1,200 is greater than the cost of service, it could not legally be called a fee, but would need to be called a "tax"
- Most of the surrounding communities charge much less for rental registration
- Our current rental registration fee includes all inspections and reinspections
- Increase would assist in recovering costs associated with inspections and reinspections
- Significant time spent by staff when residential properties are converted to rental due to the necessity of upgrading to all current residential standards and the commensurate inspections
- City of Lansing charges \$400, plus \$250, plus \$25 with one inspection and one reinspection
- Board member belief when a side-by-side comparison is made between Meridian Township and the other jurisdictions listed, Meridian Township's rental registration fee is more expensive
- Board member belief the \$800 fee has been in place for several years without an influx of new rentals in the Township
- Board member belief the \$800 fee is a market tested rate
- The maker of the motion appears to be in support of a significant amount of rental properties within the Township in the form of large student apartment complexes
- Board member belief large student complexes devalue the community more than individual single family homes rented for various reasons
- Concern effected parties do not have an opportunity to state their position when proposed fee increases are made at the last minute, in spite of the Board having the budget document for over a month
- Preference for staff to provide the Board with the true costs involved

- When fees were lowered, the same process was used and effected parties did not have an opportunity to provide input
- Board member concern with a sitting Board member not disclosing ownership of multiple rental properties in the City of Lansing, which she believes is a conflict of interest
- Multi-family units are charged the same fees
- Number of prospective units which will need inspections in the future is over 437 units
- Township has two (2) rental housing inspectors who work 25 hours each week and are booked "solid" each day
- Community Planning and Development will need additional help in the next 1-2 years in order to complete inspections
- Township has completed a cost v. expenditure analysis for each department over the last four (4) years and the obligations are being met with the current fees
- Current revenues meet expenditures or administration would be before the Board for an increase
- The Township Board has the ability to raise fees at any point throughout the year
- Rebuttal regarding a Board member's alleged conflict of interest as he does not own any rental property in Meridian Township
- Sitting Board member converts distressed properties in the City of Lansing and turns them into affordable housing, one of the Board's goals for Meridian Township as well as placing these houses back on the tax rolls for the city

**Supervisor Pro Tem Wilson called for a vote on the amendment.**

VOICE VOTE: Motion failed 1-5 (Trustees Scales, Styka, Veenstra, Wilson, Clerk Dreyfus)

**Treasurer Brixie moved to add a \$150 vacant home registration fee in the fee schedule for 2017.**

**The motion died for lack of a second.**

Continued Board and staff discussion:

- Pooled fund rates used are experiencing better rates
- Tax collection time allows for that money to be invested for a short period of time
- Summer tax collection realized approximately \$3,500 for a seven-day investment of the summer taxes
- The actuarial accrued liabilities comparative schedule contained on page 24 of the MERS Annual Actuarial Valuation Report dated December 31, 2015 shows the MERS pension has been underfunded since 2001
- MERS pension has been funded at a higher percentage rate from 2009 going forward than it was from 2001 through 2008
- Board member belief the Board has let Township employees "down" as they did not approve the appropriate money to adequately fund the MERS pension system
- Board member opposition to taking money which should go to the pensions of Township employees and "giving it back" to other funding sources to help people other than our own employees
- Board member preference not to reduce employee pensions
- Board member preference not to "renege" on the promises made to employees
- Pension is a portion of an employee's compensation package
- Township receives an annual actuarial statement from MERS and has paid its annual required contribution (ARC) each year
- Highest pension offered by MERS is a B-4, with a 2.5% multiplier
- In 2004, one of the bargaining units asked for an increase in their multiplier from 2.5% to 2.75% which was an accelerated B-4 plan and paid for by members of that group
- Township is looking at a different rate of return and will make payments to MERS based on that rate

- Even though employees paid for their increased multiplier to 2.75% based on the numbers provided by MERS at that time, the rate of return used has not materialized and they are not “really” paying for the benefit
- Plan is to change the accelerated multiplier going forward because it is not sustainable
- Township is not taking anything away from employees prior to 2016-2017
- New employees will be hired at a lower multiplier
- Township approved an increase in multipliers in 2004 when the pension was 52% funded
- One bargaining unit received four (4) pension increases from 1998 to 2007
- Cost of the current Police and Fire Department is \$10 million
- Township is on the lower end of police and fire staffing and cannot go lower based on the national standard of one (1) police/fire employee for every 1,000 citizens
- Existing employees may take a “little bit of a bump”
- Revenue for police and fire “just pays the bill”
- Township needs \$1.6 to \$1.9 million over the next ten (10) to twelve (12) years plus the modification of benefits
- Township is basing the calculation on a rate of return just over 5%
- Township does not have a “Plan B” if the proposed plan is not implemented
- One (1) mill equates to \$1.6 million in Meridian Township
- Concern with the explanation that retiree pensions will be higher than their wages when an employee was on staff
- Clarification of earlier statement that state employee pensions use a 1.5% multiplier by explaining state employees do not pay into their pension
- Many employees pay for part of their pension so they are investors and should expect a return after working 25 years
- CIP indicates Service Center fuel tank replacement, but it should state removal with the possible replacement of tanks
- Meridian Township needs fuel for its equipment, so a decision will be made whether there will be replacement tanks at the Service Center or use of an outside vendor
- Sleepy Hollow Sanitary and Water Main is currently being discussed with the neighborhood as a result of a petition filed by residents
- The Sleepy Hollow Sanitary and Water Main is listed in the CIP for 2018, the Township is considering alternatives for the entire neighborhood because of the substantial cost
- Nothing has been allocated in the 2017 budget under the Township Improvement Revolving Fund (TIRF) where such projects are typically funded
- CIP Projects listed for 2017 and beyond which do not have funding allocated at this time need to be retained within the budget and kept on the Township’s “radar”
- Township is required to prepare a six (6) year plan

**Trustee Veenstra moved to amend LEAP dues from \$15,000 to \$5,000. Seconded by Trustee Scales.**

Board discussion:

- Dues of \$5,000 gives Meridian Township a voice at LEAP
- Amount of dues is based on the size of a municipality
- LEAP is a regional partnership who works to bring businesses into the region which support Meridian Township
- Many of the employees who work at large corporations choose to live in Meridian Township
- Many of the larger employers have employees who want to relocate to Meridian Township
- Every municipality in the region is a voting member of LEAP
- LEAP has worked on the concept of placemaking
- Meridian Township has received a competitive grant through LEAP for artwork placed in downtown Okemos
- Board member hope Meridian Township will receive a competitive grant in 2017 through LEAP for artwork in Haslett which would be located on a parcel the Township obtained for blight removal near the lake

CHARTER TOWNSHIP OF MERIDIAN, SEPTEMBER 29, 2016 REGULAR MEETING \*DRAFT\*

- Board member concern the Township has not been represented “at the table” the last few months due to the Township Board LEAP representative being unable to attend LEAP meetings because of illness
- LEAP had a leadership “vacuum” when it was first created
- Previously, Meridian Township pulled out of LEAP which produced a response from LEAP’s Executive Director who came to the Township to discuss LEAP’s vision
- Board member belief paying dues allows Meridian Township to have credibility as a member of LEAP
- Township has used LEAP when faced with economic development issues

ROLL CALL VOTE: YEAS: Trustee Veenstra  
NAYS: Trustee Scales, Styka, Wilson, Treasurer Brixie, Clerk Dreyfus  
Motion failed 1-5.

**Clerk Dreyfus moved to delete the 2017 dues to the Lansing Chamber of Commerce.  
Seconded by Trustee Veenstra.**

Board discussion:

- Concern with the political overtones conveyed by the Lansing Chamber of Commerce (LCC)
- Meridian Township does not need to be a dues paying member of the LCC to connect with the township’s business community and the business community at large
- \$400 annual dues is minimal
- Michigan Chamber of Commerce is the political entity
- LCC’s position statement on the Bus Rapids Transit (BRT) system will have an impact on the overall outcome of the BRT
- Board member belief the LCC changed the mindset of some who did not wish to do business with Meridian Township four (4) years ago
- Board member belief Meridian Township received a significant return by being a member of the LCC through payment of \$400 in dues
- Board member belief Meridian Township should not be associated with LCC as it is a politicized and partisan organization
- LCC is dedicated to enhancing the business community within the greater Lansing region
- LCC has spirited public purposes which cover the entire community
- LCC has a separate and distinct political “arm”

ROLL CALL VOTE: YEAS: Trustee Veenstra  
NAYS: Trustee Scales, Styka, Wilson, Treasurer Brixie, Clerk Dreyfus  
Motion failed 1-5.

ROLL CALL VOTE YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie, Clerk  
ON THE MAIN Dreyfus  
MOTION: NAYS: None  
Motion carried 6-0.

6. FINAL PUBLIC REMARKS

Supervisor Pro Tem Wilson opened Public Remarks.

Jeff Neilson, 2450 Barnsbury Road, East Lansing, stated the LCC has taken a non-partisan approach in its endeavor to understand the approaches used by Meridian residents in their opposition to the BRT. He stated CATA has not addressed one concern expressed by Meridian residents during countless meetings and public remarks on the BRT. Mr. Neilson noted if CATA receives approval from the Federal Transit Authority (FTA), the BRT will be a reality as proposed by CATA. He stated Meridian Township is overpaying CATA nearly \$ 3million annually and those funds could be used to help reduce the unfunded pension liability.

Neil Bowlby, 6020 Beechwood Drive, Okemos, inquired if the Township's only payment to MERS in 2017 is the \$400,000 as noted in the language contained in the General Fund Summary on page 35 of the 2017 Budget.

He voiced concern with the Treasurer's ongoing campaign to vilify the Clerk stating it only makes her look bad. Mr. Bowlby cautioned residents about voting into power a majority of Board members who could push through any issue at the Board level (e.g., budget amendments, commission appointments). He urged the public to use caution when they vote in the November election for Team Meridian (Treasurer and 3 trustee positions). Mr. Bowlby reminded residents one of the first actions of the new Board in 2012 with three (3) new members plus the incumbent Treasurer was overriding the Supervisor's reappointment of Shane Goodale to the Planning Commission.

Ody Norkin, 3803 Sandlewood, Okemos, stated the Clerk and Treasurer carry a different level of responsibility than other trustees of the Board due to their full time status and level of responsibility due to contractual obligations. He stated he did not believe all Board members share the blame equally regarding the unfunded pension liability. Mr. Norkin believed the Treasurer is the professional financial consultant to Meridian residents who should have raised the red flag on the pension problem. He commended Trustee Scales for all he has done for the Township and urged he and Trustee Veenstra to get back on the Board.

Supervisor Pro Tem Wilson closed Public Remarks.

7. FINAL BOARD MEMBER COMMENT

Trustee Scales clarified discussion which took place at the last Board meeting regarding the hunter safety law which included language that no one could hunt within 450 feet of a dwelling. He explained the definition of hunting changed over the course of a few years and incorporated trapping. Trustee Scales indicated the trappers and archery hunters approached the legislature and asked for an amendment which would remove them, as the safety zone was in existence to address firearms.

Trustee Veenstra shared his distaste for Treasurer Brixie's continued personal attacks on Clerk Dreyfus, specifically when the township's rental fees were discussed this evening. He stressed Clerk Dreyfus does not own rental property within Meridian Township and the fact he owns rental properties in the City of Lansing was not relevant. Trustee Veenstra reported his attendance at last evening's Tri County Regional Planning Commission (TCRPC) regular meeting where discussion of the BRT ensued and CATA's listening sessions were announced. He reported the CATA listening session in Meridian Township will take place on Wednesday, October 5<sup>th</sup> at 6:00 P.M. at the Okemos Masonic Temple. Trustee Veenstra reminded people the Board's resolution concerning the BRT contained language which objected to a center running lane, although Assistant Executive Director Alexander stated to the contrary. He added a presentation on recycling at that meeting showed that when Lansing and East Lansing switched from tubs to carts, the volume of their recyclables increased 80-90%. Trustee Veenstra believed it wise to cut the cost of trucking the recycling to another location by giving favorable consideration to Granger's proposal to switch from tubs to carts.

Clerk Dreyfus reported the Clerk's Office will be mailing out absentee ballots requested to date on Tuesday, October 4<sup>th</sup>. He noted local postal facilities have the option to keep election mail at their facility and not send it to Grand Rapids. Clerk Dreyfus indicated the Okemos Post Office has chosen to retain absentee ballots here in Okemos for a speedier delivery to recipients. He announced residents can request an absentee ballot until Monday, November 7<sup>th</sup> at 4:00 P.M., and the Clerk's Office will be open on Saturday, November 5<sup>th</sup> from 8:00 A.M. until 2:00 P.M.

Trustee Styka announced the Semi-Annual Recycling Event will take place on Saturday, October 1<sup>st</sup> at Chippewa Middle School. He believed the Board could discuss the increase in initial rental registration fees and vacant home registration fees at a subsequent meeting.

Supervisor Pro Tem Wilson expressed appreciation to the Board and Meridian citizens for their patience as she works through significant health issues. She refuted earlier public comment by clarifying she and Trustee Styka ran their campaigns in 2012 as single candidates, not as part of a slate. Supervisor Pro Tem Wilson stated Treasurer Brixie has voiced concern with the Township's unfunded pension liability as long as Supervisor Pro Tem Wilson has been a member of the Board.

8. ADJOURNMENT

Supervisor Pro Tem Wilson adjourned the meeting at 8:24 P.M.

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ANGELA WILSON  
TOWNSHIP SUPERVISOR PRO TEM

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BRETT DREYFUS, CMMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary

9B (2)

**PROPOSED BOARD MINUTES**

PROPOSED MOTION:

Move to approve and ratify the minutes of the October 4, 2016 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the October 4, 2016 Regular Meeting with the following amendment(s): [insert amendments].

**OCTOBER 18, 2016  
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - DRAFT -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, OCTOBER 4, 2016 6:00 P.M.

PRESENT: Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra  
ABSENT: Supervisor LeGoff, Trustee Wilson  
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Fire Chief Fred Cowper, Finance Director Miriam Mattison, Director of Information and Technology Stephen Gebes

1. CALL MEETING TO ORDER

Clerk Dreyfus called the meeting to order at 6:00 P.M.

**Treasurer Brixie moved to appoint Trustee Milton Scales as Supervisor Pro Tem for tonight's meeting. Seconded by Clerk Dreyfus.**

Board discussion:

- Preference to appoint a Board member who has not served as Supervisor Pro Tem in his 12 years on the Township Board

**Trustee Scales declined to serve as Supervisor Pro Tem for tonight's meeting.**

**Trustee Scales moved to appoint Trustee Veenstra as Supervisor Pro Tem for tonight's meeting. Seconded by Trustee Styka.**

VOICE VOTE: Motion carried 5-0.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Pro Tem Veenstra led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PRESENTATION (None)

5. PUBLIC REMARKS

Supervisor Pro Tem Veenstra opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Okemos, displayed the graph again on the overhead projector showing the comparison between the investment returns by incumbent Treasurer Brixie v. Erik Lindquist when he served as Finance Director for Capital Area Transportation Authority (CATA). He stated he replotted numbers to place both Treasurer Brixie and Erik Lindquist on a equal percentage scale which revealed the Treasurer was earning approximately .8% total on fixed and non-fixed investments, Mr. Lindquist was nearly double that amount during his employment at CATA. Mr. Bowlby addressed a comment made by the current Treasurer during the debate regarding her qualifications, stating she indicated she took a three (3) year course to become a Michigan Certified Public Treasurer and another course to become a Certified Public Finance Investment Manager. He stated the Certified Public Treasurer course in Michigan extended over three (3) years, but consisted of three (3) one-week courses, while the Certified Public Finance Investment Manager required eight (8) hours of course work with a 75 question examination. Mr. Bowlby believed the education does not compare to Mr. Lindquist's Bachelor's Degree in Accounting and has spent 34 years in the accounting industry. He announced CATA is holding a

community information session tomorrow night from 6:00 to 7:00 p.m. at the Okemos Masonic Center, 2175 Hamilton Road, Okemos.

Karla Hudson, 6009 Skyline Drive, East Lansing, believed the CATA Bus Rapid Transit is being designed more like a streetscape and road system rather than a transportation project. She noted taxpayers will eventually pay for maintenance which will reduce funds to the other parts of the CATA bus system. Ms. Hudson addressed the design, alleging it creates a lack of connectivity to places riders need to go without walking a great distance (e.g., Sparrow Hospital) and will not meet up with other bus lines. She addressed the issue of safety for disabled riders who will be forced to cross Grand River Avenue with reduced medians. Ms. Hudson spoke to unanswered questions concerning accommodations for riders with disabilities (e.g., modifications for wheelchair users at shelters, talking ticket payment system, etc.) She stated that of the five (5) options presented, Option 5 appeared to be the only one acceptable. Ms. Hudson stated people in America like choice and residents have no choice in the Bus Rapid Transit (BRT) decision.

Ody Norkin, 3803 Sandlewood, Okemos, believed the proof is in the performance relative to the Treasurer position. He spoke to the fact the current Treasurer did not alert the Board to Municipal Employees Retirement System's (MERS) "fictitious" rate of return. Mr. Norkin urged residents not to reward Treasurer Brixie with a trophy of reelection, but support Erik Lindquist, a candidate with a CPA in finance and over 30 years of finance experience.

Donna Rose, 6207 Cobblers Drive, East Lansing, gave her opinion of the five (5) BRT options presented by CATA at its community information meeting. She stated although Option 5 is the one persons with disabilities could probably live with, she did not like the BRT plan as currently proposed and intends to send a letter to the Township Board in that regard. Ms. Rose urged the Board to request information on the different stops and who boards where within the BRT plan. Upon inquiry from Supervisor Pro Tem Veenstra, she explained where the BRT proposes to stop in East Lansing after it turns off Grand River Avenue onto Charles Street. Ms. Rose stated she was told by CATA that since Meridian Township residents are assessed a CATA millage, residents will pay for BRT costs in the future even though the BRT would not service the Township.

Trustee Scales suggested Donna Rose's CATA report should be an agenda item so she is not limited to the three (3) minute rule. Supervisor Pro Tem Veenstra believed her CATA report should be a regular agenda item in order for the Board to receive updates on Redi-Ride, line buses and the BRT.

Supervisor Pro Tem Veenstra closed Public Remarks.

## 6. TOWNSHIP MANAGER REPORT

Manager Walsh reported the following:

- Additional information on the Shaw Street property which was before the Board last meeting showed the lot is buildable if variances are sought and obtained from the Zoning Board of Appeals (ZBA)
- Township will place a minimum bid on the Shaw Street property when and if it goes to sale
- Schedule for the Okemos Pointe Brownfield process before the Board
- Okemos Pointe developer is aware of Board concern regarding inclusion of approximately \$600,000 in interest costs
- Township met with the owner and potential developer of the Walnut Hills Country Club property
- Most of the Walnut Hills property's 218 acres is zoned RR with a small amount of RAA on the north portion of the property
- Developer's concept for the Walnut Hills property is to construct a planned unit development (PUD) on property all zoned RAA
- Walnut Hills golf course, clubhouse and banquet facilities will remain in operation for 2017
- Update on the potential Costco development:
  - Meetings have been held with regard to the costs for Park Lake Road improvements and the

- Cost of realigning Merritt Road with Park Lake Road due to stacking which would occur on Saginaw Highway
- Wood Creek subdivision concern with sight lines to Costco may result in a berm
- Setback requirements
- Rezoning will be back before the East Lansing Planning Commission on October 28<sup>th</sup>

7. BOARD COMMENTS & REPORTS

Clerk Dreyfus reported the Election Commission met today and approved the election inspectors, receiving board member and three (3) absentee voter (AV) counting boards for the November 8<sup>th</sup> General Election. He reported the first mailing of absentee ballots were sent today to all residents who had previously requested one. Clerk Dreyfus reminded residents they can request an absentee ballot up until 4:00 P.M. on Monday, November 7<sup>th</sup>.

Treasurer Brixie reported on the success of the Township's Semi Annual Recycling Event on October 1<sup>st</sup>. She noted she received her Advanced Certified Public Funds Investment Manager Certification which included an exam after a one-day class.

Trustee Scales reminded citizens the deadline for voter registration is October 11, 2016.

Supervisor Pro Tem Veenstra inquired of Treasurer Brixie about a communication in the packet from a resident concerned with the technology used for water bill payments.

Treasurer Brixie replied most of the problems experienced by the resident in question were related to settings on his own computer.

Supervisor Pro Tem Veenstra also requested an explanation from the Treasurer regarding a communication in the packet from the Michigan State University Federal Credit Union (MSUFCU) relative to the ability of payments to be processed to Meridian Township using the Merchant Account Retrieval System. (MARS).

Treasurer Brixie stated the Treasurer's Office will not agree to allow the MSUFCU to electronically transfer Township property taxes from member accounts to the Township. She explained the Township already offers residents a free recurring electronic payment program to pay their utility bills and taxes. She noted the Township is exploring a reduction in cost for customers who enroll in the automatic utility bill electronic payment program.

8. APPROVAL OF AGENDA

**Treasurer Brixie moved to approve the agenda as submitted. Seconded by Trustee Styka.**

VOICE VOTE: Motion carried 5-0.

9. CONSENT AGENDA (SALMON)

Supervisor Pro Tem Veenstra reviewed the consent agenda.

**Treasurer Brixie moved to amend the Consent Agenda as follows:**

- **Move Agenda Item 9E: Set Public Hearing for Okemos Pointe Brownfield-October 18, 2016 to Action Item #12D.**

**Seconded by Trustee Scales.**

VOICE VOTE: Motion carried 4-1 (Trustee Veenstra).

**Treasurer Brixie moved to adopt the Consent Agenda as amended. Seconded by Trustee Styka.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 5-0.

A. Communications

(1) Board Information (BI)

- BI-1 Linda Tellsch, 1793 Sherbrook Way, Haslett; RE: Sign up procedure to pay utility bill
- BI-2 Renee Korrey, 4633 Okemos Road, Okemos; RE: Erik Lindquist for Treasurer
- BI-3 Kevin Schumacher, 5868 Westminster Way, East Lansing; RE: Email exchange with Trustee Styka relative Park Lake Road
- BI-4 Neil Bowlby, 6020 Beechwood Drive, Haslett; RE: Email exchange with Director Guthrie relative to HOMTV's General Election Live Call-In Debate Schedule
- BI-5 Trustee Angela Wilson; RE: Email exchange with Clerk Dreyfus relative to Notice of Election Commission Meeting
- BI-6 Donna Rose, 6207 Cobblers Drive, East Lansing; RE: Email exchange with Debra Alexander, Assistant Executive Director of Capital Area Transportation Authority (CATA) relative to BRT stations and other questions
- BI-7 Kris Trudgen-Christensen, Senior Payment Services Specialist, Michigan State University Federal Credit Union, 3777 West Road, East Lansing; RE: Email exchange with Treasurer Brixie relative to Township participation in the credit union's Merchant Account Retrieval System (MARS)
- BI-8 Sandra Draggoo, CEO/Executive Director of CATA, 4615 Tranter Street, Lansing; RE: BRT Project

(2) Regional Linkage (RL)

- RL-1 Barb Byrum, Ingham County Clerk, 341 South Jefferson, Mason; RE: Draft Minutes of the Ingham County Election Commission meeting of September 8, 2016
- RL-2 Carolyn Rambo, Program Supervisor, State & Federal Surplus Property Program, Logistics & Operations Support Division, 3111 W. St. Joseph Street, Lansing; RE: State of Michigan Mibid Private Auction

**Treasurer Brixie moved that the communications be received and placed on file, and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Styka.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 5-0.

B. Minutes

**Treasurer Brixie moved to approve and ratify the minutes of the September 20, 2016 Regular Meeting as submitted. Seconded by Trustee Styka.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 5-0.

C. Bills

**Treasurer Brixie moved that the Township Board approve the Manager's Bills as follows:**

Common Cash	\$	199,231.64
Public Works	\$	324,861.59
Trust & Agency	\$	13,471,399.83
 Total Checks	 \$	 13,995,493.06

Credit Card Transactions	\$ 5,503.59
Total Purchases	<u>\$ 14,000,996.65</u>
ACH Payments	<u>\$ 534,123.47</u>

Seconded by Trustee Styka.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 5-0.

[Bill list in Official Minute Book]

D. Disposal of Surplus Vehicles

Treasurer Brixie moved to approve the sale of the following surplus Township vehicles at public auction, internet auction, or by sealed bid: Vehicle #26-10, 60-100, 197 and 195.  
Seconded by Trustee Styka.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 5-0.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS (None)

12. ACTION ITEMS

Supervisor Pro Tem Veenstra opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, stated the assessed value of the Land Preservation acquisition on the agenda is \$143,200. He questioned why the Township is paying \$162,500 for the three (3) parcels.

Wanda Bloomquist, Supervisor, Williamstown Township, 4990 Zimmer Road, Williamston, expressed her appreciation for the police services provided by the Meridian Police Department to her township.

Ody Norkin, 3803 Sandlewood, Okemos, voiced appreciation that Neil Bowlby researched the value of property the Township is considering for purchase. He spoke to the countless hours Mr. Bowlby devotes to our community.

Supervisor Pro Tem Veenstra closed Public Remarks.

A. Rezoning #16030 (Maniaci) 3690 Hulett Road RR (Rural Residential) to RAA (Single Family-Low Density), **Final Adoption**

**Trustee Scales moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2016-08, entitled "Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Petition #16030 from RR (Rural Residential) to RAA (Single Family-Low Density).**

**BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.**

Seconded by Trustee Styka.

Board discussion:

- Lot split changes the garage location from back yard to front yard and is in violation of Township ordinance

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 5-0.

B. Williamstown Township Police Service Contract

**Trustee Styka moved to approve the agreement to continue providing law enforcement services to Williamstown Township beginning January 1, 2017 through December 31, 2018 for the amount of \$216,723.00 per calendar year, plus \$56.17 per hour for emergency and non-emergency responses outside the 80 hours of weekly patrol and to authorize the Supervisor and Clerk to sign the agreement. Seconded by Trustee Scales.**

Board discussion:

- Meridian Township has had a police service contract with Williamstown Township for several years
- Meridian Township receives full reimbursement for services rendered
- Exhibit A of the contract lists all of the services it provides to Williamstown Township as well as to Meridian Township residents

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 5-0.

C. Land Preservation Acquisition Recommendation-Serafine Trust

**Treasurer Brixie moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, hereby approves the purchase of three parcels of land from the Estate of Eileen Serafine as shown on the attached maps with accompanying legal descriptions for parcels #33-02-02-29-126-001, 33-02-02-29-129-001, and 33-02-02-29-104-002 for the purchase price of \$162,500 and that a budget amendment be made from the Land Preservation Fund Balance to account number 209.000.000-971.000 to cover the transaction cost.**

**BE IT FURTHER RESOLVED** the Township Board forwards the request to the Planning Commission for section 61 review of the properties for its October 24, 2016 meeting for approval as to their location, character and extent as a public ground or open space effective this date.

**BE IT FURTHER RESOLVED** the Township Board authorizes the Township Clerk, Township Attorney and Township Manager to ratify the agreement entered into with the Estate of Eileen Serafine, Jan Serafine (“seller”) and to take all further actions deemed necessary to close such transaction for acceptance of these parcels.

Seconded by Clerk Dreyfus.

Board discussion:

- Twice the amount of the state equalized value (SEV) of the three (3) parcels is \$143,200 and the Land Preservation Advisory Board (LPAB) ultimately offered more for the property
- Agreed upon selling price was \$22,000 less than the appraisal price of \$185,000
- Property is contiguous to one of the Township's larger preserves
- Property was of interest to individuals who desired to construct condominiums and apartments on site
- Property is located near multiple family housing
- The LPAB often offers below twice the SEV of the property
- The LPAB made an initial offer less than twice the combined SEV
- Herron Creek runs through the property making it environmentally desirable

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 5-0.

- D. Set Public Hearing for Okemos Pointe Brownfield-October 18, 2016  
**Treasurer Brixie moved to hold a public hearing on the proposed Brownfield Plan for Okemos Pointe on October 18, 2016. Seconded by Trustee Scales.**

Board and staff discussion:

- Every applicant has a right to request a public hearing
- Chronology for the approval process
- Brownfield plan will be presented to the Ingham County Brownfield Redevelopment Authority (ICBRA) on October 14, 2016
- Applicant to provide information to the Board on October 18, 2016
- Concern hampering a "steady flow" process may reflect to others who are considering investment in Meridian Township
- At least two (2) Board members expressed concern with inclusion of the interest costs
- Question as to why the Township does not have its own Brownfield Authority v. Ingham County capturing funds
- Board member preference for the applicant to provide detailed information to the Board prior to setting the public hearing
- Concern the chart depiction of the assessed value is not 50% of the market value
- Board member belief the Board is lacking "critical" information
- Board member belief the 15% contingency fee is too large and should be reduced to 5%
- ICBRA meets the morning of October 14<sup>th</sup>
- Board member request for the "results" of the ICBRA meeting of October 14<sup>th</sup> to be included in the October 18, 2016 Township Board packet

VOICE VOTE: Motion carried 4-1 (Supervisor Pro Tem Veenstra).

13. BOARD DISCUSSION ITEMS

Supervisor Pro Tem Veenstra opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, believed one resident on the Transportation Commission who represents public transportation should be sufficient. He did not believe rail should be included in the commission as there are no rail stops in Meridian Township. Mr. Provencher believed the composition of the commission should be more diverse and a five (5) member commission is preferred.

Ody Norkin, 3803 Sandlewood, Okemos, agreed with Mr. Provencher there is no need for rail service representation on the prospective Transportation Commission. He expressed appreciation to Board members for considering a Transportation Commission, while voicing disappointment over the amount of time the Redi-Ride Review Committee spent meeting and yet "nothing" was accomplished.

Mr. Norkin believed there should not be any voting member on the commission who has the perception of a conflict of interest.

Donna Rose, 6207 Cobblers Drive, East Lansing, believed the Transportation Commission's focus should center only on items upon which the Township Board can vote. She requested she be a voting member on that committee while acknowledging she is also voting member on the CATA Board of Directors.

Karla Hudson, 6009 Skyline Drive, East Lansing, expressed disappointment with the results from the Redi-Ride Review Committee, but is encouraged over the creation of a Transportation Commission. She relayed there are still problems with Redi-Ride which must be addressed by the Transportation Commission.

Supervisor Pro Tem Veenstra closed Public Remarks.

#### A. Transportation Commission

##### Board discussion:

- Continued Board member concern with the inclusion of a rail services representative as it is not part of the charge with which the community is faced or a relevant public transit component of the Township
- Board member preference for a transportation specialist with a resume which indicates a professional in transportation (i.e., person from the academic community) who could take a data driven approach
- Board member preference not to have a person who is a voting member of the CATA Board of Directors serve on the Transportation Commission
- Preference for removal of a general motorist as a member of the Transportation Commission to work towards a five-member commission
- Board member preference for rail service representation on the commission as one charge of the Transportation Commission should be to make recommendations to the Planning Commission and the Township Board as to transportation within the region and Meridian Township's role in that
- Administration has taken the proposed mission of the Transportation Commission to staff and they have no concerns at this time
- Inquiry if staff has ideas of what they would like the Transportation Commission to accomplish
- Once the Transportation Commission membership is formed by the Board, staff will assist the commission in their endeavors
- Board member preference for staggered terms at the onset of a five-member Transportation Commission
- Board member concern with instituting qualifications for serving on the commission as it is her belief it moves away from general public participation
- Board member preference for everyday people to serve the public in this capacity
- Inclusion of a member who represents rail service was borne out of a Township issue with rail noise and access to rail services
- Board member preference to distinguish between a regular CATA user, regular Redi-Ride user and regular Spec-Tran user in selecting membership of the commission
- Possibility of substituting a Spec-Tran user with a rail user
- Greatest accomplishment of the Redi-Ride Review Committee (RRRC) is the creation of the Transportation Commission as the RRRC recognized it could not fulfill its broad charge
- Transportation Commission will be the body to solve the transportation issues experienced by residents of Meridian Township
- Transportation Commission is the body which will be reflective of the community and provide advice and counsel to the Township Board
- Board member preference to initially make two (2) year appointments for a seven-member commission and then reevaluate at the conclusion of the two-year time period
- Concern with placing titles on the appointees so "silos" are not created

- Concern that titles will imply members are there to represent a particular interest and only that interest
- Preference for one (1) Township Board member to serve on the commission
- Board member preference not to appoint a representative for rail services, but keep that one position “open”
- Township Board has historically reviewed resumes and discussed areas of expertise when selecting appointees to various boards and commissions (e.g., Environmental Commission)
- Board member preference to look for appointees with areas of expertise in transportation
- Board member preference for this issue to be on for discussion one more time
- Many of the residents who have already expressed an interest in serving on the Transportation Commission have overlap in the types of transit they are currently using
- Charge of the Transportation Commission could include experience in one or more of the listed areas
- Board must be decisive when it places this issue on the agenda for action or the concept will fail
- Charge of the Transportation Commission must be “doable” or the commission will fail

**It was the consensus of the Board to place this item on for action at its October 18, 2016 meeting.**

14. FINAL PUBLIC REMARKS

Supervisor Pro Tem Veenstra opened Public Remarks.

Ali Damsaz, 743 Grand River Avenue, Okemos, spoke to improvements he has been seeking over the last six (6) years for his gas station located on the corner of Grand River Avenue and Van Atta Road, specifically the extension of water. He addressed Township denial of his request for a canopy over his new gas pumps without a fire suppression system in the canopy as there currently is no fire hydrant in front of the building. Mr. Damsaz pointed to St. Clair Shores and Portage as communities which waived the requirement and he hoped the Township would allow him the same latitude.

Leonard Provencher, 5824 Buena Parkway, Haslett, voiced his appreciation for communications from the public, as they are an integral part of the Board packet. He spoke to the email exchange between Donna Rose, Meridian Township’s recent appointee to the CATA Board of Directors, and CATA’s Assistant Executive Director Deborah Alexander as informative. Mr. Provencher mentioned the letter from Ingham County Clerk Barb Byrum where she spoke to Clerk Dreyfus’ performance of his election duties. He indicated he is pleased with Mr. Dreyfus’ performance as Clerk, indicating election results should not leave Meridian Township until they have been fully vetted and certified for accuracy. Mr. Provencher believed Ingham County Clerk Byrum and CATA’s Executive Director Sandra Draggoo’s letters were personal attacks on the Township Clerk.

Ody Norkin, 3803 Sandlewood, Okemos, stated the current Township Clerk is outstanding. He expressed disappointment conflict of interest was not discussed by the Board this evening relative to voting membership on the Transportation Commission. He believed the proposed BRT should be a topic of discussion among members of this new commission. Mr. Norkin urged Transportation Commission members to accept Township Manager Walsh’s willingness to bring to the table a high level educated discussion regarding the pros and cons of the BRT within the confines of the commission. He listed a number of issues which he believed should be included.

Neil Bowlby, 6020 Beechwood Drive, Okemos, commented on the letter in the packet from CATA Executive Director Sandra Draggoo. He clarified misleading comments she made about MSU’s position on the BRT and statements made by both the Clerk and Trustee Scales taken out of context. Mr. Bowlby offered his interpretation of statements Ms. Draggoo made in her letter.

Donna Rose, 6207 Cobblers Way, East Lansing, stated attacks on the Clerk are not called for. She voiced her disappointment Meridian Township does not have a vote on the BRT. She noted the BRT will change people’s lives and their ability to “get to” the places they need to go. Ms. Rose objected

to CATA's use of its resources on promotion of the BRT when that money would be better spent fixing Spec-Tran.

Supervisor Pro Tem Veenstra closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Trustee Scales voiced appreciation to the Township's Police and Fire Department for their services last Sunday at Faith Lutheran Church.

Trustee Styka suggested a staff member meet with Mr. Damsaz to see if the Township can assist him in his endeavor regarding improvements to his gas stations.

Township Manager Walsh added Fire Chief Cowper is knowledgeable of the situation. He indicated he will get back to the Board once staff has met with the citizen.

Supervisor Pro Tem Veenstra addressed the statement in Ms. Draggoo's letter alleging the BRT was designed by the people. He believed the money CATA directly and indirectly collects from Meridian Township taxpayers is \$6 million, not the \$5.5 million mentioned earlier. Supervisor Pro Tem Veenstra agreed there should be no conflict of interest for appointees to the Transportation Commission. He believed the new Board will need to ask voters to approve more than a 1 mill property tax increase to pay off the Township's unfunded pension liability due to a lower return on investment than assumed by MERS. Supervisor Pro Tem Veenstra alleged the responsibility for the unfunded pension liability rests with former Township Manager Gerald Richards and Treasurer Brixie. He stated his personal opinion is that Treasurer Brixie should be "replaced" with Erik Lindquist, a professional who can aid the Township in "doing better in this area."

Treasurer Brixie objected to what she characterized as a "vicious attack". She clarified the then sitting Board (which included Trustee Veenstra and Clerk Dreyfus) received an audit dated April 27, 2011 which addressed employee compensation best practices. She noted comments recommended placing all new hires in a defined contribution plan or a hybrid retirement plan that caps annual employer contributions at 10% of base salary, as well as a 1.5% multiplier be used to determine employee pensions where applicable, with a 2.0% multiplier for employees who are not eligible for social security benefits. Treasurer Brixie also vehemently objected to Supervisor Pro Tem Veenstra's continuous declaration that he knew nothing about the pension crisis and it was her fault. She maintained she has spoken out about the unfunded pension liability more than any Board member and questioned whether Supervisor Pro Tem Veenstra's comments are because she is a female. Treasurer Brixie pointed to the fact she sits on the Township Pension Board and that body reduced the assumed rate of return from seven percent (7%) to six percent (6%) as 7% was not reasonable. She reported the Township's Pension Program, with one active employee, is in good shape and well-funded. Treasurer Brixie indicated each Board member has a fiduciary responsibility to the Township, which is vetted annually through the budget and audit. She added many municipalities throughout Michigan are in the same situation, stating the Township has made the payments MERS has required to be made. Treasurer Brixie suggested Board members work together to solve the pension problem.

Trustee Styka reminded fellow Board members they have heard Manager Walsh, on numerous occasions, explain in detail the Township's unfunded pension liability problem and his plan on how to resolve it. He added the plan espoused does not use MERS' assumed rate of return.

Manager Walsh explained the 7.75% assumed rate of return is not a Board decision, but one which rests with MERS. He noted the assumptions used by the Township over the last 18 months in formulating a plan are either 4% or 5.75%. Manager Walsh stated the "team" understands the problem, and they acknowledged an 80% pension (with final average compensation added to put the pension "up and over" 90%), and more than a 100% and above pension shortly thereafter is not sustainable. He believed the governing body and the public deserves more than one (1) option, so he is putting together four (4) plans to bring before the Board in the next 60-90 days. Manager Walsh confirmed the Township will be seeking additional revenue or it will require the loss of 18-20 employees.

Trustee Styka inquired as to the assumed rate of return used to calculate the request under consideration for a 1 mill increase in the tax rate.

Manager Walsh replied the calculation was based on a 5.75% assumed rate of return with benefit modifications. He indicated many different scenarios are currently being compiled. Manager Walsh reminded Board members and the public the Township's unfunded pension obligation is not nearly as bad as many communities throughout the state, and the problem will be solved by working together.

Clerk Dreyfus questioned the comments made by the Treasurer, noting that no other female who has served as a Board member of Meridian Township has made such a statement relative to gender. He likened it to presidential politics where the term is used as a type of defense mechanism. Clerk Dreyfus spoke to the irony of the Treasurer's statement regarding personal attacks having no place on the Board as he has been espousing that sentiment for the last four (4) years. He pointed to the most recent personal attack made by Treasurer Brixie at the last Board meeting which was directed toward him and unrelated to the agenda item being discussed, alleging there was a conflict of interest regarding his personal investments. Clerk Dreyfus spoke to the Treasurer's long list of disparaging comments made towards him since he took office as Clerk in 2008. He addressed the level of hypocrisy displayed by Treasurer Brixie, and urged Board members to treat one another with respect during disagreements. Clerk Dreyfus alleged her "tactics" have now spread to other members of the community. He believed if the Treasurer had followed his advice after the 2012 election, the Board would have had a much more collegial, creative and harmonious working relationship.

Clerk Dreyfus stated the Treasurer is not responsible for the circumstances with the unfunded pension liability as she did not cause the issue to occur. He believed her responsibility as Treasurer is one of being the expert on financial matters and should have been providing the Board with advice and counsel "along the way." Clerk Dreyfus disagreed with her assertion she was the most active Board member presenting pension information to fellow Board members. He noted that at least two (2) Board members have no collective memory of Treasurer Brixie discussing the pension issue with fellow Board members between 2008 and 2012. Clerk Dreyfus likened the financial statements which included foot note information about pensions with specialized accounting information to the Patriot Act passed in 2001, a 900 page bill presented to Congress at the 11th hour. He stated Board members as a whole are not financial experts and require the expertise of others to help them know what is important, something which was not done regarding the MERS pension until recently. Clerk Dreyfus characterized it as not fair and not appropriate to assume Board members can dig deeper than what is presented in the midst of a \$32 million budget which covers 11 departments. As a comparison, he stated it would be his responsibility to present a looming election problem during the budget process in order for other Board members to be fully informed. Clerk Dreyfus believed it necessary to look back to determine cause and effect on the pension situation in order to prevent it in the future. He stated Treasurer Brixie should have kept her "eye on the ball", watching the numbers during the 2008 recession and beyond to identify trends which should have been brought to the Board and Township Manager. Clerk Dreyfus recommended an oversight body to monitor the MERS pension system. He believed the critical question being asked in this election cycle is if a true financial professional would have been able to see "things" a nonprofessional could not.

16. ADJOURNMENT

Trustee Scales moved to adjourn. Seconded by Treasurer Brixie.

VOICE VOTE: Motion carried 5-0.

Supervisor Pro Tem Veenstra adjourned the meeting at 8:45 P.M.

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JOHN VEENSTRA  
TOWNSHIP SUPERVISOR PRO TEM

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BRETT DREYFUS, CMMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary

**Charter Township of Meridian  
Board Meeting  
10/18/2016**

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

COMMON CASH	\$	233,903.73
PUBLIC WORKS	\$	240,867.58
TRUST & AGENCY	\$	494,741.83
	TOTAL CHECKS:	\$ 969,513.14
CREDIT CARD TRANSACTIONS	\$	12,468.76
	TOTAL PURCHASES:	\$ <u>981,981.90</u>
ACH PAYMENTS	\$	<u>597,289.46</u>

*mmm*  
*10-13-16*

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Vendor Name	Description	Amount	Check #
1. A C & E RENTALS INC	CANOPY SET UP FEE FOR HERTAGE FESTIVAL	200.00	
2. AARON MCCONAUGHY	REIMB FOR MILEAGE ENDING 9/29	61.56	
3. ABONMARCHE	ASSESSMENT SERVICE THROUGH 9/15/16	13,973.51	
4. ALLIANCE FOR COMMUNITY	ANNUAL ORGANIZATIONAL MEMBERSHIP DUES	45.00	
5. ASAP PRINTING	FORMS AND PAMPHLET PRINTING	145.50	
6. AT &T	SERVICE LEGACY PHONE NUMBERS	32.06	
7. AT&T	SERVICE HVAC LINE TOWN HALL	82.70	
	DOWNSTAIRS FAX PSB	117.16	
	FARM MARKET SERVICE	82.70	
	SERVICE TOWN HALL ANALOG	137.21	
	MONTHLY SERVICE	104.88	
	SERVICE CENTRAL FIRE CIRCUITS	374.64	
	DSI SERVICE	2,255.11	
	SERVICE N. FIRE CIRCUIT	2,411.11	
	TOTAL	5,565.51	
8. AUTO VALUE OF EAST LANSING	2016 REPAIR PARTS	26.49	
	2016 REPAIR PARTS	154.90	
	2016 REPAIR PARTS	95.49	
	2016 REPAIR PARTS	(95.49)	
	TOTAL	181.39	
9. AUTOMATED BUSINESS EQUIPMENT	SERVICE ON FOLDING MACHINE	160.00	
10. B & D ELEVATOR INC.	QUARTERLY MAINTENANCE 9-14-16	133.00	
11. BOARD OF WATER & LIGHT	CRC EMERG PMT TO AVOID UTILITY SHUTOFF	287.22	93409
	TOWNSHIP AREA LIGHTING	501.97	
	TOTAL	789.19	
12. BSN SPORTS	REPLACEMENT NETS FOR SOCCER	212.91	
	PLAY GROUND GOAL FOR PARKS	124.99	
	TOTAL	337.90	
13. CDW	MCAFFEE GOLD BUSINESS SUPPORT 3 YEAR	5,863.00	
14. CINTAS CORPORATION #725	WORK UNIFORMS FRANK/PUNG	16.77	
	WORK UNIFORMS FRANK/PUNG	36.97	
	TOTAL	53.74	
15. CITY OF EAST LANSING	ADDITIONAL 2ND QTR MEP FEES COLLECTED	23,156.79	
	3RD QTR MEP COLLECTION FEES	55,801.77	
	TOTAL	78,958.56	
16. CITY PULSE	TWP NOTICES	74.20	
17. CONSUMERS ENERGY	CRC PAYMENT TO RESORE UTILITY SERVICES	226.00	93515
	CRC EMERG PAYMENT TO AVOID SHUTOFF	57.80	93514
	TOTAL	283.80	

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Vendor Name	Description	Amount	Check #
18. CORECOMM INTERNET SERVICES	DNS HOSTING-SEMI ANNUAL	29.95	
19. COURTESY FORD	FORD REPAIR PARTS 2016	109.59	
	ESTIMATE BODY SHOP REPAIRS UNIT 60-111	647.80	
	TOTAL	757.39	
20. CREATIVE PRODUCT SOURCING	DARE PRODUCTS	2,999.00	
21. DANIELLE WELKE	FARM MKT VENDOR	7.00	
	FARM MKT VENDOR	8.00	
	TOTAL	15.00	
22. DBI	MISC OFFICE SUPPLIES	12.11	
	MISC OFFICE SUPPLIES	22.34	
	MISC SUPPLIES	29.94	
	TOTAL	64.39	
23. DEMMER CENTER	ARCHERY QUALIFICATIONS FOR HUNTERS IN DEER MANAGME	1,225.00	
24. DIANA TENNES	FARM MARKET VENDOR	13.00	
	FARM MARKET VENDOR	113.00	
	TOTAL	126.00	
25. DIANE ALLARDING	FARM MARKET VENDOR	14.00	
26. DIETZ JANITORIAL SERVICE INC	STRIP/WAX ALL VCT FLOORS PSB	1,425.00	
	JANITORIAL SERVICE PSB,SC, HARRIS NATURE, TOWER	2,001.90	
	TOTAL	3,426.90	
27. DRURY'S LAWN CARE	FIELD MAINTENANCE FOR T-BALL, BASEBALL & SOFTBALL	2,400.00	
28. DUANE RASCH	FARM MRKT VENDOR	139.00	
	FARM MRKT VENDOR	196.00	
	TOTAL	335.00	
29. ERIC THUSTON	VENDOR CASH BOND REIMBURSEMENT	500.00	
30. FD HAYES ELECTRIC	EMERGENCY PARKING LOT LIGHT REPAIR	2,100.00	
	NEW GROUND LIGHT AT PUBLIC SAFETY BUILDING	427.76	
	TOTAL	2,527.76	
31. FIRST COMMUNICATIONS	SERVICE - ANALOG LINES	838.03	
32. FISHBECK, THOMPSON, CARR & HUBER	2016 ECOLOGICAL - CONSULTATION MEETING	543.40	
	WDV #16-05 1784/1792 HAMILTON RD	1,524.50	
	IMPROVEMENTS TO THE NEMOKA DRAIN	1,391.50	
	WDV #15-07 MAYBERRY HOMES	351.00	
	WUP #10-07 METC ITC MIT	224.50	
	WUP #10-02 EYDE/HANNAH CROSSING	224.50	
	TOTAL	4,259.40	
33. GA HUNT EXCAVATING	JOLLY RD EASEMENT CONDITION	2,523.50	
34. GENERAL CODE	ECODE 360 ONLINE ORDINANCE ANNUAL MAINTENANCE	995.00	

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Vendor Name	Description	Amount	Check #
35. GRAMPAS PASTYS LLC	FARM MARKET VENDOR	20.00	
36. GRANGER	MONTHLY SERVICE	111.00	
	MONTHLY SERVICE	75.00	
	MONTHLY SERVICE	128.51	
	MONTHLY SERVICE	65.44	
	MONTHLY SERVICE	76.00	
	MONTHLY SERVICE	87.00	
	MONTHLY SERVICE	17.50	
	TOTAL	560.45	
37. HALT FIRE INC	ALTENATOR REPLACEMENT ESTIMATE ENGINE 93	3,997.20	
38. I.C.M.A.	ICMA MEMBERSHIP - F. WALSH	917.56	
39. INGHAM COUNTY CLERK	NOTARY PUBLIC FOR C. CUMMINGS	10.00	
40. INGHAM COUNTY SHERIFF DEPT	RESPONSE TRAINING 2 STUDENTS	60.00	
41. INGHAM COUNTY TREASURER	2016 JBOR & VARIOUS MTT VALUE CHANGE ORDERS	12,561.51	
42. IRON MOUNTAIN	RECORD SHREDDING SERVICE	49.35	
43. JANET GAUTHIER	FARM MARKET VENDOR	15.00	
44. JEFFORY BROUGHTON	RADIO REPAIR	110.00	
45. JENNINGS FARMS	FARM MARKET VENDOR	39.00	
46. JOAN HORVATH	REIMB FOR ELECTION MILEAGE - SEPT	31.27	
47. KIMBERLY MORFORD	ELECTION INSPECTOR	370.00	
48. KIT RICH	REIMB FOR MILEAGE - SEPTEMBER	61.02	
49. LAKEVIEW APARTMENTS	CRC EMERG - 1ST MONTH'S RENT + DEPOSIT	1,436.53	93516
50. LANGUAGE LINES SERVICES	SERVICE FOR SEPTEMBER	8.45	
51. LANSING UNIFORM COMPANY	STANDARD POLICE UNIFORM PURCHASES	41.95	
	STANDARD POLICE UNIFORM PURCHASES	450.00	
	STANDING PO - UNIFORMS	70.45	
	STANDARD POLICE UNIFORM PURCHASES	41.95	
	STANDING PO - UNIFORMS	50.00	
	POLICE UNIFORM PURCHASE - SHOES AND BOOTS	129.00	
	STANDARD POLICE UNIFORM PURCHASES	352.70	
	STANDARD POLICE UNIFORM PURCHASES	46.10	
	STANDARD POLICE UNIFORM PURCHASES	20.00	
	STANDARD POLICE UNIFORM PURCHASES	76.00	
	STANDING PO - UNIFORMS	45.00	
	TOTAL	1,323.15	
52. MCKENNA ASSOCIATES	MASTER PLAN SERVICES THROUGH AUGUST 2016	6,013.00	
53. MEDICAL MANAGEMENT SYSTEMS OF	FEES ON COLLECTION SERVICE	4,912.14	
54. MERIDIAN FIREWORKS FUND	MEIJER FIREWORKS DONATION TO CORRECT FUND	2,000.00	
55. MERIDIAN TOWNSHIP	TRANS FOR FLEX CKING P/R 10/14/16	1,234.66	
56. MI ASSOC OF CHIEFS OF POLICE	MEMBERSHIP K PLAGA	100.00	

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57. MICHIGAN SUPPLY CO			
	MISC PARTS	242.86	
58. MICHIGAN.COM			
	FARMERS MKT ADVERTISING	83.50	
59. MID-MICHIGAN CODE OFFICIALS ASSOC			
	2016 MEMBERSHIP FEES FOR B. POWERS	60.00	93513
60. MOSQUITO SQUAD OF GREATER LANSING			
	MOSQUITO CONTROL FARMS MARKET/ADMINBLDG 2016	175.00	
61. MOURER FOSTER			
	NOTARY BOND	50.00	93517
62. MUZZALL GRAPHICS			
	LETTERHEAD	80.54	
63. NAPA			
	FLEET REPAIR PARTS 2016	24.70	
	FLEET REPAIR PARTS 2016	66.75	
	FLEET REPAIR PARTS 2016	46.08	
	FLEET REPAIR PARTS 2016	30.49	
	TOTAL	168.02	
64. NETWORKFLEET, INC			
	I-INSTALL X 3	195.00	
	MONTHLY SERVICE - OCTOBER	225.45	
	TOTAL	420.45	
65. NORTH WINDS HEATING & COOLING			
	REFUND OVERPM'T PM16-0764	30.00	
66. OFFICEMAX			
	MISC OFFICE SUPPLIES	219.40	
	OFFICE SUPPLIES	98.60	
	OFFICE SUPPLIES	104.50	
	OFFICE SUPPLIES	6.85	
	OFFICE SUPPLIES	13.70	
	TOTAL	443.05	
67. OKEMOS MARATHON			
	MOTORCYCLE GAS	12.04	
	MOTORCYCLE GAS	8.41	
	MOTORCYCLE GAS	13.48	
	TOTAL	33.93	
68. PATRICIA STEVENSON			
	FARM MRKT VENDOR	223.00	
69. PAULA BJORNSTAD			
	ELECTION INSPECTOR	287.50	
70. PECKHAM			
	MUNICIPAL/CENTRAL FIRE STATION JANITORIAL SERVICE	2,445.16	
71. PEOPLEFACTS LLC			
	SERVICE FOR SEPTEMBER 2016	16.67	
72. PIONEER			
	STARLINER FIELD PAINT - INV#616206	5,959.70	
73. PRINT MAKERS SERVICE INC			
	MONTHLY MAINTENANCE & METER CHARGE	143.34	
74. PRINTING SYSTEMS INC			
	AV POLL BOOK W/MULITPLE PRECINCTS	28.50	
75. PRO-TECH MECHANICAL SERVICES			
	HVAC REPAIRS FOUND DURING SPRING START UP	3,901.30	
	HVAC REPAIRS FOUND DURING SPRING START UP	2,112.20	
	LABOR	105.00	
	TOTAL	6,118.50	

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76. QUALITY TIRE INC	TIRES STATE BID	478.80	
	TIRES STATE BID	510.64	
	TOTAL	989.44	
77. RECLAIMED BY DESIGN	OCTOBER RECYCLING CENTER SERVICE	2,000.00	
78. REDWOOD LANDSCAPING	5902 YORK WAY RESTORATION	500.00	
	PATHWAY TRIMMING AND MOWING 2016	11,477.50	
	TOTAL	11,977.50	
79. RESERVE ACCOUNT	TWP MONTHLY POSTAGE - OCTOBER	3,000.00	
80. SHAWN DIEMER	FARM MARKET VENDOR	880.00	
81. SOUTHEASTERN EQUIPMENT CO	MISC PARTS	371.50	
82. SPARTAN COUNTRY MEATS LLC	FARM MARKET VENDOR	30.00	
83. SPARTAN DISTRIBUTORS	SHIPPING	83.03	
84. SPARTAN PRINTING INC	BUSINESS BANNER-175TH BUSINESS RECEPTION	65.00	
85. SPRINT	CELLULAR PHONE SERVICE FOR SGT'S VEHICLES	97.11	
86. ST MARTHA CONFERENCE OF	CRC REIMB FOR PAYMENT TO AVOID EVICTION	250.00	93518
87. ST THOMAS AQUINAS PARISH	THREE RENT REIMBURSEMENTS	485.00	93519
88. STATE OF MICHIGAN	NOTARY PUBLIC FOR C. CUMMINGS	10.00	
89. SUE MCMASTER	FARM MARKET VENDOR	86.00	
90. SUPREME SANITATION	PORTABLE TOILET RENTAL	96.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	160.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	160.00	
	PORTABLE TOILET RENTAL	160.00	
	TOTAL	976.00	
91. SUZANNE THREADGOULD	FARM MARKET VENDOR	48.00	
	FARM MARKET VENDOR	73.00	
	TOTAL	121.00	
92. TASER INTERNATIONAL	2 TASERS WITH CAMERA	3,275.14	
93. TITUS FARM LLC	FARM MARKET VENDOR	112.00	
94. TRI-COUNTY REGIONAL PLANNING	FAIR SHARE PLEDGE OF GROUNDWATER MANAGEMENT BOARD	13,374.00	
95. VARIPRO BENEFIT ADMINISTRATORS	FLEX ADMINISTRATION 10/16	10,600.20	
96. VERIZON WIRELESS	SERVICE FROM 8/23 TO 9/23	1,987.56	
97. WILBUR HOCHSTETLER	FARM MARKET VENDOR	399.00	

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Vendor Name	Description	Amount	Check #
TOTAL - ALL VENDORS		233,903.73	

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Vendor Name	Description	Amount	Check #
1. BBVA COMPASS BANK	WATER TANK MAINTENANCE	2,710.00	
2. CATHEY INDUSTRIAL SUPPLIES, CO	2 WIRE HOSE ASSEMB	431.72	
3. CITY OF EAST LANSING	OCTOBER - OPERATING & INTERCONNECT COST	217,597.50	
4. COMPLETE TITLE	REFUND OVERP'MT #LKLA-003170-0000-06	50.19	
5. CSX TRANSPORTATION	ANNUAL LICENSE FEE FOR W/S CROSSINGS	849.38	
6. DAWN WILLIAMS	REFUND OVERPM'T FINAL #EAGL-005930-0000-02	28.15	
7. ELHORN ENGINEERING	CARUSOL 55 GALLON 533.5BLUE	17,498.80	
8. GIGUERE HOMES INC.	REFUND OVERP'MT #BENH-004150-0000-01	165.33	
9. GRANGER	MONTHLY SERVICE	210.00	
10. INGHAM COUNTY ROAD DEPARTMENT	COLD PATCH PURCHASES THROUGH SEPT 30,2016	641.02	
11. MARVIN PRESTON	REFUND OVERPM'T FINAL #OTTA-004585-0000-01	12.80	
12. MSU FEDERAL CREDIT UNION	REFUND OVERP'MT #FRAN-001545-0000-02	12.05	
13. THOMAS SANFORD	REFUND OVERPM'T FINAL #BAKE-001780-0000-02	22.92	
14. TRI TITLE AGENCY LLC	REFUND OVERP'MT #IVWD-001400-0000-01	229.90	
15. VERIZON WIRELESS	SERVICE 8/23 TO 9/23	407.82	
TOTAL - ALL VENDORS		240,867.58	

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Vendor Name	Description	Amount	Check #
1. ADAM SCHNELKER	REFUND OVERPM'T SUMMER TAX @ 6482 NEWTON	28.53	
2. BETSY BRICKER	REFUND OVERPM'T SUMMER TAX @ 3370 LAKE LANSING RD	21.69	
3. CHARLENE BROOKS	REFUND OVERPM'T SUMMER TAX @ 2526 DUSTIN	86.22	
4. EAST LANSING PUBLIC SCHOOLS	2016 SUMMER TAX COLLECTION	24,259.30	
5. HASLETT PUBLIC SCHOOLS	2016 SUMMER TAX & DELINQ PP TAX COLLECTION	37,374.02	
6. HEATHER DE FEIJTER-RUPP	REFUND OVERPM'T SUMMER TAX @ 3676 DOBIE	17.07	
7. INGHAM COUNTY TREASURER	2016 SUMMER TAX & DELINQ PP TAX COLLECTION	241,942.07	
8. INGHAM INTERMEDIATE SCHOOL	2016 SUMMER TAX & DELINQ PP TAX COLLECTION	116,734.96	
9. LANSING COMMUNITY COLLEGE	DELINQUENT PERSONAL PROPERTY TAX COLLECTED	272.66	
10. OKEMOS PUBLIC SCHOOLS	2016 SUMMER TAX & DELINQ PP TAX COLLECTION	69,864.06	
11. SHAWN CANFIELD	REFUND OVERPM'T SUMMER TAX @ 5986 CYPRESS	140.57	
12. WILLIAMSTON SCHOOLS	2016 SUMMER TAX COLLECTION	4,000.68	
TOTAL - ALL VENDORS		494,741.83	

**Credit Cards 9/29/16 to 10/12/16**

<b>Date</b>	<b>Merchant Name</b>	<b>Amount</b>	<b>Account Name</b>
2016/10/05	244 AUTO VALUE EAST LANSI	\$13.89	MIKE ELLIS
2016/10/04	28TH STREET CITGO	\$20.25	WILLIAM PRIESE
2016/09/29	AC&E RENTALS OKEMOS	\$23.50	KYLE WILKINS
2016/09/30	AMAZON MKTPLACE PMTS	\$27.21	MICHELLE PRINZ
2016/10/01	AMAZON MKTPLACE PMTS	\$3.48	MICHELLE PRINZ
2016/10/04	AMAZON MKTPLACE PMTS	\$109.56	MICHELLE PRINZ
2016/10/04	AMAZON MKTPLACE PMTS	\$27.63	MICHELLE PRINZ
2016/10/04	AMAZON MKTPLACE PMTS	\$47.16	MICHELLE PRINZ
2016/09/29	AMAZON MKTPLACE PMTS	\$29.10	CHRISTOPHER DOMEYER
2016/09/30	AMAZON.COM	\$30.52	MICHELLE PRINZ
2016/10/05	AMAZON.COM	\$19.98	MICHELLE PRINZ
2016/09/29	AMAZON.COM	\$18.66	CHRISTOPHER DOMEYER
2016/09/29	AMAZON.COM	\$6.66	CHRISTOPHER DOMEYER
2016/10/01	AMAZON.COM	\$24.38	CHRISTOPHER DOMEYER
2016/09/30	AMAZON.COM AMZN.COM/BILL	\$34.25	MICHELLE PRINZ
2016/09/30	AMAZON.COM AMZN.COM/BILL	\$39.96	MICHELLE PRINZ
2016/10/06	AMAZON.COM AMZN.COM/BILL	\$117.73	MICHELLE PRINZ
2016/10/06	AUGIES ON THE BAY DC P	\$25.00	ERIN LINN
2016/09/30	BATTERIES PLUS #44	\$43.18	PETER VASILION
2016/10/10	BEST BUY 00004168	\$169.98	BENJAMIN MAKULSKI
2016/10/03	BIGGBY COFFEE #121	\$59.99	SCOTT DAWSON
2016/10/03	BOONES LONG LAKE INN INC	\$27.55	WILLIAM PRIESE
2016/10/12	COMCAST OF LANSING	\$25.68	DEBORAH GUTHRIE
2016/10/12	COMCAST OF LANSING	\$124.90	DEBORAH GUTHRIE
2016/10/12	COMCAST OF LANSING	\$144.35	DEBORAH GUTHRIE
2016/10/07	CORAL GABLES OF EAST LANS	\$279.63	FRANK L WALSH
2016/10/02	CTC*CONSTANTCONTACT.COM	\$115.00	ANDREA SMILEY
2016/10/07	DISCOUNT ONE HOUR SIGNS	\$22.19	DENNIS ANTONE
2016/09/29	DISCOUNT ONE HOUR SIGNS	\$61.07	TODD FRANK
2016/10/04	DOMINO'S 1206	\$39.87	BENJAMIN MAKULSKI
2016/09/30	E-CONOLIGHT	\$94.99	DENNIS ANTONE
2016/09/30	FACEBK U3SMJ9SL92	\$216.83	LUANN MAISNER
2016/10/07	FLICKR PRO 1 MONTH	\$5.99	ANDREA SMILEY
2016/10/05	FRANKLINCOVEYPRODUCTS	\$39.25	MICHELLE PRINZ
2016/10/04	GRAND TRAV RESORT & SPA	\$384.80	WILLIAM PRIESE
2016/10/06	HAMMOND FARMSLANDS	\$47.92	ROBERT STACY
2016/10/01	HARBOR FREIGHT TOOLS 157	\$59.85	WILLIAM PRIESE
2016/10/05	HASLETT TRUE VALUE HARDW	\$4.49	TODD FRANK
2016/10/06	HASLETT TRUE VALUE HARDW	\$26.95	KEN PLAGA
2016/09/30	IN *SOUTHEASTERN MICHIGAN	\$40.00	WILLIAM PRIESE
2016/10/09	JETS PIZZA OF HASLETT	\$75.28	MICHAEL DEVLIN
2016/10/06	JOHN E. REID AND ASSOC	\$1,425.00	SCOTT DAWSON
2016/10/06	JOHN E. REID AND ASSOC	\$1,100.00	SCOTT DAWSON
2016/10/10	KATOM RESTA	\$206.11	BRETT DREYFUS
2016/10/06	KIMBALL MIDWEST	\$205.90	TODD FRANK
2016/10/07	KROGER #793	\$3.18	JANE GREENWAY
2016/10/08	KROGER #793	\$10.60	JANE GREENWAY
2016/09/29	LARRY CUSHION TROPHIES	\$15.00	MICHAEL DEVLIN
2016/10/07	LEXISNEXIS RISK SOL EPIC	\$50.00	KEN PLAGA
2016/10/04	MARATHON PETRO	\$33.23	ERIN LINN
2016/10/05	MARKS WATERSHED TAVERN GR	\$67.49	BRANDIE YATES
2016/10/06	MEIJER INC #025 Q01	\$81.81	CATHERINE ADAMS

2016/09/30	MEIJER INC #025 Q01	\$38.49	MICHELLE PRINZ
2016/10/06	MEIJER INC #025 Q01	\$11.97	SCOTT DAWSON
2016/10/06	MEIJER INC #025 Q01	\$3.38	SCOTT DAWSON
2016/10/07	MEIJER INC #025 Q01	\$4.99	PETER MENSER
2016/10/10	MEIJER INC #025 Q01	\$40.83	WILLIAM PRIESE
2016/10/06	MEIJER STORE #282	\$29.68	ERIN LINN
2016/09/30	MI EMS LICENSE	\$25.00	WILLIAM PRIESE
2016/10/05	MI STATE POLICE PMTS	\$475.00	SCOTT DAWSON
2016/10/05	MI STATE POLICE PMTS	\$475.00	SCOTT DAWSON
2016/10/05	MI STATE POLICE PMTS	\$190.00	SCOTT DAWSON
2016/10/11	MI STATE POLICE PMTS	\$1,500.00	SCOTT DAWSON
2016/10/11	MICHIGAN WATER ENVIORNMEN	\$130.00	DEREK PERRY
2016/09/29	MSU PAYMENTS	\$60.00	ANDREA SMILEY
2016/10/06	NATL ASSOC FOR INTERPRET	\$75.00	CATHERINE ADAMS
2016/10/03	NATL ASSOC FOR INTERPRET	\$75.00	KATHERINE RICH
2016/10/06	NORLAB INC	\$141.50	LAWRENCE BOBB
2016/10/01	NOTARY LAW ASSOC	\$36.65	JOAN HORVATH
2016/10/07	OFFICEMAX/OFFICEDEPOT #61	\$22.17	STEPHEN GEBES
2016/10/05	OFFICEMAX/OFFICEDEPOT #61	\$6.99	ROBERT MACKENZIE
2016/10/10	OFFICEMAX/OFFICEDEPOT #61	\$9.78	WILLIAM PRIESE
2016/10/10	OFFICEMAX/OFFICEDEPOT #61	\$22.99	WILLIAM PRIESE
2016/10/03	PANERA BREAD #715	\$26.98	SCOTT DAWSON
2016/10/11	PAYPAL *MABFOUNDATI	\$275.00	ANDREA SMILEY
2016/10/05	PAYPAL *NORTHERNPRO	\$259.44	TAVIS MILLEROV
2016/10/03	POWR INC	\$107.89	ANDREA SMILEY
2016/10/07	QUALITY TIRE	\$191.25	TODD FRANK
2016/09/30	SE EQUIPMENT HOLT	\$371.50	TODD FRANK
2016/09/30	SOUTHWESTERN PETROLEUM CO	\$275.07	TODD FRANK
2016/10/01	SPEEDWAY 08760 GAY	\$24.93	ERIN LINN
2016/10/03	SQ *HUMPHREY ENTERP	\$150.00	LAWRENCE BOBB
2016/10/04	SUSAN FEE & ASSOCIATES	\$11.50	LUANN MAISNER
2016/10/07	THE HOME DEPOT #2723	\$196.39	CATHERINE ADAMS
2016/10/07	THE HOME DEPOT #2723	\$10.44	DEREK BURCHAM
2016/10/06	THE HOME DEPOT #2723	\$34.32	ROBERT STACY
2016/10/05	THE HOME DEPOT #2723	\$161.47	DENNIS ANTONE
2016/10/06	THE HOME DEPOT #2723	\$134.32	DENNIS ANTONE
2016/09/29	THE HOME DEPOT #2723	\$40.32	PETER VASILION
2016/09/29	THE HOME DEPOT #2723	\$18.06	PETER VASILION
2016/09/30	THE HOME DEPOT #2723	\$33.97	PETER VASILION
2016/10/04	THE HOME DEPOT #2723	\$31.40	PETER VASILION
2016/10/06	THE HOME DEPOT #2723	\$63.88	PETER VASILION
2016/09/29	THE HOME DEPOT #2723	\$84.96	KYLE WILKINS
2016/09/29	THE HOME DEPOT #2723	\$13.97	KYLE WILKINS
2016/10/07	THE HOME DEPOT #2723	\$53.80	JANE GREENWAY
2016/10/08	THE HOME DEPOT #2723	\$66.47	JANE GREENWAY
2016/10/07	TRACTOR SUPPLY #1149	\$49.98	JANE GREENWAY
2016/10/05	USPS 25698008630809271	\$22.95	ROBIN FAUST
2016/10/04	VEHICLE ACCESSORIES - LA	\$32.00	TODD FRANK
2016/10/10	VEHICLE ACCESSORIES - LA	\$190.00	TODD FRANK
2016/10/12	VISTAPR*VISTAPRINT.COM	(\$0.90)	KRISTEN COLE
2016/10/11	VISTAPR*VISTAPRINT.COM	\$15.88	KRISTEN COLE
2016/09/30	ZORO TOOLS INC	\$220.12	WILLIAM PRIESE

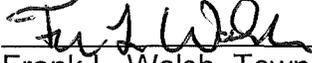
\$12,468.76

### ACH Transactions

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
09/30/16	HRA -	210.16	Payroll Deduction - HRA
09/30/16	Horizon Bank	350.00	Bank Service Charge
10/04/16	MCT - Utilities	1,020.10	Pmt of Water/Sewer Bills
10/06/16	MERS	49,324.97	Employee Retirement
10/06/16	Health Equity	420.27	Health Equity Payment
10/11/16	Consumers Energy	41,233.10	Pmt of Electric
10/13/16	HRA -	25.85	Payroll Deduction - HRA
10/13/16	Various Financial Institutions	374,254.15	Direct Deposit 10/14 Payroll
10/13/16	IRS	97,862.77	Payroll Taxes 10/14 Payroll
10/13/16	ICMA	32,588.09	Payroll Deductions 10/14 Payroll
	<b>Total ACH Payments</b>	<u><u>597,289.46</u></u>	

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Frank L. Walsh, Township Manager

**DATE:** October 14, 2016

**RE:** **City of Caro City Manager Search-Township Manager Employment Agreement**

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Over the past 20 years, I have assisted many Michigan communities in their search for candidates to fill a variety of positions, including City/Township Manager, Police Chief and Road Commission Managing Director. Some of the communities have asked me to assist them multiple times. I have not conducted a search since joining Meridian Township in May of 2013.

Paragraph 3 of my employment agreement provides that I "shall not, during the term of this Agreement, be engaged in any other employment or business activity, whether or not pursued for gain, profit, or pecuniary advantage, without the express prior written consent of the Township Board."

The City of Caro, Michigan has contacted me to ask if I would consider leading their search for a new city manager. I conducted their previous search in 2012. The work I would perform for them would be completed in the evenings and weekends and will not interfere in any way with my responsibilities to Meridian Township. I expect that the entire process would be completed by the end of the year. I also do not expect that I would ever assist in more than one search per year and this is the first request I have received since joining the Township.

Thank you for considering this request. If the Board is willing to authorize me to take on this project in my own time, I suggest that the the following motion would be appropriate:

**MOVE THAT THE TOWNSHIP MANAGER, FRANK L. WALSH, BE PERMITTED TO ASSIST THE CITY OF CARO, MICHIGAN IN THEIR SEARCH FOR A NEW CITY MANAGER WITH THE UNDERSTANDING THAT THE SERVICES PERFORMED WILL NOT TAKE PLACE DURING THOSE TIMES THAT HE IS COMMITTED TO THE TOWNSHIP'S AFFAIRS NOR ON TOWNSHIP PROPERTY AND THAT HE WILL NOT ASSIST IN ADDITIONAL SEARCHES FOR A PERIOD OF ONE YEAR AFTER HE CONCLUDES THE SEARCH FOR THE CITY OF CARO.**

**Attachment:**

1. Section 3 of Township Manger Employment Agreement

Failure to renew or extend this Agreement or any successor Agreement shall obligate the Employer to pay to the Township Manager a Severance Settlement as specified and defined in Section 7 of this Agreement, but shall give the Township Manager no other right or claim. Failure to renew or extend this or any successor Agreement shall not be considered a breach hereof or a termination with or without cause, nor give rise to any cause of action which may be arbitrated under the terms of this Agreement or adjudicated in any court of law, tribunal or administrative agency.

3. Extent of Services.

A. Best Efforts. Except as provided in Section 3.B., the Township Manager shall devote his entire time, attention, and energies to the Employer's business and shall not, during the term of this Agreement, be engaged in any other employment or business activity, whether or not pursued for gain, profit, or pecuniary advantage, without the express prior written consent of the Township Board. The Township Manager also shall not engage in any activity which conflicts or interferes with the performance of his duties as specified in this Agreement and as directed by the Employer or any of its agents as described in Section 1 above.

B. Other Activities. The Township Manager may, with prior written consent of the Township Board, teach, write or engage in similar or related activities which do not interfere with, but rather enhance, the Township Manager's performance of the duties and functions required under this Agreement.

4. Salary. The Employer shall pay the Township Manager for all services rendered pursuant to this Agreement calculated at an annual rate of \$113,000. The Township Manager's salary shall be payable in installments at the same time and in the same manner as other employees of the Township are paid.

5. Benefits. The Employer shall provide the Township Manager with the following benefits:

11 - A

## MEMORANDUM

13 - A

TO: Township Board

FROM:   
Mark Kieselbach  
Director of Community Planning and Development

DATE: October 14, 2016

RE: Elevation at Okemos Pointe Brownfield

---

The Township Board approved the mixed use planned unit development and special use permit for the Okemos Pointe project on June 7, 2016. The project consists of 19 apartment buildings and one mixed use building totaling not more than 394 apartment units, the conversion of an industrial building to commercial/retail and one existing commercial building. Approximately 41,200 square feet of commercial space and 426,600 square feet of residential housing was approved. The approximate 37 acre site is located north of Jolly Road and west of Jolly Oak Road. The developer has been working on a brownfield plan to address contaminated soil, groundwater and soil gas and the associated due care obligations.

The approval process for a brownfield plan requires approval by the Ingham County Brownfield Redevelopment Authority (BRA), Meridian Township Board and the Ingham County Board of Commissioners. At a meeting on October 14, 2016 the Ingham County BRA voted to approve the brownfield plan. A copy of the brownfield plan has been attached.

**Attachments:**  
**Ingham County BRA Approval Letter**  
**Elevation at Okemos Pointe Brownfield Plan**



# INGHAM COUNTY ECONOMIC DEVELOPMENT CORPORATION

121 E. Maple St., Mason, Michigan 48854 phone: 517-676-7285 [www.ingham.org](http://www.ingham.org)  
[sgower@ingham.org](mailto:sgower@ingham.org)

Our mission is to increase the economic vitality and quality of life county-wide by planning and coordinating development efforts, providing services, and facilitating advantageous partnerships.

CHONG-ANNA  
CANFORA  
Chairwoman

AARON HARRIS  
Vice-chair

MICHAEL FREDERICK  
Treasurer

BRUCE MOORE  
Secretary

BRIAN MCGRAIN  
Commissioner/Member

THOMAS MORGAN  
Member

MARK POLSDOFER  
Member

DAN GOUGH  
Member

BECKY BRIMLEY  
Member

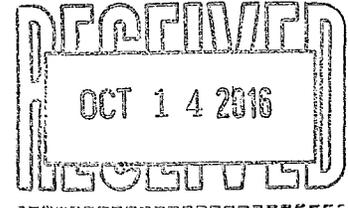
LUTHER BONNER  
Member

STEWART STOVER  
Member

Sandra L. Gower  
Economic Development  
Coordinator

October 14, 2016

Mr. Brett Dreyfus, Township Clerk  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864



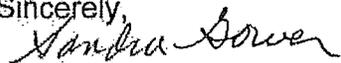
**RE: Elevation at Okemos Pointe Brownfield Plan**

Dear Mr. Dreyfus:

At its meeting on October 14, 2016, the Ingham County Brownfield Authority approved the attached Brownfield Plan for the "Elevation at Okemos Pointe".

This plan is being forwarded to you for the Township Board's consideration. Act 381 requires that the Township Board hold a public hearing and approve the plan before it is presented to the Ingham County Board of Commissioners for a public hearing and final approval.

If you have any questions, please contact me.

Sincerely,  
  
Sandra Gower  
Economic Development Coordinator

Cc: M. Kieselbach  
F. Walsh

# ELEVATION AT OKEMOS POINTE

2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;  
2398 Jolly Road (portion – Tax ID #33-02-02-33-353-015;  
2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;  
2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;  
2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and  
Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100  
Okemos, Meridian Charter Township, Michigan

## *Brownfield Plan*

Revised October 4, 2016



Prepared with assistance from:  
**ADVANCED REDEVELOPMENT SOLUTIONS**  
PO Box 204  
Eagle, MI 48822  
Contact: Eric P. Helzer, EDFP  
Phone: (517) 648-2434

### **Ingham County Brownfield Redevelopment Authority**

Contact: Sandra Gower, Director  
Phone: (517) 676-7285

Approved by the Ingham County Brownfield Redevelopment Authority – *TBD/TBD/2016*

Approved by the Meridian Charter Township Board of Trustees – *TBD/TBD/2016*

Approved by the Ingham County Board of Commissioners – *TBD/TBD/2016*

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**Exhibits**

- A. Legal Description and Eligible Property Boundary Map
- B. Basis of Brownfield Eligibility Supportive Environmental and Non-Environmental Information
- C. Table 4 – Tax Increment Financing Estimates

**PROJECT SUMMARY SHEET: BROWNFIELD PLAN – ELEVATION AT OKEMOS POINTE**

**Project Name:** Elevation at Okemos Pointe

**Applicant/Developer:** Entity Name: Okemos Pointe, LLC  
Contact: Will Randle  
Mailing Address: 2422 Jolly Road, Suite 200, Okemos, MI 48864  
Phone: (517) 580-2550

**Eligible Property Location:** The eligible Property consists of six (6) parcels located at:  
2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;  
2398 Jolly Road (portion) – Tax ID #33-02-02-33-353-015;  
2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;  
2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;  
2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and  
Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100  
Okemos, Meridian Charter Township, Michigan.

**Property Size:** Approximately 37.29 acres

**Type of Eligible Property:** Facility (Contaminated)

**Project Description:** **Elevation at Okemos Pointe Project**

This Brownfield Plan (the “Plan”) anticipates significant future investments by Okemos Pointe, LLC. Okemos Pointe, LLC, is a single purpose entity for the proposed Project. They are an Okemos-based development company whose members are exceptional real estate developers of residential, commercial and mixed-use developments in Mid-Michigan and have facilitated development and managed company operations in California, Hawaii, Arizona, New Mexico, Colorado, the Caribbean and Australia. This Plan contemplates redevelopment upon all six (6) Eligible Properties located northwest of the intersection of Jolly Road and Jolly Oak Road which was first developed in 1963 and has been substantially underutilized since 1999 (17 years).

Elevation at Okemos Pointe (the “Project”) is an estimated \$67.3 plus million (including land) mixed-use redevelopment project. Phase I is \$30.4 million which includes 166 apartment units (236 beds) and 6,214 gross square feet of commercial space. The projected cost for Phases II & III is \$36.9 million and consists of 232 additional apartment units (352 beds) and the renovation of an existing 20,000 gross square feet metal structure into a community market and food innovation district with community function space. Apartments and commercial space will span 441,549 gross square feet over 37.29 acres on the Eligible Property. The development is ideally suited near shopping center with highway access to I-96 located within one mile of the site. This redevelopment will be ideal for those working in the Greater Lansing Area.

Once complete, approximately 200 new full time jobs will be created as a result of the residential and commercial spaces including community market and food innovation district with community

function space. The applicant will also be working with MSU to spin businesses off to other brick and mortar sites in the community, this will provide a network of small business entrepreneurship for the region fostering new types of opportunities in employment and ownership

Added Project features include pocket parks, public seating plaza, pavilion, fishing pier, public art, underground utilities, wetland preservation areas, outdoor seasonal sales area, uncovered and covered bike parking/storage and local township path/trail system connecting to the regional path/trail system.

Construction is scheduled to begin this fall 2016 on Brownfield eligible activities to position Phase I of the Project for completion by end of 2017 and completion of Phases II & III by the end of 2020. The Project cannot occur without support toward eligible Brownfield activities and costs through tax increment financing available under the Brownfield Redevelopment Financing Act (Public Act 381 of 1996), which is the subject of this Plan.

**Estimate Job Creation:**

Approximately 200 new full time jobs will be created upon completion of the Project.

**Eligible Activities  
and Eligible Costs:**

\$4,377,166 of eligible activity costs made up of: Baseline Environmental Assessment Activities, Due Care Activities, Additional Response Activities, Demolition Activities, Lead and Asbestos Abatement Activities, Brownfield Plan & Work Plan Preparation (including Ingham County Brownfield Redevelopment Authority {"ICBRA" or "Authority"} Application Fees), Contingency and Interest. \$4,564,257 in total capture with adding the capture for Authority Local Site Remediation Revolving Fund ("LSRRF").

<b>Eligible Activities</b>	<b>Eligible Costs</b>
Baseline Environmental Assessment (BEA) Activities	\$ 49,550
Due Care Activities	\$ 392,345
Additional Response Activities	\$ 1,673,400
Demolition Activities	\$ 1,017,712
Lead and Asbestos Abatement Activities	\$ 120,752
Brownfield Plan & Work Plan Preparation (and application fees, if any)	\$ 51,000
<i>Subtotal</i>	\$ 3,304,759
Contingency	\$ 488,064
<i>Subtotal</i>	\$ 3,792,822
Interest	\$ 584,344
<b><i>Subtotal (to Developer)</i></b>	<b>\$ 4,377,166</b>
Authority Administration	\$ -
Authority LSRRF	\$ 187,091
State of Michigan Brownfield Redevelopment Fund	\$ -
<b><i>Subtotal (to Others)</i></b>	<b>\$ 187,091</b>
<b>GRAND TOTAL</b>	<b>\$ 4,564,257</b>

**Duration of Plan Capture:** 12 years (2018 through 2029), total estimated Plan capture duration for reimbursement of Eligible Activities and LSRRF deposits.

**Base Year of Plan:** 2016

**First Year of Plan Capture:** 2018

**Property Tax Summary (for life of Plan through 2029):**

Base Taxes Paid by Developer	\$ 1,094,822
New / Incremental Taxes Paid by Developer	\$ 12,425,276
<b>Total Property Taxes Paid</b>	<b>\$ 13,520,098</b>

**Distribution of Property Taxes Paid Summary (for life of Plan through 2029):**

Base Taxes Paid to Meridian Township	\$ 132,623
Base Taxes Paid to Other Taxing Jurisdictions	\$ 962,200
New / Incremental Taxes Paid Gain (not captured) to Meridian Township	\$ 464,852
New / Incremental Taxes Paid Gain (not captured) to Other Taxing Jurisdictions	\$ 7,396,166
New / Incremental Taxes Paid to Developer Eligible Activity Costs	\$ 4,377,166
New / Incremental Taxes Paid to Authority LSRRF	\$ 187,091
<b>Total Property Tax Distribution</b>	<b>\$ 13,520,098</b>

## **INTRODUCTION**

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

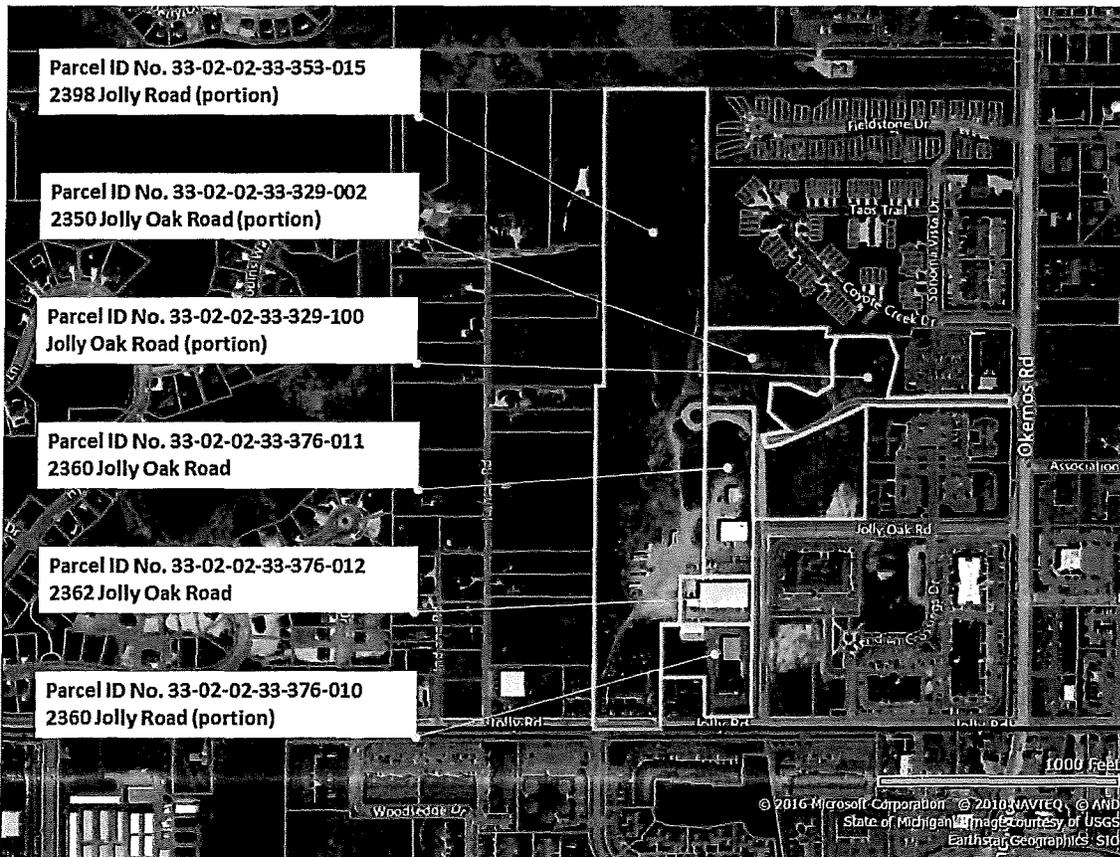
The purpose of this Brownfield Plan (the “Plan” and/or “Amendment”), as amended is to be implemented by the Authority, is to satisfy the requirements of Act 381 for including the eligible property described below in the Authority Brownfield Plan (the “Plan”). This Plan promotes the redevelopment of and investment in certain “Brownfield” properties within the County, to accomplish cleanup of environmental contamination, and to redevelop blighted, historic and functionally obsolete property. Inclusion of Property within this Plan, as amended will facilitate financing of eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of Brownfield properties, this Plan, as amended is intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the Eligible Property identified in this Plan and, if tax increment revenues are proposed to be captured from that Eligible Property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the Eligible Property shall not necessitate an amendment to this Plan, affect the application of this Plan to the Eligible Property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(1) of Act 381.

**1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(1)(H))**



The Eligible Property ("Property") consists of all or portion of six parcels located northwest of the intersection of Jolly Road and Jolly Oak Road, Okemos, Meridian Township, Ingham County, Michigan. The Property contains approximately 37.29 acres.

The Property is located in an area of the Meridian Charter Township ("Township") that is characterized by commercial, multi-tenant residential, and recreational properties. A county drain is located on the western and central portions of the Property, which leads to a retention pond located in the northern portion, and the Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, electrical and gas utilities to the south.

The Eligible Property parcels are summarized in the below table. See Exhibit A, Legal Descriptions and Eligible Property Boundary Map. Please note that the Eligible Property in the table below identifies four parcels with a portion of that Tax ID number being included as Eligible Property. As such, the Legal Descriptions and Eligible Property Boundary Map in Exhibit A shall govern as the Eligible Property in this Plan.

<b>Eligible Property</b>		
<b>Address</b>	<b>Tax ID</b>	<b>Basis of Eligibility</b>
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

The Property consists of six parcels of land. Four of the six parcels are a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended). In accordance with Act 381, the remaining two parcels included in this Plan is adjacent or contiguous to the facility-designated properties and is estimated to increase the captured taxable value of the facility-designated parcels. The parcels are located within the boundaries of Meridian Charter Township, Michigan.

As of June 2016 the Property is a Mixed Use Planned Unit Development (MUPUD) that was conditionally zoned Community Service (C-2) Commercial, with a voluntary offer of a condition limiting development to a mixed use planned unit development with restriction of no more than 18 dwelling units per acre as allowed under the density bonus provisions in the mixed use planned unit ordinance. The C-2 zoning district allows for a mixed use planned unit development. Mixture of uses proposed on Property is adequately served by essential public facilities and services, such as police, fire, stormwater drainage, existing roadways, public water, and sanitary sewer. Property was formerly zoned Industrial, Commercial, Residential, Professional and Office and currently contains two industrial/commercial buildings, a tire storage building, and a storage shed. Exterior portions of the Property currently include on the southern portion paved parking and landscaped areas while the eastern and northern portions are grass-covered and wooded land. A county drain is located on the western and central portions of the Property, which leads to a retention pond located in the northern portion.

The Project proposes to redevelop an underutilized property into a contemporary multi-use development. The redevelopment integrates design elements, environmental response activities, and economic development to further goals of the Meridian Charter Township, Ingham County ("IC"), the Michigan Department of Environmental Quality ("MDEQ") and the Michigan Economic Development Corporation ("MEDC"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead and asbestos abatement, building demolition and site demolition of the wide-spread fill and debris found across most of the Property, environmental due care and additional response activities, and redevelopment into a mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the "Property." Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed reimbursement agreement between the Developer and the Authority.

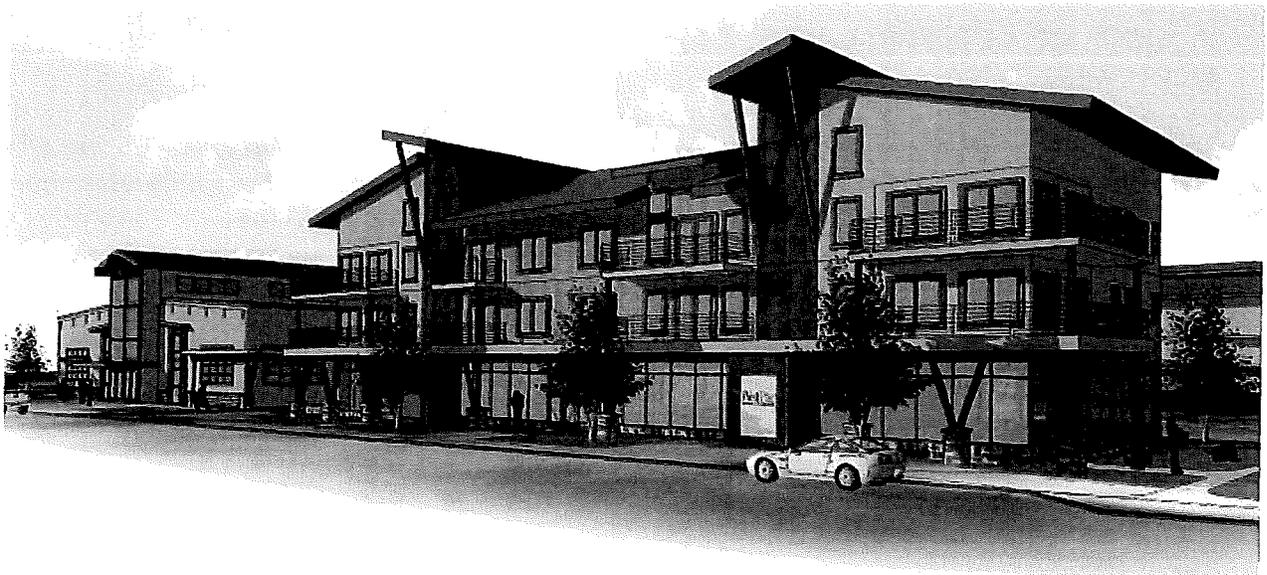


Bird's Eye Site Plan East Elevation





Bird's Eye East Elevation Market and Mixed Use Commercial and Residential Building



Bird's Eye West Elevation Market and Mixed Use Commercial and Residential Building

**2. BASIS OF ELIGIBILITY (SECTION 13 (1)(H), SECTION 2 (M)), SECTION 2(R)**

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial or industrial purpose; (b) four of the six parcels comprised by the Property have been determined to be a “facility”; (c) includes parcels that are adjacent or contiguous to that Property because the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property; and, (d) the Property is in Meridian Charter Township, which is not a qualified local governmental unit.

<b>Eligible Property</b>		
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Exhibit B includes an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. As Eligible Property, the Property is eligible for redevelopment incentives from the Authority.

**3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (1)(A),(B))**

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Activities (BEA) {Phase I ESA, Phase II ESA, and BEA}, due care activities, additional response activities, lead & asbestos survey and abatement, demolition, and preparation of Brownfield Plan & Act 381 Work Plan. Exhibit B includes an overview of the Brownfield eligible activities that are contemplated for the Property.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if site or environmental conditions change. If conditions change, an eligible activity may fall under a different category (such as an Environmental or Non-Environmental eligible activity) so long as the Plan does not involve the capture of State School Tax Increment Revenue (i.e., an Act 381 Work Plan). Local-only Tax Capture Plans can adjust between Environmental and Non-Environmental activity categories. Furthermore, for the eligible activities identified in the Plan, the costs of any activities may be adjusted after the date the Plan is approved by the Authority, so long as the costs do not exceed the combined total of all eligible activity costs (combined Environmental and Non-Environmental costs) plus a pro-rata contingency amount (but excluding the interest amount), to the extent that the adjustments do not violate the terms of

any approved documents, such as a Development Reimbursement Agreement, or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the Property. Amendments to Act 381 that were signed in to law on December 28, 2012 allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. In the event that eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381.

In accordance with this Plan and the associated Development Reimbursement Agreement (the "Agreement") with the Authority, the amount advanced by the Developer will be repaid by the Authority, together with interest at the rate set at 2.5% simple interest, solely from the tax increment revenues realized from the Eligible Property. However, if the actual cost of eligible activities turns out to be lower than the estimates, interest reimbursement may be lower, subject to the 2.5% simple interest calculation.

Year 1 through Year 11 of the Plan's captured tax increment revenues are exclusively for Developer reimbursement. Starting in Year 12, captured tax increment revenues will first be used for Developer reimbursement then to Authority LSRRF deposits. Authority LSRRF deposits are all made in Year 12 as described in the tables of the Plan. No state school tax capture was assumed to reimburse eligible activity costs in this Plan. The eligible activities identified in the Plan are as a local-only tax capture cost by the Authority, together with the interest rate provided above.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

<b>Table 1a - Itemized Eligible Activities</b>	<b>Eligible Activity Amount Supported in Brownfield Plan</b>	<b>Local Tax Capture (100%)</b>
Baseline Environmental Assessment (BEA) Activities	\$ 49,550	\$ 49,550
Due Care Activities	\$ 392,345	\$ 392,345
Additional Response Activities	\$ 1,673,400	\$ 1,673,400
<b>Totals: Environmental</b>	<b>\$ 2,115,295</b>	<b>\$ 2,115,295</b>
Demolition Activities	\$ 1,017,712	\$ 1,017,712
Lead and Asbestos Abatement Activities	\$ 120,752	\$ 120,752
<b>Totals: Non Environmental</b>	<b>\$ 1,138,464</b>	<b>\$ 1,138,464</b>
Contingency Environmental (15%)	\$ 317,294	\$ 317,294
Contingency Non-Environmental (15%)	\$ 170,770	\$ 170,770
Interest (2.50%)	\$ 584,344	\$ 584,344
<b>Sub Total (EAs + Contingencies + Interest)</b>	<b>\$ 4,326,166</b>	<b>\$ 4,326,166</b>
Brownfield Plan	\$ 48,500	\$ 48,500
Local Application Fees	\$ 2,500	\$ 2,500
<b>Totals: Administrative (Brownfield Plan + Work Plan + Application Fees)</b>	<b>\$ 51,000</b>	<b>\$ 51,000</b>
<b>Sub Total (EAs + Contingencies + Interest + Administrative)</b>	<b>\$ 4,377,166</b>	<b>\$ 4,377,166</b>
Brownfield Redevelopment Authority (BRA) Administration	\$ -	\$ -
BRA Local Site Remediation Revolving Fund (LSRRF)	\$ 187,091	\$ 187,091
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ -	\$ -
<b>Totals: BRA and MBRF</b>	<b>\$ 187,091</b>	<b>\$ 187,091</b>
<b>Grand Total</b>	<b>\$ 4,564,257</b>	<b>\$ 4,564,257</b>

<b>Table 1b - Summary of Eligible Activities</b>	<b>Eligible Activity (Amount Supported in Brownfield Plan)</b>	<b>Number of Years to Reimburse EA Amount</b>
Total Local Taxes to Developer Eligible Activities, Contingency and Interest	\$ 4,377,166	12
Total Local Taxes to BRA Eligible Activities, Contingency and Interest	\$ -	-
<b>Total Local Tax Capture Eligible Activities, Contingency and Interest</b>	<b>\$ 4,377,166</b>	<b>-</b>
Total Local Taxes to BRA Administration	\$ -	-
Total Local Taxes to Local Site Remediation Revolving Fund (LSRRF)	\$ 187,091	-
<b>Total Local Taxes to BRA</b>	<b>\$ 187,091</b>	<b>-</b>
Total School Taxes to Developer Eligible Activities and Interest	\$ -	-
Total School Taxes to BRA Eligible Activities and Interest	\$ -	-
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ -	-
<b>Total School Tax Capture Eligible Activities</b>	<b>\$ -</b>	<b>-</b>
<b>Total Capture by BRA</b>	<b>\$ 187,091</b>	<b>12</b>
<b>Total Capture by Developer</b>	<b>\$ 4,377,166</b>	
<b>Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)</b>	<b>\$ -</b>	<b>-</b>

#### 4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(1)(C))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Agreement. The initial taxable value (base year) of the Property shall be determined by the use of tax year 2016 tax values. Tax increment revenue capture will begin when tax increment is generated by

redevelopment on the Property; this is expected to begin in 2018 (first year of capture). Estimates project that the Authority is expected to capture the tax increment revenues from 2018 through 2029 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment projects. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Year 1 through Year 11 of the Plan's captured tax increment revenues are exclusively for Developer reimbursement. Starting in Year 12, captured tax increment revenues will first be used for Developer reimbursement then to Authority LSRRF deposits. Authority LSRRF deposits are all made in Year 12 as described in the tables of the Plan.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements (both real and personal property) on the Property set through the property assessment process by the local unit of government and equalized by the County. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment Project that is eligible and approved for capture.

<b>Table 2 - Captured Incremental Taxable Values &amp; Tax Increment Revenues Captured</b>		
<b>Tax Year</b>	<b>Captured Incremental Taxable Values</b>	<b>Tax Increment Revenues Captured</b>
2016 - Base Year	\$ -	\$ -
2017	\$ -	\$ -
2018 - Start of Tax Capture	\$ 7,171,404	\$ 180,291
2019	\$ 7,284,955	\$ 183,145
2020	\$ 7,400,210	\$ 186,043
2021	\$ 17,773,694	\$ 446,835
2022	\$ 18,046,280	\$ 453,688
2023	\$ 18,322,955	\$ 460,643
2024	\$ 18,603,780	\$ 467,703
2025	\$ 18,888,817	\$ 474,869
2026	\$ 19,178,130	\$ 482,143
2027	\$ 19,471,782	\$ 489,525
2028	\$ 19,769,840	\$ 497,018
2029	\$ 20,072,368	\$ 504,624
<b>Total</b>	<b>-</b>	<b>\$ 4,826,526</b>
Surplus revenue returned to the applicable Taxing Jurisdictions on a pro-rata basis		\$ 262,269
<b>Total Tax Increment Revenues Captured</b>		<b>\$ 4,564,257</b>

## **5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(1)(D))**

Eligible activities are to be financed by the Developer. The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of capture used to reimburse the Developer and Authority for costs in this Plan is \$4,564,257.

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements and does not obligate the Authority or the Township to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

The Authority anticipates collecting \$2,500 in application costs under this Plan. In addition, the Authority anticipates depositing \$187,091 of local captured taxes into its LSRRF under this Plan. LSRRF costs are reflective of the redevelopment Project being completed and all eligible activities are incurred as summarized in Table 1a.

## **6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(1)(E))**

The Authority will not incur a note or bonded indebtedness for this Brownfield Project under this Plan.

## **7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(1)(F))**

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. The Property will become a part of this Plan on the date this Plan is approved by the Ingham County Board of Commissioners ("ICBOC"). The date of tax capture shall commence during the year construction begins but no earlier than 2018 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan.

## **8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(1)(G), SECTION 2(E))**

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed).

Table 3 - Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
<b>MERIDIAN CHARTER TOWNSHIP</b>	-	-	-
Operating	\$ 806,372	\$ 234,456	\$ 571,916
Parks/Recreation (2004)	\$ 60,859	\$ 17,695	\$ 43,164
Pathways	\$ 53,256	\$ 15,485	\$ 37,772
CATA Redi Ride	\$ 38,397	\$ 11,164	\$ 27,233
Fire Protection	\$ 122,966	\$ 35,753	\$ 87,213
Police Protection	\$ 116,726	\$ 33,939	\$ 82,788
Land Preservation	\$ 63,355	\$ 18,421	\$ 44,934
Community Services	\$ 28,798	\$ 8,373	\$ 20,425
Local Roads	\$ 47,996	\$ 13,955	\$ 34,041
Parks/Recreation (2014)	\$ 127,996	\$ 37,215	\$ 90,781
Debt	\$ 38,397	\$ 38,397	\$ -
<i>Subtotal</i>	<i>\$ 1,505,118</i>	<i>\$ 464,852</i>	<i>\$ 1,040,266</i>
<b>INGHAM COUNTY</b>	-	-	-
County Operating	\$ 1,219,330	\$ 354,526	\$ 864,805
Indigent Veterans Relief Fund	\$ 6,335	\$ 1,842	\$ 4,493
Potter Park Zoo	\$ 78,714	\$ 22,886	\$ 55,827
Public Transportation	\$ 23,038	\$ 6,698	\$ 16,340
Special Transportation	\$ 92,152	\$ 26,794	\$ 65,359
911 System	\$ 161,862	\$ 47,062	\$ 114,800
Juvenile Justice	\$ 115,191	\$ 33,492	\$ 81,698
Farmland Preservation	\$ 26,878	\$ 7,815	\$ 19,063
Health Services	\$ 67,194	\$ 19,537	\$ 47,657
Parks/Trails	\$ 95,992	\$ 27,910	\$ 68,082
<i>Subtotal</i>	<i>\$ 1,886,686</i>	<i>\$ 548,562</i>	<i>\$ 1,338,124</i>
Capital Region Airport Authority - CRAA	\$ 134,197	\$ 39,018	\$ 95,179
Capital Area Transportation Authority - CATA	\$ 577,297	\$ 167,851	\$ 409,445
<b>LIBRARY</b>	-	-	-
Capital Area District Library - CADL	\$ 299,495	\$ 87,080	\$ 212,416
<b>INTERMEDIATE SCHOOL DISTRICTS (ISD)</b>	\$ -	-	-
RESA Operating	\$ 36,362	\$ 10,572	\$ 25,789
RESA Special Education	\$ 865,119	\$ 251,537	\$ 613,582
RESA Vocational Education	\$ 248,140	\$ 72,148	\$ 175,992
<b>COMMUNITY COLLEGE</b>	-	-	-
Lansing Community College - LCC	\$ 730,922	\$ 212,519	\$ 518,403
<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>	-	-	-
School Debt	\$ 1,343,890	\$ 1,343,890	\$ -
School Building and Site ("Sinking Fund" millage available for tax capture)	\$ 190,429	\$ 55,368	\$ 135,061
<i>Subtotal</i>	<i>\$ 4,425,851</i>	<i>\$ 2,239,983</i>	<i>\$ 2,185,867</i>
<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>	-	-	-
State Education Tax - SET	\$ 1,151,905	\$ 1,151,905	\$ -
Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	\$ 3,455,716	\$ 3,455,716	\$ -
<i>Subtotal</i>	<i>\$ 4,607,621</i>	<i>\$ 4,607,621</i>	<i>\$ -</i>
<b>Totals</b>	<b>\$12,425,276</b>	<b>\$ 7,861,019</b>	<b>\$ 4,564,257</b>
<b>Total Tax Increment Revenues Captured</b>			<b>\$ 4,564,257</b>

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

#### **9. DISPLACEMENT OF PERSONS (SECTION 13(1)(I-L))**

Limited commercial tenant leases are residing on the Property and the other buildings are vacant, however prior to construction, the Property will become vacant and there will be no persons or businesses residing on the Property. Additionally, no occupied residences will be acquired or cleared; therefore there will be no displacement or relocation of persons or businesses under this Plan.

#### **10. AUTHORITY REVOLVING FUND (SECTION 8; SECTION 13(1)(M))**

The Authority has established a LSRRF. The Authority will capture incremental local taxes to fund the LSRRF in Year 12, to the extent allowed by law. The LSRRF will capture an amount equal to 5% of the eligible activity amount reimbursed to the Developer and captured in Year 12 (see Table 4d for LSRRF distribution). The funds will be used in a manner consistent with the requirements of Act 381 of 1996, as amended ("the Act"). The Authority anticipates depositing \$187,091 of local captured taxes into its LSRRF if the redevelopment Project is completed and all eligible activities are incurred as summarized in Table 1a.

#### **11. OTHER INFORMATION (SECTION 8; SECTION 13(1)(N))**

The Authority and the ICBOC, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

**Exhibit A**

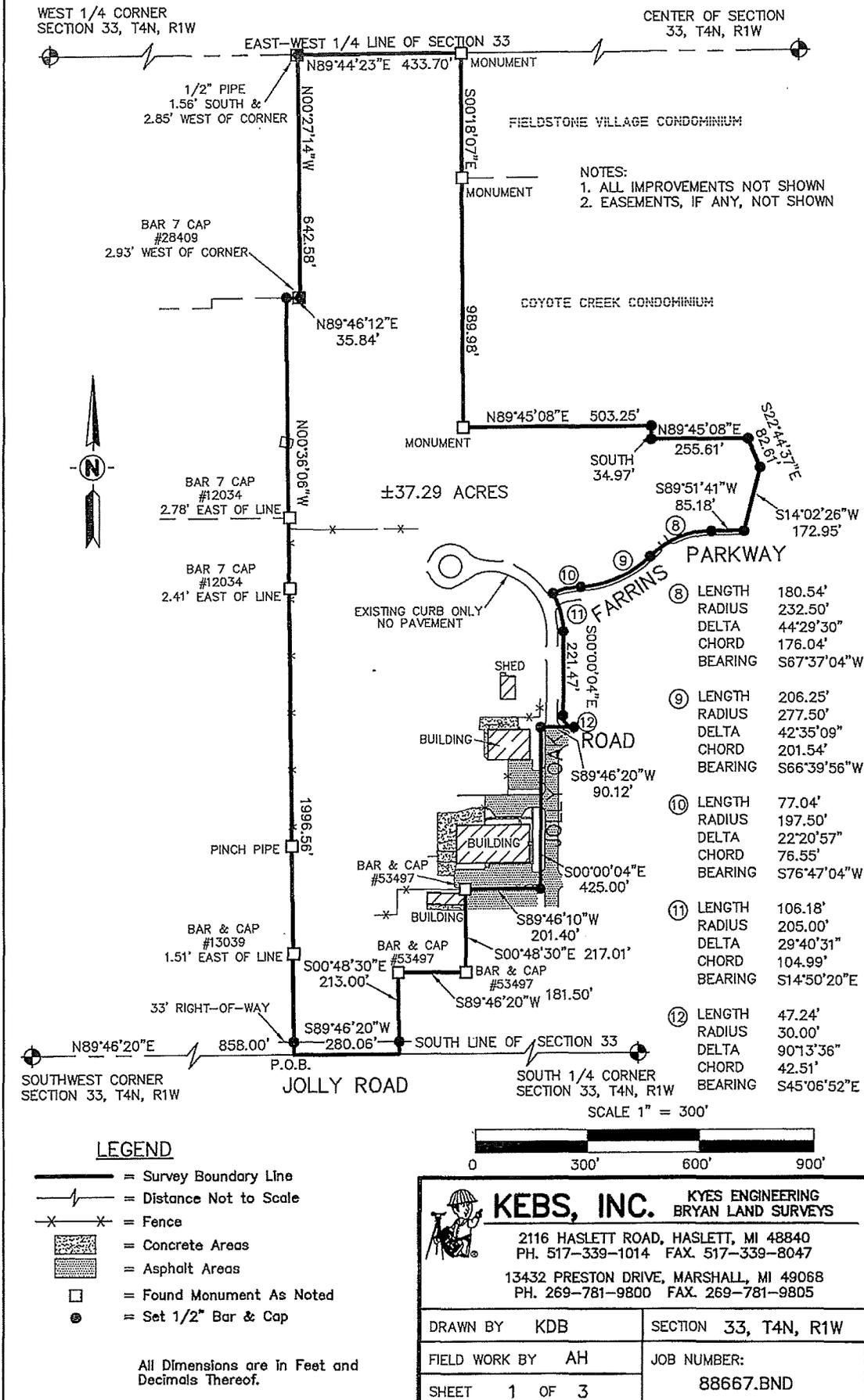
**Legal Description  
And  
Eligible Property Boundary Map**

OVERALL FINAL BOUNDARY LEGAL DESCRIPTION OF PROJECT AREA:

A parcel of land in the Southwest 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the boundary of said parcel described as: Commencing at the Southwest corner of said Section 33; thence N89°46'20"E along the South line of said Section 33 a distance of 858.00 feet to the point of beginning of this description; thence N00°36'06"W parallel with the West line of Section 33 a distance of 1996.56 feet; thence N89°46'12"E 35.84 feet; thence N00°27'14"W 642.58 feet to the East-West 1/4 line of said Section 33; thence N89°44'23"E along said East-West 1/4 line 433.70 feet to the West line of Fieldstone Village Condominium, Subdivision Plan No. 184, Ingham County Records; thence S00°18'07"E along said West line and the West line of Coyote Creek Condominium, Subdivision Plan No. 82, Ingham County Records, a distance of 989.98 feet; thence along the South line of said Coyote Creek Condominium the following three courses: N89°45'08"E 503.25 feet, South 34.97 feet and N89°45'08"E 255.61 feet to the Westerly line of Unit 1 of Okemos Pointe Office Park Condominium, Subdivision Plan No. 267, Ingham County Records; thence along said Westerly line the following two courses: S22°44'37"E 82.61 feet and S14°02'26"W 172.95 feet to the North line of Farrins Parkway; thence along said North line the following four courses: S89°51'41"W 85.18 feet, Southwesterly 180.54 feet on a curve to the left, said curve having a radius of 232.50 feet, a delta angle of 44°29'30" and a chord length of 176.04 feet bearing S67°37'04"W, Southwesterly 206.25 feet on a curve to the right, said curve having a radius of 277.50 feet, a delta angle of 42°35'09" and a chord length of 201.54 feet bearing S66°39'56"W and Southwesterly 77.04 feet on a curve to the left, said curve having a radius of 197.50 feet, a delta angle of 22°20'57" and a chord length of 76.55 feet bearing S76°47'04"W to the East line of Water Lily Way; thence along said East line the following three courses: Southeasterly 106.18 feet on a curve to the right, said curve having a radius of 205.00 feet, a delta angle of 29°40'31" and a chord length of 104.99 feet bearing S14°50'20"E, S00°00'04"E 221.47 feet and Southeasterly 47.24 feet on a curve to the left, said curve having a radius of 30.00 feet, a delta angle of 90°13'36" and a chord length of 42.51 feet bearing S45°06'52"E to the North line of Jolly Oak Road; thence S89°46'20"W along the extension of said North line 90.12 feet to the West line of Jolly Oak Road; thence S00°00'04"E along said West line 425.00 feet; thence S89°46'10"W 201.40 feet; thence S00°48'30"E along the West line of Lots 1 and 2 of the plat of "Jolly-Okemos Industrial Park" as recorded in Liber 27 of Plats, Pages 20-21, Ingham County Records 217.01 feet; thence S89°46'20"W parallel with said South section line 181.50 feet; thence S00°48'30"E along a line parallel with said West line of Lots 1 and 2 a distance of 213.00 feet to said South line; thence S89°46'20"W along said South line 280.06 feet to the point of beginning; said parcel containing 37.29 acres, more or less, subject to all right-of-way for road purposes; said parcel subject to all easements and restrictions if any.

**Exhibit B**  
**Basis of Brownfield Eligibility**  
**Supportive Environmental and Non-Environmental Information**

# CERTIFIED BOUNDARY SURVEY



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**EXHIBIT B**  
**Basis of Brownfield Eligibility**  
**Supportive Environmental and Non-Environmental Information**  
**As of October 4, 2016**

**A. PROPERTY INFORMATION**

The Subject Property is comprised of two full parcels and a portion of four additional parcels, as summarized below:

- 2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;
- 2398 Jolly Road (portion) – Tax ID #33-02-02-33-353-015;
- 2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;
- 2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;
- 2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and
- Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100.

**B. HISTORY**

According to historical documents summarized in a Phase I Environmental Site Assessment (ESA) prepared by SME on January 25, 2016, on behalf of Okemos Pointe, LLC prior to their acquisition of the Property, the Property is currently developed with three, single-story buildings and gravel and vegetated areas, since The buildings were reportedly constructed in the 1950s and 1970s. The Property is currently, and has historically been, leased by multiple parties.

Historical uses of the Property include metal welding and cutting, storage of industrial waste related to manufacturing operations, multiple commercial trucking operations, including an on-site petroleum product storage and dispensing area, a dairy cattle supply company, an industrial recycling company, and an automobile manufacturing operation. Fueling operations ceased in the mid-1990s.

**C. ENVIRONMENTAL FINDINGS**

**Phase I ESA Findings – January 2016**

SME conducted a Phase I ESA of the Property in conformance with the scope and limitations of ASTM International (ASTM) Standard Practice E 1527-13. The assessment revealed the following recognized environmental concerns (RECs) in connection with the Property:

- The potential for undetected and/or unreported releases of hazardous substances and/or petroleum products associated with the following historical operations on the Property:
  - metal welding and fabricating;
  - molding and painting of plastic;
  - accumulation, transfer, and storage of waste oil, paint and solvents;
  - vehicle service;
  - gasoline and diesel storage and fueling;
  - storage of construction equipment and construction yard operations; and

- placement and storage of fill material on the Property.
- The potential presence of hazardous substances and/or petroleum products in the area of the septic systems (septic tanks and drain fields) associated with the chemical usage at the 2360 and 2362 Jolly Oak Road buildings.
- The potential for a release of hazardous substances and/or petroleum products associated with odors noted in soil at a geotechnical soil boring previously completed by SME on the eastern portion of the Property.

The potential for migration of undetected and/or unreported releases of hazardous substances and/or petroleum products from the south-adjointing vehicle service sites (2360 and 2380 Jolly Road).

### **Phase II ESA Findings – March 2016**

SME conducted soil sampling, temporary monitoring well installation and groundwater sampling, and soil gas sampling on February 10 and February 11, 2016, to further evaluate the RECs identified during the Phase I ESA, and evaluate the potential for environmental impacts resulting from historical Property uses. The findings of the Phase II ESA are presented in a baseline environmental assessment (BEA) report prepared by SME, dated March 29, 2016. A summary of the sampling activities and findings is provided below. The sample locations are shown on Figure 1.

SME advanced 20 soil borings (SB1 through SB20), installed 10 temporary monitoring wells (SB1, SB2, SB3, SB4, SB6, SB7, SB8, SB9, SB17 and SB18), and installed 6 soil gas sampling implants (SG1 through SG6). SME collected and analyzed 21 soil samples, 9 groundwater, and 6 soil gas samples for one or more of the following constituents: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), the Michigan 10 metals, which include arsenic, barium, cadmium, copper, chromium, lead, mercury, selenium, silver and zinc.

The measured concentrations of arsenic, ethylbenzene, naphthalene, selenium, tetrachloroethylene, 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and/or xylenes were above the Part 201 generic residential criteria in one or more soil samples. The measured concentrations of arsenic, lead, and/or tetrachloroethylene were above the Part 201 generic residential criteria in in one or more groundwater samples. Lastly, the measured concentration of trichloroethene was above the residential sub-slab soil gas screening levels in one soil gas sample (SG3).

Environmental impact was identified in subsurface fill material, which was observed at depths ranging from 2.5 to 10.5 feet below ground surface. The following attached tables identify the analytical findings of the initial sampling activities:

- Table 1: Summary of Analysis Results – Soil
- Table 2: Summary of Analysis Results – Groundwater

- Table 3: Summary of Analysis Results – Soil Gas

Four of the six parcels meet the definition of a “facility”, as defined in Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Public Act 451 of 1994, as amended (Part 201); therefore, based upon the environmental findings to date, the Eligible Property determination is as follows:

<b>Eligible Property</b>		
<b>Address</b>	<b>Tax ID</b>	<b>Basis of Eligibility</b>
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

Please refer to the legal description for the boundaries of the Property.

**Supplemental Phase II ESA and Due Care Evaluation – May and July 2016**

SME conducted supplemental Phase II ESA and due care evaluation activities in May and July 2016 to further evaluate the potential for environmental impacts in the fill materials. Sample locations for the investigation were selected based on the following rationale:

- 1) characterize areas of the Property not evaluated during the previous Phase II ESA,
- 2) characterize areas of the Property where development plans include subsurface excavation and/or earthwork (e.g. future building locations), and
- 3) further evaluate areas where concentrations of soil, groundwater and/or soil gas may represent due care issues.

SME advanced 30 additional soil borings (SB101 through SB126 and SB201 through SB204), installed 6 temporary monitoring wells (SG804, SG805, and SB201 through SB204) and installed 13 soil gas sampling implants (SG301 through SG308 and SG801 through SG805). SME collected and analyzed 43 soil samples, 6 groundwater, and 13 soil gas samples for VOCs and/or Michigan 10 metals.

The measured concentrations of arsenic and or selenium were above the Part 201 generic residential criteria in one or more soil samples. The measured concentration of trichloroethene was above the residential sub-slab soil gas screening levels in one soil gas sample (SG302).

Environmental impact was identified in subsurface fill material, which was observed at depths ranging from 2.5 to 8.0 feet below ground surface. The following attached tables identify the analytical findings of the supplemental sampling activities:

- Table 4: Summary of Analysis Results – Soil
- Table 5: Summary of Analysis Results – Groundwater
- Table 6: Summary of Analysis Results – Sub-Slab Soil Gas
- Table 7: Summary of Analysis Results – Deep Soil Gas

#### **D. OTHER FINDINGS**

In addition to the Property being a “facility” (contaminated), approximately 160,000 tons of fill are estimated to exist. To further investigate the aforementioned fill, a geotechnical investigation was conducted by SME on August 20, 2015. These investigations found that the fill is unstable and non-indigenous. An additional geotechnical investigation was conducted in May 2016. As a result of the previous studies, including environmental work, significant subsurface fill was identified across the Property. Subsurface fill material was encountered at depths ranging from approximately 2.5 feet to 10.5 feet below ground surface. It is anticipated, based upon the site topography, that areas may exist with extensive fill beyond 10.5 feet below ground surface. Additionally, existing site improvements from past operations remain on the Property from surface concrete pavement, bollards and loading/storage areas, and former foundations and partial building remnants. The approximate extent of fill material is shown on Figure 2. The remaining site conditions and presence of fill may have been the impediment to redevelopment in the past.

#### **E. BROWNFIELD ELIGIBLE ACTIVITIES**

The Property meets the definition of a “facility” due to the presence of contaminated soil and groundwater on the Property. Vapor intrusion, due to contaminated soil gas, was also identified as an environmental concern. Geotechnical investigations have confirmed the presence of unstable, non-indigenous urban fill material depths of at least 10.5 feet below ground surface. The fill material is ubiquitous across the majority of the Property. The presence of organic material beneath the fill has also been identified in a portion of the Property but is not included as a Brownfield condition and as such is not part of this Brownfield Plan.

The goal of the project is to use Brownfield tax increment financing to address contaminated soil, groundwater, and soil gas and the associated due care obligations. Removal or management of environmental impacts on the Property will improve site conditions that have historically prevented redevelopment of the Property, and allow the developer to proceed with the proposed redevelopment project.

Figure 2 depicts the primary Brownfield Condition Areas being addressed and managed as a part of the Brownfield Plan approach to allow for the redevelopment of the site as proposed. The Brownfield Condition Areas depicted are as follows with the identified color designation:

- Approximate Area of Urban or Historic Fill/Debris (green line)
- Approximate Area of Contaminated Urban or Historic Fill/Debris (pink line)
- Approximate Area of Volatile Organic Compound (VOC) Contamination (yellow-shaded area)

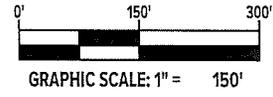
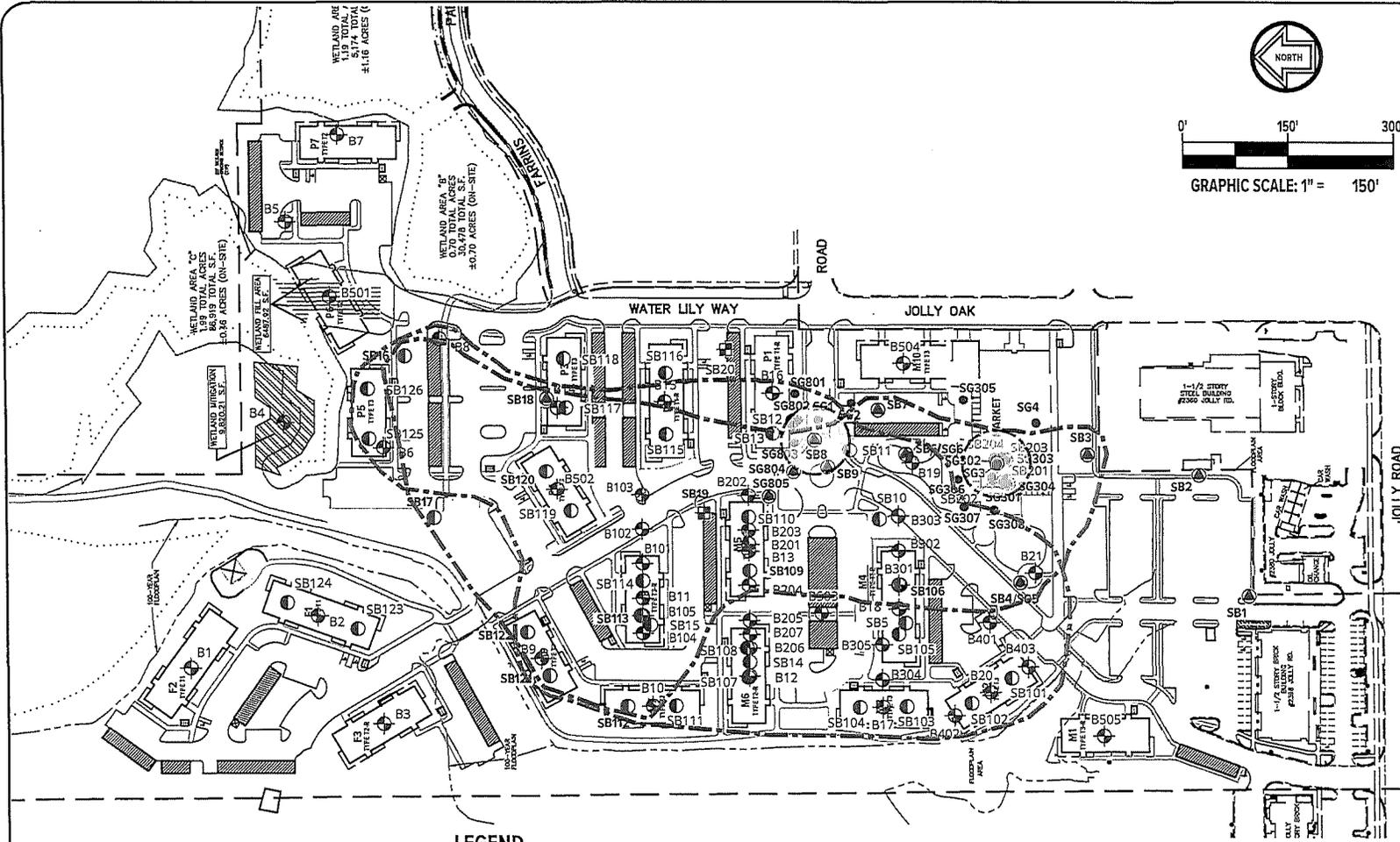
Eligible environmental activities will include Baseline Environmental Activities (BEA) {Phase I ESAs, Phase II ESAs, and BEA Reports}, Due Care Activities {Due Care Plans and Activities}, potential Additional Response Activities, and Brownfield Plan/Work Plan preparation. A preliminary list of anticipated eligible activities is provided below. Additional eligible activities may be identified at a later date.

- asbestos and lead-based paint survey & abatement;
- site demolition (including transport and off-site disposal of the urban or historic fill/debris);
- building demolition (interior, part and whole buildings);
- placement of engineered fill in areas associated with urban or historic fill/debris, removal of contaminated urban or historic fill/debris and environmentally impacted (contaminated) petroleum/chlorinated solvent areas;
- survey for environmentally impacted (contaminated) material and fill repurposing;
- material management (soil and groundwater); and
- additional response activities may be conducted which could consist of the:
  - installation of a soil gas vapor mitigation system (this environmental concern is under further evaluation);
  - excavation/dewatering, trucking and disposal or treatment of environmentally impacted (contaminated) petroleum material (soil and groundwater); and
  - excavation, trucking and disposal when needed to a Type II landfill non-repurposed environmentally impacted (contaminated) urban or historic fill/debris.

The approach is to perform site demolition activities through material management (excavation/pulverize/repurpose) all possible material (for example any concrete, block, brick, where present) encountered. Removal of fill materials will consist of on-site management and re-use, where feasible, and/or excavation, transportation and disposal at a licensed, Type II landfill (environmental activity). Excavated fill and debris areas will be replaced with repurposed materials and imported, compacted engineered fill to “green” the

Property and allow for construction by bring the Property back up to a buildable condition after demolition activities. Material testing during repurposing operations and backfilling will be conducted. Project management both on-site and off-site will be completed to appropriately oversee activities including: planning, evaluation & supervision; eligible activity compliance such as bid specifications, eligible activity tracking and supervision, and construction management.

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 PLOT DATE: Sep 29, 2016 - 10:10am - Blake



**LEGEND**

**NOTE:**  
 1. DRAWING INFORMATION TAKEN FROM A DRAWING TITLED "M.U.P.U.D. PLAN FOR OKEMOS POINTE APARTMENTS" (WITH LATEST SUBMITTAL DATE 1-25-16), PREPARED BY KEBS, INC.  
 2. THIS FIGURE IS FOR ILLUSTRATIVE PURPOSES ONLY, TO CONVEY THE APPROXIMATE EXTENTS OF BROWNFIELD CONDITIONS BEING ADDRESSED AS PART OF THE PROPOSED PROJECT. ACTUAL CONDITIONS MAY VARY. THE EXTENTS SHOWN ARE BASED ON EXISTING INFORMATION, AND SHOULD BE REVIEWED AND REVISED IN THE EVENT ADDITIONAL INFORMATION BECOMES AVAILABLE.

- PROPERTY BOUNDARY
- BORING LOCATION (GEOTECHNICAL)
- SOIL BORING LOCATION (ENVIRONMENTAL)
- SOIL BORING LOCATION WITH GROUNDWATER SAMPLE (ENVIRONMENTAL)
- HAND AUGER BORING LOCATION (ENVIRONMENTAL)
- SOIL GAS SAMPLE LOCATION (ENVIRONMENTAL)
- SUB-SLAB SOIL GAS SAMPLE LOCATION (ENVIRONMENTAL)
- SOIL BORING LOCATION WITH IMPACTED SOIL
- SOIL BORING LOCATION WITH IMPACTED GROUNDWATER
- HAND AUGER BORING LOCATION WITH IMPACTED SOIL
- SOIL GAS SAMPLE LOCATION WITH ELEVATED VOCs
- SUB-SLAB SOIL GAS SAMPLE LOCATION (ENVIRONMENTAL)
- APPROXIMATE AREA OF URBAN OR HISTORIC FILL/DEBRIS
- APPROXIMATE AREA OF CONTAMINATED URBAN OR HISTORIC FILL/DEBRIS
- APPROXIMATE AREA OF VOLATILE ORGANIC COMPOUND (VOC) CONTAMINATION



Project  
**OKEMOS POINTE APARTMENTS**

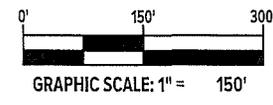
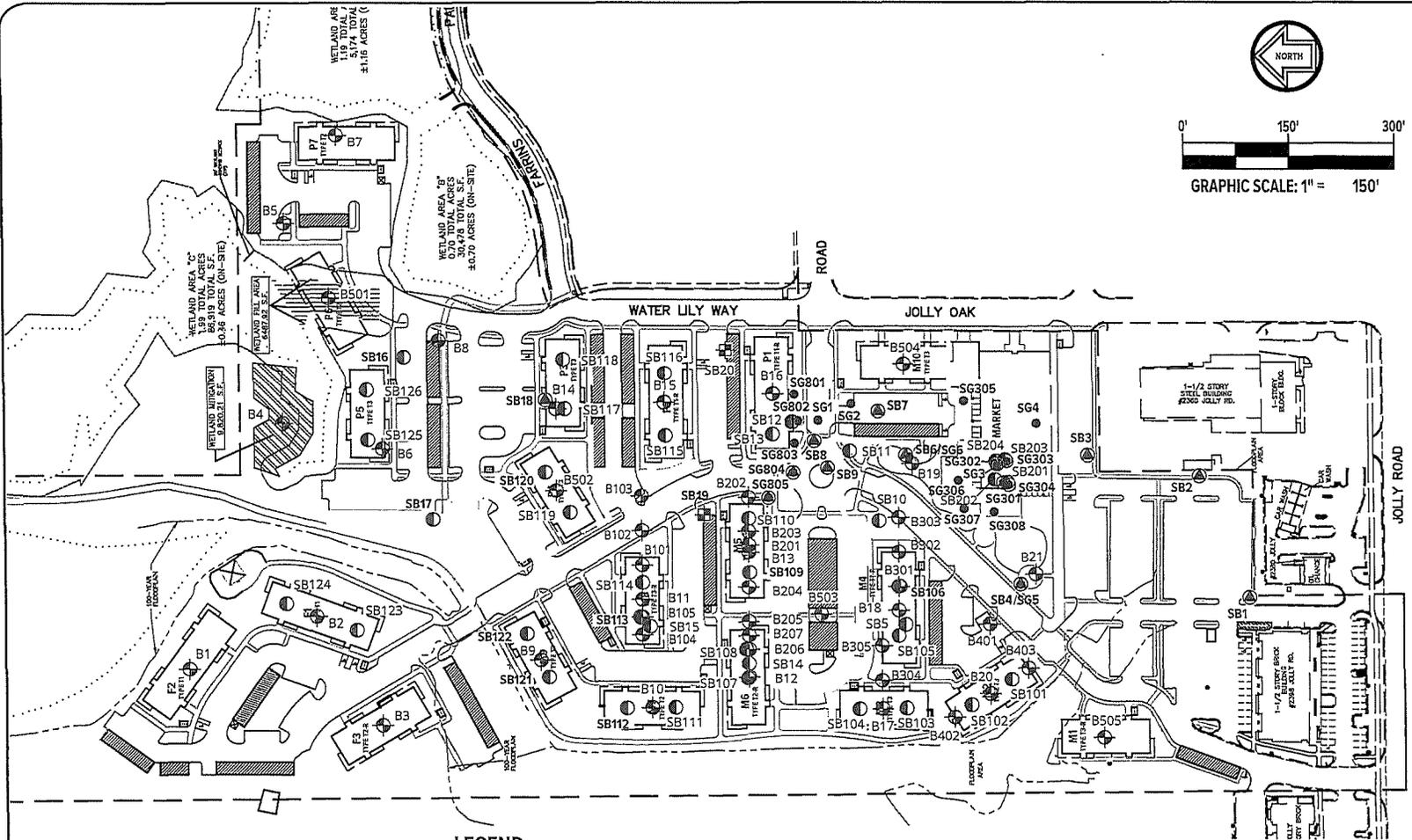
Project Location  
**MERIDIAN TOWNSHIP, MICHIGAN**

Sheet Name  
**BROWNFIELD CONDITION AREAS**

No.	Revision Date
Date	9-29-16
CADD	JAB
Designer	MAV
Scale	1" = 150'
Project	073348.04
Figure No.	2

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 PLOT DATE: Sep 29, 2016 - 10:10am - jblake



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Project  
**OKEMOS POINTE APARTMENTS**

Project Location  
**MERIDIAN TOWNSHIP, MICHIGAN**

Sheet Name  
**SOIL BORING AND ENVIRONMENTAL SAMPLING LOCATION DIAGRAM**

No.	Revision Date

Date **9-29-16**

CADD **JAB**

Designer **MAV**

Scale **1" = 150'**

Project **073348.04**

Figure No.  
**1**

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**LEGEND**

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- SOIL BORING LOCATION WITH IMPACTED SOIL
- SOIL BORING LOCATION WITH IMPACTED GROUNDWATER
- HAND AUGER BORING LOCATION WITH IMPACTED SOIL
- SOIL GAS SAMPLE LOCATION WITH ELEVATED VOCs
- SUB-SLAB SOIL GAS SAMPLE LOCATION (ENVIRONMENTAL)

NOTE:  
 DRAWING INFORMATION TAKEN FROM A DRAWING TITLED "M.U.P.U.D. PLAN FOR OKEMOS POINTE APARTMENTS" (WITH LATEST SUBMITTAL DATE 1-25-16), PREPARED BY KEBS, INC.



TABLE 1  
SUMMARY OF ANALYSIS RESULTS - SOIL  
OKEMOS POINTE APARTMENTS  
MERIDIAN CHARTER TOWNSHIP, MICHIGAN  
SME PROJECT NO. 073348.00.003.001  
PAGE 2 OF 2

CONSTITUENT	Chemical Abstract Service Number	Statewide Default Background Levels	Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Direct Contact Criteria	CHEMICAL ANALYSIS RESULTS													TRIP BLANK METHANOL
						Sample Identification													
						Depth (feet)													
						Date Collected													
Part 201 Generic Residential Cleanup Criteria						Parcel Identification													
SB6	SB7	SB8	Duplicate-2	SB9	SB11	SB12	SB15	SB18	SB20	SB3									
1.5 - 2.0	1.5 - 2.0	9 - 10	SB8	1.0 - 1.5	1.5 - 2.0	7.5 - 8.5	4.5 - 5.0	1.5 - 2.0	2 - 3	1.5 - 2.0									
201/0/16	2/11/2016	2/11/2016	2/11/2016	2/11/2016	2/11/2016	2/11/2016	2/11/2016	2/10/2016	02/02/2016	2/11/2016									
Silty Sand	Sand Fill	Silty Sand	Silty Sand	Sand Fill	Sand Fill	Sand	Silty Sand	Sand Fill	Sand Fill	Silty Sand Fill									
2380 Jolly Oak Road													2382 Jolly Oak Road						
<b>VOCs</b>																			
1,1-Dichloroethane	104-61-8	NA	1,600	ID	2,500,000	<50	<50	1,400	1,500	<50	<50	<50	<50	<50	<50	<50	<50		
1,1,1-Trichloroethane	135-06-8	NA	1,600	ID	2,500,000	<50	<50	600	670	<50	<50	<50	<50	<50	<50	<50	<50		
1,1,2-Trichloroethane	100-41-4	NA	1,500	ID	22,000,000	<50	<50	320	360	<50	<50	<50	<50	<50	<50	<50	<50		
1,2-Dichloroethane	88-87-8	NA	97,000	CS	2,200	25,000,000	<250	<250	320	340	<250	<250	<250	<250	<250	<250	<250		
1,2-Dibromoethane	91-20-3	NA	35,000	CS	750	18,000,000	<330	<330	1,400	1,500	<330	<330	<330	<330	<330	<330	<330		
1,2-Dibromoethane	103-85-1	NA	1,800	CS	2,500,000	<100	<100	780	900	<100	<100	<100	<100	<100	<100	<100	<100		
1,2-Dibromoethane	127-16-4	NA	100	ID	200,000	<450	<450	2,000	2,400	<450	<450	<450	<450	<450	<450	<450	<450		
1,2,3-Trichlorobenzene	526-73-5	NA	1,000	ID	37,000,000	<100	<100	3,000	3,000	<100	<100	<100	<100	<100	<100	<100	<100		
1,2,4-Trichlorobenzene	95-83-6	NA	2,300	ID	37,000,000	<100	<100	6,300	7,100	<100	<100	<100	<100	<100	<100	<100	<100		
1,2,4-Trichlorobenzene	109-67-8	NA	1,000	ID	37,000,000	<100	<100	2,000	2,000	<100	<100	<100	<100	<100	<100	<100	<100		
1,2,4-Trichlorobenzene	1330-20-7	NA	5,000	ID	410,000,000	<150	<150	1,800	2,000	<150	<150	<150	<150	<150	<150	<150	<150		
Other Analyzed VOCs	CS	CS	CS	CS	CS	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL		
<b>PAHs</b>																			
Benzo(a)anthracene	56-55-3	NA	NLL	NLL	20,000	<330	<330	<330	<330	<330	<330	<330	<330	<330	840	<330	NA		
Benzo(a)pyrene	50-32-8	NA	NLL	NLL	2,000	<330	<330	<330	<330	<330	<330	<330	<330	<330	1,000	<330	NA		
Benzo(b)fluoranthene	205-99-2	NA	NLL	NLL	20,000	<330	<330	<330	<330	<330	<330	<330	<330	<330	480	<330	NA		
Benzo(b)fluoranthene	191-24-2	NA	NLL	NLL	2,500,000	<330	<330	<330	<330	<330	<330	<330	<330	<330	970	<330	NA		
Benzo(b)fluoranthene	207-08-9	NA	NLL	NLL	200,000	<330	<330	<330	<330	<330	<330	<330	<330	<330	480	<330	NA		
Chrysene	218-01-9	NA	NLL	NLL	2,000,000	<330	<330	<330	<330	<330	<330	<330	<330	<330	830	<330	NA		
Fluoranthene	208-44-0	NA	730,000	5,500	46,000,000	<330	<330	<330	<330	<330	<330	<330	<330	<330	1,700	<330	NA		
Fluorene	86-73-7	NA	360,000	5,300	37,000,000	<330	<330	<330	410	<330	<330	<330	<330	<330	<330	<330	NA		
Indeno(1,2,3-cd)pyrene	103-39-5	NA	NLL	NLL	20,000	<330	<330	<330	<330	<330	<330	<330	<330	<330	600	<330	NA		
Indeno(1,2,3-cd)pyrene	91-67-6	NA	57,000	4,200	8,100,000	<330	<330	830	2,800	<330	<330	<330	<330	<330	<330	<330	NA		
Phenanthrene	85-01-8	NA	56,000	2,100	1,800,000	<330	<330	350	970	<330	<330	<330	<330	<330	730	<330	NA		
Pyrene	129-00-6	NA	480,000	ID	28,000,000	<330	<330	<330	<330	<330	<330	<330	<330	<330	1,700	<330	NA		
Other Analyzed PAHs	CS	CS	CS	CS	CS	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL		
<b>PCBs</b>																			
PCBs Total	1336-36-3	NA	NLL	NLL	4,000	NE	NE	<100	<100	NE	NE	<100	NE	NE	NE	NE	NA		
<b>Metals</b>																			
Aluminum	7440-39-2	5,800	5,800	5,800	7,600	4,400	NE	NE	NE	NE	NE	2,600	3,700	4,300	6,300	4,600	NA		
Berium	7440-39-3	75,000	1,300,000	440,000*	37,000,000	38,000	NE	NE	NE	NE	NE	5,000	30,000	31,000	20,000	42,000	NA		
Cadmium	7440-43-9	1,200	6,000	3,000*	550,000	180	84	140	NE	NE	75	120	220	140	290	290	NA		
Chromium, Total**	7440-47-3	18,000 (total)	1,800,000,000	2,800,000*	750,000,000	12,000	8,000	12,000	NE	2,800	5,900	7,800	11,000	11,000	15,000	11,000	NA		
Chromium VI	18540-29-8	NA	30,000	3,000	2,500,000	NE	NE	NE	NE	NE	NE	NE	NE	NE	<2,300	NA	NA		
Copper	7440-50-8	32,000	6,800,000	75,000*	20,000,000	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NA		
Lead, Total	7439-92-1	21,450	700,000	5,100,000*	400,000	8,800	5,400	10,000	NE	4,000	2,900	11,000	8,000	20,000	15,000	15,000	NA		
Mercury, Total	7439-97-8	130	1,200	150	160,000	<50	NE	NE	NE	NE	NE	<50	<50	<50	<50	<50	NA		
Selenium	7782-49-2	410	4,000	410	2,600,000	520	NE	NE	NE	NE	NE	350	340	330	520	520	NA		
Silver	7440-22-4	1,000	4,500	1,000	2,500,000	<100	NE	NE	NE	NE	NE	<100	<100	<100	<100	<100	NA		
Zinc	7440-66-6	47,000	2,400,000	170,000	170,000,000	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NA		

Notes:  
 1. Concentrations reported in micrograms per kilogram (µg/kg).  
 2. Analytical results were compared to December 30, 2013 Promulgated Cleanup Criteria, R 209-45, Table 2, Soil: Residential.  
 3. Results greater than reporting limit are shown in BOLD. Results exceeding one or more criteria are shaded, as are the cell.  
 4. VOCs - Volatile Organic Compounds, PAHs - Polynuclear Aromatic Hydrocarbons, PCBs - Polychlorinated Biphenyls, REPs - Residual Element Percentages.  
 5. CS - Criterion is specific to individual constituent.  
 6. <RL - Analytical result was below the laboratory reporting limit.  
 7. ID - Insufficient data to develop criteria.  
 8. NA - Not available or not applicable.  
 9. NE - Not evaluated.  
 10. NLL - Not likely to leach under most soil conditions.  
 11. \* - GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default was calculate GSI. Results are presented for surface water receiving bodies not protected as a drinking water source.  
 12. *Italicized* - the respective criterion was below the Statewide Default Background Level (SDBL) and therefore the value did not apply.  
 13. \*\* - Total chromium results compared to total chromium criteria because hexavalent chromium was analyzed and not trivalent.  
 14. Concentrations were also compared to and found to be below the Soil Volatilization to Indoor Air Inhalation, Infants Source



TABLE 1  
SUMMARY OF ANALYSIS RESULTS - SOIL  
OKEMOS POINTE APARTMENTS  
MERIDIAN CHARTER TOWNSHIP, MICHIGAN  
SME PROJECT NO. 073348.00.003.001  
PAGE 1 OF 2

CONSTITUENT	Chemical Abstract Service Number	Statewide Default Background Levels	Part 201 Generic Residential Cleanup Criteria			CHEMICAL ANALYSIS RESULTS										
			Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Direct Contact Criteria	Sample Identification										
						Depth (feet)										
						SB1	SB4	SB1	SB10	SB14	SB16	SB17	Duplicate	SB19	SB11	
					1.5-2.0	1.5-2.0	1.0-2.0	1.5-2.0	1.0-1.5	3-4	1.5-2.0	SB17	1-2	1-2		
					2/10/2016	2/10/2016	2/11/2016	2/11/2016	2/11/2016	2/11/2016	2/10/2016	2/10/2016	2/11/2016			
					Sand Fill	Sand Fill	Sand Fill	Sand Fill	Sand Fill	Peat	Sand Fill	Sand Fill	Topsoil-Clayey Sand	Topsoil-Clayey Sand		
					Portion of 2360 Jolly Road	Portion of 2398 Jolly Road										Portion of 2350 Jolly Oak Road
<b>VOCs</b>																
n-Butylbenzene	104-51-8	NA	1,600	ID	2,500,000	<50	<50	<50	<50	<50	<50	<50	NE	<50	<50	
sec-Butylbenzene	135-98-8	NA	1,600	ID	2,500,000	<50	<50	<50	<50	<50	<50	<50	NE	<50	<50	
Ethylbenzene	100-41-4	NA	1,600	350	32,000,000	<50	<50	<50	<50	<50	<50	<50	NE	<50	<50	
Isopropyl benzene	98-82-8	NA	91,000	3,100	75,000,000	<50	<50	<50	<50	<50	<50	<50	NE	<50	<50	
Methylcyclohexane	91-70-3	NA	35,000	720	18,000,000	<300	<300	<300	<300	<300	<300	<300	NE	<300	<300	
n-Propylbenzene	103-65-1	NA	1,600	ID	2,500,000	<100	<100	<100	<100	<100	<100	<100	NE	<100	<100	
Tetrahydrofuran	127-18-4	NA	100	1,200	200,000	<50	<50	<50	<50	<50	<50	<50	NE	<50	<50	
1,2-Dichlorobenzene	95-73-8	NA	1,100	870	32,000,000	<100	<100	<100	<100	<100	<100	<100	NE	<100	<100	
1,2,4-Trichlorobenzene	95-63-6	NA	4,100	870	32,000,000	<100	<100	<100	<100	<100	<100	<100	NE	<100	<100	
1,2-Dibromobenzene	108-67-6	NA	1,800	1,100	32,000,000	<100	<100	<100	<100	<100	<100	<100	NE	<100	<100	
Xylenes	1330-20-7	NA	5,600	870	410,000,000	<150	<150	<150	<150	<150	<150	<150	NE	<150	<150	
Other Analyzed VOCs	CS	CS	CS	CS	CS	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	
<b>PAHs</b>																
Benzo(a)anthracene	56-55-3	NA	NLL	NLL	20,000	<330	<330	<330	<330	<330	<330	<330	NE	<330	<330	
Benzo(b)fluoranthene	30-32-8	NA	NLL	NLL	2,000	<330	<330	<330	<330	<330	<330	<330	NE	<330	<330	
Benzo(k)fluoranthene	225-69-2	NA	NLL	NLL	20,000	<330	<330	<330	<330	<330	<330	<330	NE	<330	<330	
Benzo(a)pyrene	191-24-2	NA	NLL	NLL	2,500,000	<330	<330	<330	<330	<330	<330	<330	NE	<330	<330	
Benzo(e)pyrene	207-05-9	NA	NLL	NLL	200,000	<330	<330	<330	<330	<330	<330	<330	NE	<330	<330	
Chrysene	218-01-9	NA	NLL	NLL	2,200,000	<330	<330	<330	<330	<330	<330	<330	NE	<330	<330	
Fluoranthene	205-44-0	NA	730,000	5,500	48,000,000	<330	<330	<330	<330	<330	<330	<330	NE	<330	<330	
Fluorene	88-73-7	NA	300,000	5,300	27,000,000	<330	<330	<330	<330	<330	<330	<330	NE	<330	<330	
Indeno(1,2,3-cd)pyrene	193-39-5	NA	NLL	NLL	20,000	<330	<330	<330	<330	<330	<330	<330	NE	<330	<330	
2,9-Dimethylanthracene	91-57-6	NA	57,000	4,200	8,100,000	<330	<330	<330	<330	<330	<330	<330	NE	<330	<330	
Phenanthrene	85-01-8	NA	59,000	2,100	1,800,000	<330	<330	<330	<330	<330	<330	<330	NE	<330	<330	
Pyrene	129-00-0	NA	480,000	ID	29,000,000	<330	<330	<330	<330	<330	<330	<330	NE	<330	<330	
Other Analyzed PAHs	CS	CS	CS	CS	CS	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	
<b>PCBs</b>																
PCBs, Total	1336-36-3	NA	NLL	NLL	4,000	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
<b>Metals</b>																
Aluminum	7440-38-2	5,600	5,600	5,600	5,600	NE	5,600	5,600	NE	4,700	4,200	15,000	5,000	4,500	4,200	
Barium	7440-39-3	75,000	1,300,000	440,000 *	37,000,000	NE	33,000	23,000	NE	24,000	25,000	76,000	25,000	83,000	48,000	
Cadmium	7440-43-9	1,200	6,000	3,000 *	580,000	640	130	65	160	160	240	270	160	580	240	
Chromium, Total**	7440-47-3	18,000 (total)	1,000,000,000	2,600,000 **	780,000,000	14,000	9,300	8,800	12,000	8,600	7,600	25,000	8,000	14,000	7,800	
Chromium VI	18540-28-8	NA	20,000	3,200	2,000,000	42,000	NE	NE	NE	NE	NE	<2,000	NE	NE	<2,000	
Copper	7440-50-8	32,000	5,800,000	75,000 *	20,000,000	NE	NE	NE	NE	NE	NE	26,000	18,000	8,400	NE	
Lead, Total	7439-92-1	21,000	700,000	5,100,000 *	400,000	32,000	4,200	3,600	51,000	8,800	7,600	210,000	8,400	8,400	8,900	
Mercury, Total	7439-97-4	100	1,700	100	180,000	NE	<50	<50	NE	<50	<50	<50	<50	77	60	
Selenium	7782-49-2	410	4,000	470	3,600,000	NE	670	260	NE	270	280	420	800	670	780	
Silver	7440-22-4	1,000	4,500	1,000	2,500,000	NE	<100	<100	NE	<100	<100	<100	<100	<100	<100	
Zinc	7440-68-6	47,000	2,400,000	170,000	170,000,000	NE	NE	NE	NE	26,000	26,000	84,000	30,000	NE	24,000	

Notes:  
1. Concentrations reported in micrograms per kilogram (µg/kg).  
2. Analytical results were compared to December 30, 2013 Promulgated Cleanup Criteria, R 299.46, Table 2, Soil: Residential Part 201 Generic Cleanup Criteria and Screening Levels.  
3. Results greater than reporting limit are shown in BOLD. Results exceeding one or more criteria are shaded, as are the criteria.  
4. VOCs - Volatile Organic Compounds, PAHs - Polynuclear Aromatic Hydrocarbons, PCBs - Polychlorinated Biphenyls. Refer to the analytical report for the full list of VOC, PAH, and PCB analyses.  
5. CS - Criterion is specific to individual constituent.  
6. <RL - Analytical result was below the laboratory reporting limit.  
7. ID - Insufficient data to develop criteria.  
8. NA - Not available or not applicable.  
9. NE - Not evaluated.  
10. NLL - Not likely to leach under most soil conditions.  
11. \* - GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO<sub>3</sub> was used to calculate GSI. Results are presented for surface water receiving bodies not protected as a drinking water source.  
12. /italic> - the respective criterion was below the Statewide Default Background Level (SDBL) and therefore the value defaulted to the SDBL value.  
13. \*\* - Total chromium results compared to resident chromium criteria because hexavalent chromium was analyzed and not measured above the laboratory reporting limit.  
14. Concentrations were also compared to and found to be below the Soil Volatilization to Indoor Air Inhalation, Infiltrate Source Volatile Soil Inhalation Criteria, Particulate Soil Inhalation, and Soil Saturation Concentration screening levels.



TABLE 2  
 SUMMARY OF ANALYSIS RESULTS - GROUNDWATER  
 OKEMOS POINTE APARTMENTS  
 MERIDIAN CHARTER TOWNSHIP, MICHIGAN  
 SME PROJECT NO. 073348.00.003.001  
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CONSTITUENT	Chemical Abstract Services Number	Part 201 Residential Generic Cleanup Criteria				CHEMICAL ANALYSIS RESULTS												
		Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Groundwater Volatilization to Indoor Air Inhalation Criteria	Sample Identification													
					Screened Interval (depth in feet)													
					Date Collected													
				Parcel Identification														
				SB1-W	SB2-W	SB4-W	SB17-W	SB17-W Duplicate Groundwater	SB7-W	SB8-W	SB8-W	SB18-W	SB3-W	TRIP BLANK	FIELD BLANK	TRIP BLANK - 2	EQUIPMENT BLANK	
				8 - 14	9 - 14	9 - 14	10 - 15	10 - 15	5 - 10	9 - 14	7 - 12	7 - 12	10 - 15	-	-	-	-	
				02/10/16	02/11/16	02/10/16	02/10/16	02/10/16	02/11/16	02/11/16	02/11/16	02/10/16	02/11/16	02/10/16	02/10/16	02/11/16	02/11/16	
				Portion of 2360 Jolly Road			Portion of 2398 Jolly Road			2360 Jolly Oak Road				2362 Jolly Oak Road				
<b>VOCs</b>																		
1,2-Dichloroethylene	158-59-2	70	620	93,000	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	10	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
Ethylbenzene	100-41-4	74	18	110,000	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	3.8	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
n-Propylbenzene	103-65-1	80	ID	ID	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	1.8	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
Tetrachloroethylene	127-18-4	5	60	25,000	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	22	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
Toluene	108-88-3	790	270	530,000	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	1.7	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
Trichloroethylene	79-01-6	5	200	2,200	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	2.6	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
1,2,3-Trimethylbenzene	526-73-8	63	17	56,000	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	9.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
1,2,4-Trimethylbenzene	95-63-6	63	17	93,000	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	14	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
1,3,5-Trimethylbenzene	108-47-8	72	45	61,000	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	4.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
Xylenes	1330-20-7	280	41	190,000	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	20	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	
Other Analyzed VOCs	CS	CS	CS	CS	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	
<b>PAHs</b>																		
All Analyzed PAHs	CS	CS	CS	CS	<RL	<RL	<RL	<RL	<RL	<RL	NE	<RL	<RL	<RL	NE	<RL	NE	
<b>Metals</b>																		
Arsenic	7440-38-2	10	10	NLV	NE	NE	14	<5.0	<5.0	NE	NE	NE	13	<5.0	NE	<5.0	NE	
Arsenic, dissolved	7440-38-2	10	10	NLV	NE	NE	11	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
Barium	7440-39-3	2,000	670	NLV	NE	NE	210	160	160	NE	NE	NE	490	230	NE	<100	NE	
Cadmium	7440-43-9	5	3	NLV	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NE	<1.0	<1.0	<1.0	NE	<1.0	NE	
Chromium **	16065-86-1	100	100	NLV	<10	<10	<10	<10	<10	<10	NE	19	<10	<10	NE	<10	NE	
Copper	7440-50-8	1,000	13	NLV	NE	NE	NE	<4.0	<4.0	NE	NE	NE	NE	NE	NE	<4.0	NE	
Lead	7439-92-1	4.0	29	NLV	<3.0	<3.0	<3.0	<3.0	<3.0	12	NE	12	25	<3.0	NE	<3.0	NE	
Mercury, Total	7439-97-6	2.0	0.001	56	NE	NE	<0.20	<0.20	<0.20	NE	NE	NE	<0.20	<0.20	NE	<0.20	NE	
Selenium	7782-49-2	50	5	NLV	NE	NE	<5.0	<5.0	<5.0	NE	NE	NE	<5.0	<5.0	NE	<5.0	NE	
Silver	7440-22-4	34	0.2	NLV	NE	NE	<0.20	<0.20	<0.20	NE	NE	NE	<0.20	<0.20	NE	<0.20	NE	
Zinc	7440-66-6	2,400	170	NLV	NE	NE	NE	<50	<50	NE	NE	NE	NE	NE	NE	<50	NE	

Notes:  
 1. Concentrations reported in micrograms per liter (µg/L).  
 2. Analytical results were compared to December 30, 2013 Promulgated Cleanup Criteria, R 299.44, Table 1. Groundwater Residential and Nonresidential Part 201 Generic Cleanup Criteria and Screening Levels.  
 3. Results greater than reporting limit are shown in BOLD. Results exceeding one or more criteria are shaded, as are the criteria.  
 4. VOCs - Volatile Organic Compounds, PAHs - Polynuclear Aromatic Hydrocarbons. Refer to the analytical report for the full list of VOC and PAH analytes.  
 Refer to the analytical report for the full list of VOC, SVOC, and PCB analytes.  
 5. CS - Criterion is specific to individual constituent.  
 6. <RL - Analytical result was below the laboratory reporting limit.  
 7. NE - Not evaluated.  
 8. NLV - Not likely to volatilize under most conditions.  
 9. \* GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO<sub>3</sub> was used to calculate GSI. Results are presented for surface water receiving bodies not protected as a drinking water source.  
 10. \*\* Total chromium concentrations were compared to trivalent chromium criteria because concentrations of hexavalent chromium were below the laboratory reporting limits in the analyzed soil samples.  
 11. Concentrations were also compared to, and found to be below, the Part 201 Flammability and Explosivity screening levels.



**TABLE 3**  
**SUMMARY OF ANALYSIS RESULTS - SOIL GAS**  
**OKEMOS POINTE APARTMENTS**  
**MERIDIAN CHARTER TOWNSHIP, MICHIGAN**  
**SME PROJECT NO. 073348.00.003.001**  
**PAGE 1 OF 1**

CONSTITUENT	Chemical Abstract Service Number	Residential Land Use		Sample Identification Screened Interval/Depth (feet) Date Collected Parcel							
		Vapor Intrusion Shallow (Sub-Slab) Screening Levels	Vapor Intrusion Deep Soil Gas Screening Levels	SG-5	SG-1	Dup-SG	SG-2	SG-6	SG-3	SG-4	Equipment Blank
				5.0 - 5.5	Sub-Slab	SG-1	Sub-Slab	5.0 -5.5	Sub-Slab	Sub-Slab	-
				2/10/2016	2/10/2016	2/10/2016	2/10/2016	2/10/2016	2/10/2016	2/10/2016	2/10/2016
				Portion of 2398 Jolly Road	2360 Jolly Oak Road			2362 Jolly Oak Road		-	
<b>VOCs</b>											
Acetone	67-64-1	82,000	820,000	79	460	310	270	<20	270	290	<20
Benzene	71-43-2	32	320	3.1	7.3	2.9	16	1.2	22	28	<0.38
1,3-Butadiene	106-99-0	NA	NA	35	<6.8	<6.8	<5.4	<3.8	<6.8	<6.8	<3.8
2-Butanone	78-93-3	56,000	560,000	19	30	18	19	<3.8	20	8.3	<3.8
Carbon Disulfide	75-15-0	7,400	74,000	6.3	<6.6	<6.6	<5.3	<3.8	<6.6	<6.6	<3.8
Cyclohexane	110-82-7	58,000	580,000	8.0	6.7	<6.3	18	<3.8	18	21	<3.8
cis-1,2-Dichloroethene	156-59-2	58	580	21	<1.3	<1.3	<1.0	<0.75	1.3	<1.3	<0.75
Ethylbenzene	100-41-4	640	6,400	1.4	8.0	3.2	25	1.7	18	28	<0.75
n-Heptane	142-82-5	28,000	280,000	3.9	16	<6.4	60	<3.8	47	63	<3.8
n-Hexane	110-54-3	6,600	66,000	21	24	<6.4	87	<3.8	68	87	<3.8
Isopropanol	67-63-0	NA	NA	<3.8	7.1	<6.9	7.9	<3.8	<6.9	19	<3.8
Tetrachloroethene	127-18-4	170	1,700	2.7	4.6	5.0	6.9	<0.38	3.1	1.3	<0.38
Toluene	108-88-3	44,000	440,000	9.1	22	8.5	60	11	77	100	<3.8
Trichloroethene	79-01-6	12	120	2.2	<0.68	<0.68	2.1	<0.39	68	1	<0.39
1,2,4-Trimethylbenzene	95-63-6	1,500	15,000	<3.8	69	55	30	<3.8	7.5	<6.5	<3.8
1,3,5-Trimethylbenzene	108-67-8	1,500	15,000	<3.8	27	22	8.1	<3.8	<6.3	<6.3	<3.8
m&p-Xylene	136777-61-2	NA	NA	4.4	19	7.2	41	6.0	53	57	<3.8
o-Xylene	95-47-6	NA	NA	<3.8	10	<6.4	18	<3.8	21	19	<3.8
Xylenes	1330-20-7	760	7,600	<7.5	29	<8.9	59	<7.5	74	75	<7.5
Other Analyzed VOCs	CS	CS	CS	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL

**Notes:**

- Analytical results were compared to screening levels presented in the MDEQ Guidance Document for the Vapor Intrusion Pathway, May 2013, Appendix D.1 "Residential Vapor Intrusion Screening Values".
- VOCs - Volatile Organic Compounds. Refer to the analytical report for the full list of VOC analytes.
- NA - Not available or not applicable
- Concentrations reported in ppbv (parts per billion by volume).
- CS - Value or criteria varies with constituent.
- <RL - Result was less than the laboratory reporting limits.
- \* SG-5 and SG-6 data were compared to deep soil gas screening levels. SG-1 through SG-4 were compared to shallow (sub-slab) screening levels.



**TABLE 4**  
**SUMMARY OF ANALYSIS RESULTS - SOIL**  
**OKEMOS POINTE APARTMENTS**  
**SME PROJECT NO.: 073348.00.003.006**  
**PAGE 1 OF 5**

Analyte (refer to report for full analyte list)	Chemical Abstract Number	Statewide Default Background Levels	Part 201 Generic Cleanup Criteria			Soil Boring ID	Depth Interval (ft.)													
			Residential Drinking Water Protection Criteria	Residential Direct Contact Criteria	Groundwater Surface Water Interface Protection Criteria		SB101	SB101	SB102	SB103	SB103	SB104	SB104	SB105	SB105	SB106	SB106	SB107		
			0' - 1'	1' - 2'	1.25' - 2.5'	1' - 2'	5' - 6'	1' - 2'	5' - 6'	2' - 3'	5' - 6'	2' - 3'	5' - 6'	2' - 3'	5' - 6'	2' - 3'	5' - 6'	2' - 3'		
Date	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16			
<b>VOCs</b>																				
All analyzed VOCs	CS	CS	CS	CS	CS	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE		
<b>Metals</b>																				
Arsenic	7440382	5,800	5,800	7,600	5,800	3,900	4,400	3,700	4,700	5,300	2,300	4,400	5,100	4,500	7,200	7,400	1,400			
Barium	7440393	75,000	1,300,000	37,000,000	440,000*	23,000	24,000	28,000	12,000	36,000	35,000	39,000	20,000	15,000	13,000	16,000	17,000			
Cadmium	7440439	1,200	6,000	550,000	3,600*	110	170	110	59	250	85	150	120	120	<50	75	95			
Chromium, Total	16065931	18,000	1,000,000,000	790,000,000	2,900,000,000*	7,500	9,400	8,600	5,700	9,500	7,200	13,000	7,300	11,000	5,100	11,000	5,800			
Copper	7440508	32,000	5,800,000	20,000,000	75,000*	7,200	11,000	8,700	4,800	11,000	7,300	14,000	8,900	10,000	5,400	5,700	5,900			
Lead	7439921	21,000	700,000	400,000	5,100,000*	4,000	9,400	5,500	2,200	12,000	3,800	6,300	4,700	5,900	2,400	3,100	3,300			
Mercury	Varies	130	1,700	160,000	130	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50			
Selenium	7782492	410	4,000	2,600,000	410	210	320	<200	<200	370	230	320	380	280	<200	<200	<200			
Silver	7440224	1,000	4,500	2,500,000	1,000	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100			
Zinc	7440966	47,000	2,400,000	170,000,000	170,000*	20,000	28,000	22,000	12,000	45,000	16,000	39,000	23,000	34,000	12,000	17,000	20,000			

**Notes:**

- Concentrations reported in micrograms per kilogram (ug/kg).
- Analytical results were compared to December 30, 2013 Promulgated Cleanup Criteria, R 299.46, Table 2, Soil; Residential Part 201 Generic Cleanup Criteria and Screening Levels.
- Concentrations were also compared to and found to be below Soil Volatilization to Indoor Air Inhalation Criteria, Finite VSIC for 5 Meter Source Thickness, Finite VSIC for 2 Meter Source Thickness, Soil Saturation Concentration Screening Levels, and Particulate Soil Inhalation Criteria.
- Results are presented for surface water receiving bodies not protected as drinking water source.
- Italicized* = the respective criterion was less than the Statewide Default Background Level (SDBL) and therefore the value defaulted to the SDBL value.
- Bold** = Results greater than reporting limits (RLs).
- Shaded** = Results exceeding one or more criteria.
- \* = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO3 was used to calculate GSI.
- NE = Not evaluated.
- CS = Criterion is specific to individual constituent.
- <RL = Analytical results was below the laboratory reporting limit.



**TABLE 4**  
**SUMMARY OF ANALYSIS RESULTS - SOIL**  
**OKEMOS POINTE APARTMENTS**  
**SME PROJECT NO.: 073348.00.003.006**  
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Analyte (refer to report for full analyte list)	Chemical Abstract Number	Statewide Default Background Levels	Part 201 Generic Cleanup Criteria			Soil Boring ID	SB107 Duplicate #2	SB107	SB108	SB108	SB109	SB109 Duplicate #1	SB109	SB110	SB110	SB111	SB112	SB113	
			Residential Drinking Water Protection Criteria	Residential Direct Contact Criteria	Groundwater/Surface Water Interface Protection Criteria		Depth Interval (ft.)	2' - 3'	6.75' - 7.75'	2' - 4'	6' - 7'	2' - 3'	2' - 3'	7.75' - 8'	2.5' - 3.5'	5.5' - 6.5'	2.5' - 3.5'	1' - 2'	4' - 5'
			Date	05/20/16	05/20/16		05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/20/16	05/23/16	05/23/16
<b>VOCs</b>																			
All analyzed VOCs	CS	CS	CS	CS	CS		NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
<b>Metals</b>																			
Arsenic	7440382	5,800	<b>5,800</b>	7,600	<b>5,800</b>		2,300	2,800	4,300	2,300	3,700	5,000	<b>8,200</b>	4,700	2,300	4,700	5,200	3,700	
Barium	7440393	75,000	1,300,000	37,000,000	440,000*		21,000	20,000	21,000	12,000	16,000	17,000	95,000	24,000	9,200	22,000	60,000	21,000	
Cadmium	7440439	1,200	5,000	550,000	3,800*		95	140	110	56	94	87	820	69	51	82	450	130	
Chromium, Total	16055831	18,000	1,000,000,000	790,000,000	2,900,000,000*		8,100	5,400	8,200	5,600	7,100	6,700	19,000	9,300	3,900	10,000	12,000	11,000	
Copper	7440508	32,000	5,800,000	20,000,000	75,000*		7,600	7,200	9,400	6,400	8,600	7,100	26,000	8,600	4,600	7,600	17,000	8,400	
Lead	7439921	21,000	700,000	400,000	5,100,000*		3,900	4,000	4,100	3,200	3,900	3,800	40,000	3,600	2,400	3,900	12,000	4,400	
Mercury	Varies	130	1,700	160,000	730		<50	<50	<50	<50	<50	<50	61	<50	<50	<50	<50	<50	
Selenium	7782492	410	4,000	2,600,000	<b>210</b>		220	<200	210	<200	<200	<200	<b>780</b>	<200	<200	<200	<b>690</b>	250	
Silver	7440224	1,000	4,500	2,500,000	1,000		<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	
Zinc	7440665	47,000	2,400,000	170,000,000	170,000*		20,000	19,000	25,000	15,000	21,000	24,000	78,000	20,000	11,000	19,000	57,000	31,000	

- Notes:
- Concentrations reported in micrograms per kilogram (ug/kg).
  - Analytical results were compared to December 30, 2013 Promulgated Cleanup Criteria, R 299.46, Table 2. Soil: Residential Part 201 Generic Cleanup Criteria and Screening Levels.
  - Concentrations were also compared to and found to be below Soil Volatilization to Indoor Air Inhalation Criteria, Finite VSIC for 5 Meter Source Thickness, Finite VSIC for 2 Meter Source Thickness, Soil Saturation Concentration Screening Levels, and Particulate Soil Inhalation Criteria.
  - Results are presented for surface water receiving bodies not protected as drinking water source.
  - Italicized* = the respective criterion was less than the Statewide Default Background Level (SDBL) and therefore the value defaulted to the SDBL value.
  - Bold** = Results greater than reporting limits (RLs).
  - Shaded** = Results exceeding one or more criteria.
  - \* = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO3 was used to calculate GSI.
  - NE = Not evaluated.
  - CS = Criterion is specific to individual constituent.
  - <RL = Analytical results was below the laboratory reporting limit.



**TABLE 4**  
**SUMMARY OF ANALYSIS RESULTS - SOIL**  
**OKEMOS POINTE APARTMENTS**  
**SME PROJECT NO.: 073348.00.003.006**  
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Analyte (refer to report for full analyte list)	Chemical Abstract Number	Statewide Default Background Levels	Part 201 Generic Cleanup Criteria			Soil Boring ID	SB113	SB114	SB114	SB115	SB116	SB117	SB117	SB118	SB118	SB119	SB120	SB121
			Residential Drinking Water Protection Criteria	Residential Direct Contact Criteria	Groundwater Surface Water Interface Protection Criteria	Depth Interval (ft.)	9' - 9.5'	1' - 2'	5.5' - 6.5'	3' - 4'	2.5' - 3.5'	1' - 1.5'	5.75' - 6.75'	2.25' - 3.25'	4.25' - 5.25'	1.5' - 2.5'	1.75' - 2.75'	1' - 1.75'
						Date	05/23/16	05/23/16	05/23/16	05/19/16	05/19/16	05/19/16	05/19/16	05/19/16	05/19/16	05/19/16	05/19/16	05/19/16
<b>VOCs</b>																		
All analyzed VOCs	CS	CS	CS	CS	CS	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
<b>Metals</b>																		
Arsenic	7440382	5,800	<b>5,800</b>	<b>7,600</b>	<b>5,000</b>	15,000	5,400	4,300	2,900	5,600	4,300	5,800	5,100	5,100	2,900	<b>6,200</b>	5,000	
Barium	7440393	75,000	1,300,000	37,000,000	440,000*	12,000	16,000	31,000	23,000	31,000	38,000	29,000	9,000	14,000	36,000	28,000	74,000	
Cadmium	7440439	1,200	6,000	550,000	3,600*	86	150	170	220	120	160	170	53	<50	110	160	650	
Chromium, Total	16065831	18,000	1,000,000,000	790,000,000	2,900,000,000*	7,600	6,200	13,000	9,300	9,200	11,000	11,000	5,500	6,600	9,900	8,100	12,000	
Copper	7440508	32,000	5,800,000	20,000,000	75,000*	7,000	7,600	12,000	9,200	9,800	8,600	12,000	4,000	5,800	5,500	10,000	25,000	
Lead	7439921	21,000	700,000	400,000	5,100,000*	4,100	7,400	9,400	18,000	4,600	11,000	7,300	2,100	2,700	4,800	9,000	12,000	
Mercury	Varies	130	1,700	160,000	130	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	58	
Selenium	7782492	410	4,000	2,600,000	410	510	220	270	<200	200	230	330	<200	<200	<200	<200	1,100	
Silver	7440224	1,000	4,500	2,500,000	1,000	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	
Zinc	7440666	47,000	2,400,000	170,000,000	170,000*	14,000	32,000	34,000	26,000	29,000	33,000	26,000	10,000	13,000	22,000	30,000	60,000	

- Notes:
- Concentrations reported in micrograms per kilogram (ug/kg).
  - Analytical results were compared to December 30, 2013 Promulgated Cleanup Criteria, R 299.46, Table 2, Soil: Residential Part 201 Generic Cleanup Criteria and Screening Levels.
  - Concentrations were also compared to and found to be below Soil Volatilization to Indoor Air Inhalation Criteria, Finite VSIC for 5 Meter Source Thickness, Finite VSIC for 2 Meter Source Thickness, Soil Saturation Concentration Screening Levels, and Particulate Soil Inhalation Criteria.
  - Results are presented for surface water receiving bodies not protected as drinking water source.
  - Italicized* = the respective criterion was less than the Statewide Default Background Level (SDBL) and therefore the value defaulted to the SDBL value.
  - Bold** = Results greater than reporting limits (RLs).
  - Shaded** = Results exceeding one or more criteria.
  - \* = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO3 was used to calculate GSI.
  - NE = Not evaluated.
  - CS = Criterion is specific to individual constituent.
  - <RL = Analytical results was below the laboratory reporting limit.



**TABLE 4**  
**SUMMARY OF ANALYSIS RESULTS - SOIL**  
**OKEMOS POINTE APARTMENTS**  
**SME PROJECT NO.: 073348.00.003.006**  
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Analyte (refer to report for full analyte list)	Chemical Abstract Number	Statewide Default Background Levels	Part 201 Generic Cleanup Criteria			Soil Boring ID		SB121	SB122	SB122	SB123	SB124	SB125	SB126	SB201	SB201	SB202	SB202	SB203
			Residential Drinking Water Protection Criteria	Residential Direct Contact Criteria	Groundwater/Surface Water Interface Protection Criteria	Depth Interval (ft.)	8' - 7'	3' - 4'	6' - 7'	1.5' - 2'	3' - 4'	1' - 2'	3.75' - 4.25'	6' - 6.5'	7' - 7.5'	2.5' - 3'	3.5' - 4'	5' - 5.5'	
						Date	05/23/16	05/19/16	05/19/16	05/19/16	05/19/16	05/19/16	05/19/16	07/06/16	07/06/16	07/06/16	07/06/16	07/06/16	07/06/16
<b>VOCs</b>																			
All analyzed VOCs	CS	CS	CS	CS	CS		NE	NE	NE	NE	NE	NE	NE	<RL	<RL	<RL	<RL	<RL	
<b>Metals</b>																			
Arsenic	7440382	5,800	<b>5,800</b>	7,600	<b>5,800</b>		4,900	<b>5,800</b>	5,500	3,500	5,100	2,000	5,300	NE	NE	NE	NE	NE	
Barium	7440393	75,000	1,300,000	37,000,000	440,000*		25,000	16,000	40,000	26,000	26,000	43,000	19,000	NE	NE	NE	NE	NE	
Cadmium	7440439	1,200	6,000	550,000	3,600*		120	55	180	180	82	190	170	NE	NE	NE	NE	NE	
Chromium, Total	16065831	18,000	1,000,000,000	790,000,000	2,900,000,000*		9,300	5,800	11,000	8,300	9,500	10,000	9,700	NE	NE	NE	NE	NE	
Copper	7440508	32,000	5,800,000	20,000,000	75,000*		9,500	4,500	7,300	9,200	6,900	9,300	18,000	NE	NE	NE	NE	NE	
Lead	7439921	21,000	700,000	400,000	5,100,000*		4,500	2,500	6,900	5,100	6,500	5,400	6,700	NE	NE	NE	NE	NE	
Mercury	Varies	130	1,700	160,000	130		<50	<50	<50	<50	<50	<50	<50	NE	NE	NE	NE	NE	
Selenium	7782492	410	4,000	2,600,000	410		<200	<200	250	290	<200	<200	380	NE	NE	NE	NE	NE	
Silver	7440224	1,000	4,500	2,500,000	1,000		<100	<100	<100	<100	<100	<100	<100	NE	NE	NE	NE	NE	
Zinc	7440585	47,000	2,400,000	170,000,000	170,000*		26,000	13,000	29,000	24,000	21,000	29,000	22,000	NE	NE	NE	NE	NE	

- Notes:
- Concentrations reported in micrograms per kilogram (µg/kg).
  - Analytical results were compared to December 30, 2013 Promulgated Cleanup Criteria, R 299.46, Table 2. Soil: Residential Part 201 Generic Cleanup Criteria and Screening Levels.
  - Concentrations were also compared to and found to be below Soil Volatilization to Indoor Air Inhalation Criteria, Finite VSIC for 5 Meter Source Thickness, Finite VSIC for 2 Meter Source Thickness, Soil Saturation Concentration Screening Levels, and Particulate Soil Inhalation Criteria.
  - Results are presented for surface water receiving bodies not protected as drinking water source.
  - italicized* = the respective criterion was less than the Statewide Default Background Level (SDBL) and therefore the value defaulted to the SDBL value.
  - Bold** = Results greater than reporting limits (RLs).
  - Shaded** = Results exceeding one or more criteria.
  - \* = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO3 was used to calculate GSI.
  - NE = Not evaluated.
  - CS = Criterion is specific to individual constituent.
  - <RL = Analytical results was below the laboratory reporting limit.



**TABLE 4**  
**SUMMARY OF ANALYSIS RESULTS - SOIL**  
**OKEMOS POINTE APARTMENTS**  
**SME PROJECT NO.: 073348.00.003.006**  
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Analyte (refer to report for full analyte list)	Chemical Abstract Number	Statewide Default Background Levels	Part 201 Generic Cleanup Criteria			Soil Boring ID	SB203	SB203 Duplicate Soil	SB204	SB204
			Residential Drinking Water Protection Criteria	Residential Direct Contact Criteria	Groundwater Surface Water Interface Protection		Depth Interval (ft.)	9.5' - 10'	5' - 5.5'	1' - 1.5'
						Date	07/06/16	07/06/16	07/06/16	07/06/16
<b>VOCs</b>										
All analyzed VOCs	CS	CS	CS	CS	CS		<RL	<RL	<RL	<RL
<b>Metals</b>										
Arsenic	7440382	5,800	5,800	7,800	5,800		NE	NE	NE	NE
Barium	7440383	75,000	1,300,000	37,000,000	440,000*		NE	NE	NE	NE
Cadmium	7440439	1,200	6,000	550,000	3,600*		NE	NE	NE	NE
Chromium, Total	16065831	18,000	1,000,000,000	780,000,000	2,800,000,000*		NE	NE	NE	NE
Copper	7440508	32,000	5,800,000	20,000,000	75,000*		NE	NE	NE	NE
Lead	7439921	21,000	700,000	400,000	5,100,000*		NE	NE	NE	NE
Mercury	Varies	130	1,700	160,000	130		NE	NE	NE	NE
Selenium	7782492	410	4,000	2,600,000	410		NE	NE	NE	NE
Silver	7440224	1,000	4,500	2,600,000	1,000		NE	NE	NE	NE
Zinc	7440666	47,000	2,400,000	170,000,000	170,000*		NE	NE	NE	NE

**Notes:**

1. Concentrations reported in micrograms per kilogram (ug/kg).
2. Analytical results were compared to December 30, 2013 Promulgated Cleanup Criteria, R 299.46, Table 2. Soil: Residential Part 201 Generic Cleanup Criteria and Screening Levels.
3. Concentrations were also compared to and found to be below Soil Volatilization to Indoor Air Inhalation Criteria, Finite VSIC for 5 Meter Source Thickness, Finite VSIC for 2 Meter Source Thickness, Soil Saturation Concentration Screening Levels, and Particulate Soil Inhalation Criteria.
4. Results are presented for surface water receiving bodies not protected as drinking water source.
5. *Italicized* = the respective criterion was less than the Statewide Default Background Level (SDBL) and therefore the value defaulted to the SDBL value.
6. **Bold** = Results greater than reporting limits (RLs).
7. **Shaded** = Results exceeding one or more criteria.
8. \* = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO3 was used to calculate GSI.
9. NE = Not evaluated.
10. CS = Criterion is specific to individual constituent.
11. <RL = Analytical results was below the laboratory reporting limit.



**TABLE 5**  
**SUMMARY OF ANALYSIS RESULTS - GROUNDWATER**  
**OKEMOS POINTE APARTMENTS**  
**MERIDIAN CHARTER TOWNSHIP, MICHIGAN**  
**SME PROJECT NO.: 073348.00.003.006**  
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Analyte (refer to report for full analyte list)	Chemical Abstract Number	Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Sample Identification	SG804-GW	SG805-GW	SG805-GW Duplicate 1
				Screened Interval	10' - 15'	6.5' - 11.5'	6.5' - 11.5'
				Date	05/19/16	05/19/16	05/19/16
<b>VOCs</b>							
Methyl-tert-butyl ether (MTBE)	1634-04-4	40	7,100		5.4	<5.0	<5.0
Other analyzed VOCs	CS	CS	CS		<RL	<RL	<RL

Notes:

1. Concentrations reported in micrograms per liter (ug/L).
2. Analytical results were compared to Part 201 Generic Residential Cleanup Criteria and Screening Levels dated December 30, 2013
3. Screen depths are presented as approximate feet below grade.
4. Results greater than reporting limits (RLs) are shown in BOLD. Results exceeding one or more screening level are shaded, as are the screening level.
5. VOCs = volatile organic compounds. Refer to the analytical report for the full list of VOC analytes.
6. CS = Criterion is specific to individual constituent.
7. <RL = Analytical result was below laboratory reporting limit(s).



**TABLE 6**  
**SUMMARY OF ANALYSIS RESULTS - SUB-SLAB SOIL GAS**  
**OKEMOS POINTE APARTMENTS**  
**SME PROJECT NO.: 073348.00.003.006**  
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Analyte (refer to report for full analyte list)	Chemical Abstract Number	Residential Vapor Intrusion Shallow Soil Gas Screening Levels	Vapor Pin ID	SG301	SG301 Duplicate 1	SG302	SG303	SG304
			Sample Depth	Sub-slab	Sub-slab	Sub-slab	Sub-slab	Sub-slab
			Date	05/23/16	05/23/16	05/23/16	05/23/16	05/23/16
<b>TO-15 VOCs</b>								
Acetone	67-64-1	82,000		230	2,000	210	310	210
Benzene	71-43-2	32		9.0	8.3	9.2	26	11.0
2-Butanone	78-93-3	56,000		26	25	15	41	18
Cyclohexane	110-82-7	58,000		<12	13	12	21	13
Ethylbenzene	100-41-4	640		<12	<12	<12	21	<12
n-Heptane	142-82-5	28,000		17	16	18	52	18
n-Hexane	110-54-3	6,600		22	20	25	53	23
Isopropanol	67-63-0	NC		<12	13	<12	20	<12
Tetrachloroethene	127-18-4	170		<6.0	<6.0	<6.0	18	<6.0
Toluene	108-88-3	44,000		45	40	56	190	78
Trichloroethene	79-01-6	12		12	11	13	8.1	6.1
m&p-Xylene	179601-23-1	NC		17	17	17	64	25
o-Xylene	95-47-6	NC		<12	<12	<12	19	<12
Xylenes	1330-20-7	760		<24	<24	<24	83	32
Various VOCs	CS	CS		<RL	<RL	<RL	<RL	<RL

Notes:

1. Concentrations reported in parts per billion by volume (ppbv).
2. Analytical results were compared to May 2013 Guidance Document for the Vapor Intrusion Pathway, Screening Levels for Residential Land Use.
3. Results greater than reporting limits (RLs) are shown in BOLD. Results exceeding one or more screening level are shaded, as are the screening level.
4. VOCs = volatile organic compounds. Refer to the analytical report for the full list of VOC analytes.
5. CS = Screening level is specific to individual constituent; <RL = Analytical result was less than laboratory reporting limit; NC = No screening level.



**TABLE 7**  
**SUMMARY OF ANALYSIS RESULTS - DEEP SOIL GAS**  
**OKEMOS POINTE APARTMENTS**  
**SME PROJECT NO.: 073348.00.003.006**  
**PAGE 1 OF 1**

Analyte (refer to report for full analyte list)	Chemical Abstract Number	Residential Vapor Intrusion Deep Soil Gas Screening Levels	Soil Gas Well ID	SG305	SG306	SG307	SG308	SG801	SG802	SG803	SG804	SG805
			Depth Interval (ft.)	5' - 5.5'	5' - 5.5'	5' - 5.5'	5' - 5.5'	5' - 5.5'	5' - 5.5'	4.5' - 5'	5' - 5.5'	5' - 5.5'
			Date	05/23/16	05/23/16	05/23/16	05/23/16	05/23/16	05/23/16	05/23/16	05/23/16	05/23/16
<b>TO-15 VOCs</b>												
Acetone	67-64-1	820,000		<24	<24	88	83	<140	36	120	200	32
Benzene	71-43-2	320		7.1	33	23	<6.0	9.1	18	<6.0	<6.0	6.3
2-Butanone	78-93-3	560,000		<12	<12	20	20	<41	<12	<16	34	<12
Carbon Disulfide	75-15-0	74,000		<12	30	36	30	<140	<26	<54	<26	<16
Cyclohexane	110-82-7	580,000		<12	<12	<12	<12	<40	54	430	230	13
cis-1,2-Dichloroethene	156-59-2	580		<6.0	<6.0	<6.0	<6.0	<6.0	42	<6.0	<6.0	<6.0
Ethylbenzene	100-41-4	6,400		12	20	15	<12	180	<12	<16	<12	<12
n-Heptane	142-82-5	280,000		<12	25	20	<12	41	<12	600	90	<12
n-Hexane	110-54-3	66,000		<12	16	<12	<12	<14	38	640	150	18
Tetrachloroethene	127-18-4	1,700		17	19	64	<6.0	<6.0	<6.0	<6.0	<6.0	<6.0
Toluene	108-88-3	440,000		40	140	67	<6.0	36	22	<6.0	<6.0	<6.0
Trichloroethene	79-01-6	120		<0.30	<0.30	1.4	<0.30	<1.3	0.60	<0.52	<0.30	<0.30
1,2,4-Trimethylbenzene	95-63-6	15,000		8.1	<6.0	9.6	<6.0	1,100	23	12	46	77
1,3,5-Trimethylbenzene	108-67-8	15,000		<6.0	<6.0	<6.0	<6.0	350	18	<6.0	21	36
Vinyl Chloride	75-01-4	210		<6.0	<6.0	<6.0	<6.0	<6.0	12	<6.0	<6.0	<6.0
m&p-Xylene	179601-23-1	NC		47	56	42	<12	990	24	<31	<15	<12
o-Xylene	95-47-6	NC		<12	13	<12	<12	370	<12	<16	<12	<12
Xylenes	1330-20-7	7,600		56	68	52	<24	1,400	<24	<47	<24	<24
Various VOCs	CS	CS		<RL								

Notes:

1. Concentrations reported in parts per billion by volume (ppbv).
2. Analytical results were compared to May 2013 Guidance Document for the Vapor Intrusion Pathway, Screening Levels for Residential Land Use.
3. Results greater than reporting limits (RLs) are shown in BOLD. Results exceeding one or more screening level are shaded, as are the screening level.
4. VOCs = volatile organic compounds. Refer to the analytical report for the full list of VOC analytes.
5. CS = Screening level is specific to individual constituent; <RL = Analytical result was less than laboratory reporting limit; NC = No screening level.

**Exhibit C**

**Table 4 - Tax Increment Financing Estimates**

ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP  
BROWNFIELD PLAN  
Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification								Notes	
	Address	Tax Parcel Number	Land (entire parcel)	% of Existing Parcel (Land Area) to be Included in Brownfield Plan	Notes	Land	Land Improvements	Building	Real Property Subtotal	Personal Property (Estimated Value)		TOTAL
	2360 Jolly Road (portion)	Portion of 33-02-02-33-376-010	\$ 244,334	33.98%	Splits off the rear western portion of property (where 1 building is currently located), measuring 181.5' x 217.01' = 39,387.32 sf; divide by (2.661 acres x 43,560 sf in an acre) 115,913.16 sf = 33.98%.	\$ 83,025	\$ 1,889	\$ 46,574	\$ 131,487	\$ -	\$ 131,487	Based on Actual Taxable Value for 2016 (as of 12/31/2015). On the existing parcel, 2 buildings currently exist, but the existing parcel will be split and only 1 building will be on the portion of the parcel included in the BP, as follows: 1. Garage/ Storage building of 3,000 sf will be included in BP and Base Year Value but is proposed for demolition by the end of 2016; 2. Store/ Warehouse of 16,900 sf is on the portion of the parcel to be excluded from BP and Base Year Value.
	2398 Jolly Road	33-02-02-33-353-015	\$ 422,665	100%	100% assumes shopping center fronting onto Jolly Road is included; if excluded, approximately 70% +/- (per Appraisal, Page 55 of 161, dated 10-9-2015).	\$ 422,665	\$ 1,547	\$ 132,026	\$ 556,238	\$ -	\$ 556,238	Based on Actual Taxable Value for 2016 (as of 12/31/2015)
	2350 Jolly Oak Road (portion)	Portion of 33-02-02-33-329-002	\$ 215,903	50%	50% - per Appraisal, Page 55 of 161, dated 10-9-2015	\$ 107,952	\$ -	\$ -	\$ 107,952	\$ -	\$ 107,952	Based on Actual Taxable Value for 2016 (as of 12/31/2015)
	2360 Jolly Oak Road	33-02-02-33-376-011	\$ 111,280	100%	-	\$ 111,280	\$ 324	\$ 24,822	\$ 136,426	\$ -	\$ 136,426	Based on Actual Taxable Value for 2016 (as of 12/31/2015)
	2362 Jolly Oak Road	33-02-02-33-376-012	\$ 84,701	100%	-	\$ 84,701	\$ -	\$ 191,525	\$ 276,226	\$ -	\$ 276,226	Based on Actual Taxable Value for 2016 (as of 12/31/2015)
	Jolly Oak Road (portion)	Portion of 33-02-02-33-329-100	\$ -	-	<i>No \$ value assessed so not necessary to assign %;</i> Common Element for Okemos Pointe Office Park Condominium: Includes road (Farrins Parkway) & 2 wetland area; Parkway/road not included in BP, but the 2 wetland areas are included per the Site Plan.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Based on Actual Taxable Value for 2016 (as of 12/31/2015)
	<b>Totals</b>		<b>\$ 1,078,883</b>	<b>-</b>	<b>-</b>	<b>\$ 809,622</b>	<b>\$ 3,760</b>	<b>\$ 394,946</b>	<b>\$ 1,208,329</b>	<b>\$ -</b>	<b>\$ 1,208,329</b>	<b>-</b>

Last Revised: 7/27/2016

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP  
BROWNFIELD PLAN**

**Table 4a2 - Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)**

Notes	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJs)	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	Year	2016
				BP Year Number	0
-	<b>MERIDIAN CHARTER TOWNSHIP</b>	-	-	-	-
-	Operating	4.2002	4.2002		\$ 5,075
-	Parks/Recreation (2004)	0.3170	0.3170		\$ 383
-	Pathways	0.2774	0.2774		\$ 335
-	CATA Redi Ride	0.2000	0.2000		\$ 242
-	Fire Protection	0.6405	0.6405		\$ 774
-	Police Protection	0.6080	0.6080		\$ 735
-	Land Preservation	0.3300	0.3300		\$ 399
-	Community Services	0.1500	0.1500		\$ 181
-	Local Roads	0.2500	0.2500		\$ 302
-	Parks/Recreation (2014)	0.6667	0.6667		\$ 806
-	Debt	0.2000	0.2000		\$ 242
-	<i>Subtotal of Local Government Unit (LGU) Millages and Tax Capture: Annual</i>	<b>7.8398</b>	<b>7.8398</b>		<b>\$ 9,473</b>
-	<b>INGHAM COUNTY</b>	-	-	-	-
-	County Operating	6.3512	6.3512		\$ 7,674
-	Indigent Veterans Relief Fund	0.0330	0.0330		\$ 40
-	Potter Park Zoo	0.4100	0.4100		\$ 495
-	Public Transportation	0.1200	0.1200		\$ 145
-	Special Transportation	0.4800	0.4800		\$ 580
-	911 System	0.8431	0.8431		\$ 1,019
-	Juvenile Justice	0.6000	0.6000		\$ 725
-	Farmland Preservation	0.1400	0.1400		\$ 169
-	Health Services	0.3500	0.3500		\$ 423
-	Parks/Trails	0.5000	0.5000		\$ 604
-	Capital Region Airport Authority - CRAA	0.6990	0.6990		\$ 845
-	Capital Area Transportation Authority - CATA	3.0070	3.0070		\$ 3,633
-	<b>LIBRARY</b>	-	-	-	-
-	Capital Area District Library - CADL	1.5600	1.5600		\$ 1,885
-	<b>INTERMEDIATE SCHOOL DISTRICTS (ISD)</b>	-	-	-	-
-	RESA Operating	0.1894	0.1894		\$ 229
-	RESA Special Education	4.5062	4.5062		\$ 5,445
-	RESA Vocational Education	1.2925	1.2925		\$ 1,562
-	<b>COMMUNITY COLLEGE</b>	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		\$ 4,600
-	<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>	-	-	-	-
-	School Debt	7.0000	7.0000		\$ 8,458
-	School Building and Site ("Sinking Fund" millage available for tax capture)	0.9904	0.9904		\$ 1,197
-	<i>Subtotal of Non-LGU Local Millages and Tax Capture: Annual</i>	<b>32.8790</b>	<b>32.8790</b>		<b>\$ 39,729</b>
-	<b>Total Local Tax Capture: Annual</b>	<b>40.7188</b>	<b>40.7188</b>		<b>\$ 49,202</b>
-	<b>Total Local Tax Capture: Cumulative</b>				<b>\$ 49,202</b>
-	<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 7,250
-	Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	18.0000	6.0000		\$ 21,750
-	<b>Total State &amp; Local School Tax Capture: Annual</b>	<b>24.0000</b>	<b>12.0000</b>		<b>\$ 29,000</b>
-	<b>Total State &amp; Local School Tax Capture: Cumulative</b>				<b>\$ 29,000</b>
-	<b>TOTAL LOCAL TAX AND STATE &amp; LOCAL SCHOOL TAX CAPTURE: ANNUAL</b>	<b>64.7188</b>	<b>52.7188</b>		<b>\$ 78,202</b>

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP  
BROWNFIELD PLAN  
Table 4b - Estimated Future Taxable Value (FTV) Information**

Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s) & Land Improvements shown below										
Estimated Percentage (%) Change In Future Taxable Values (TV) of Raw Land shown below										
Notes	Future Taxable Value (FTV) of Building(s) & Land Improvements Upon Completion	Estimated FTV	FTV Assumptions	Assumes \$ Invested In:	% Completed prior to 12/31/15	% Completed by 12/31/16	% Completed by 12/31/17	% Completed by 12/31/18	% Completed by 12/31/19	% Completed by 12/31/20
	Phase 1: Apartment Housing and New Retail on 1st Floor of Building M10	\$ 7,432,500	Based on "Revenue" Model	2016 & 2017	0%	0%	100%	100%	100%	100%
	Phase 2 & 3: Apartment Housing & Rehabilitated "Market" Building	\$ 10,256,500	Based on "Revenue" Model	Completed by end of 2020	0%	0%	0%	0%	0%	100%
	Existing Commercial Building and Land Improvements at 2398 Jolly Road	\$ 133,573	"Capped" Taxable Value" of Existing Building & Land Improvements	Completed prior to 2016	100%	100%	100%	100%	100%	100%
	<i>Subtotal</i>	\$ 17,822,573								
<b>Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and if applicable, any Pre-Existing Personal Property</b>										
Notes	Future Taxable Value (FTV) of Raw Land	Estimated FTV	Notes							
	Tax Parcel Number	-	-							
	Portion of 33-02-02-33-376-010	\$ 83,025	Uses Base Year for FTV. Assumes annual increase noted above for Raw Land, if any.							
	33-02-02-33-353-015	\$ 422,665	"							
	Portion of 33-02-02-33-329-002	\$ 107,952	"							
	33-02-02-33-376-011	\$ 111,280	"							
	33-02-02-33-376-012	\$ 84,701	"							
	Portion of 33-02-02-33-329-100	\$ -	No Assessed/Taxable Value							
	<b>Subtotal Future Taxable Value (FTV) of Raw Land</b>	\$ 809,622								
	<b>Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Raw Land &amp; Personal Property (Pre-Existing &amp; New)</b>									
	<b>Total Captured Taxable Value [= to Total FTV of Building(s) and Land Improvements, Raw Land &amp; if applicable, Personal Property (Pre-Existing &amp; New) minus Base Year/ ITV]</b>									

**Notes:**

All Future Taxable/Assessed Values (FTV) are estimates only; the actual Taxable/Assessed Values may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. Taxable/Assessed Values per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the Taxable/Assessed value depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the Future Taxable/Assessed Value based on various assumptions.

The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of Future Taxable Value and Tax Increment Revenues exclude any estimate of the value of Personal Property because the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, Computer Equipment, etc; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). No Personal Property is included in the Plan's Base Year/Initial Taxable Value.

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
BP Year Number	0	0	1	2	3	4	5	6	7	8	9
	0.00%	1.50%	0.00%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ 7,432,500	7,543,988	7,657,147	7,772,005	7,888,585	8,006,913	8,127,017	8,248,922	8,372,656
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,256,500	10,410,348	10,566,503	10,725,000	10,885,875	11,049,163
	\$ -	\$ 135,577	137,610	139,674	141,769	143,896	146,054	148,245	150,469	152,726	155,017
	-	\$ 135,577	\$ 7,570,110	\$ 7,683,662	\$ 7,798,917	\$ 18,172,400	\$ 18,444,986	\$ 18,721,661	\$ 19,002,486	\$ 19,287,524	\$ 19,576,836
	-	135,577	7,570,110	7,683,662	7,798,917	18,172,400	18,444,986	18,721,661	19,002,486	19,287,524	19,576,836
	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-
	-	-	\$ 83,025	\$ 83,025	\$ 83,025	\$ 83,025	\$ 83,025	\$ 83,025	\$ 83,025	\$ 83,025	\$ 83,025
	-	-	\$ 422,665	\$ 422,665	\$ 422,665	\$ 422,665	\$ 422,665	\$ 422,665	\$ 422,665	\$ 422,665	\$ 422,665
	-	-	\$ 107,952	\$ 107,952	\$ 107,952	\$ 107,952	\$ 107,952	\$ 107,952	\$ 107,952	\$ 107,952	\$ 107,952
	-	-	\$ 111,280	\$ 111,280	\$ 111,280	\$ 111,280	\$ 111,280	\$ 111,280	\$ 111,280	\$ 111,280	\$ 111,280
	-	-	\$ 84,701	\$ 84,701	\$ 84,701	\$ 84,701	\$ 84,701	\$ 84,701	\$ 84,701	\$ 84,701	\$ 84,701
	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ 809,622	\$ 809,622	\$ 809,622	\$ 809,622	\$ 809,622	\$ 809,622	\$ 809,622	\$ 809,622	\$ 809,622
	\$ -	\$ 135,577	\$ 8,379,733	\$ 8,493,284	\$ 8,608,539	\$ 18,982,023	\$ 19,254,609	\$ 19,531,284	\$ 19,812,109	\$ 20,097,146	\$ 20,386,459
	\$ -	\$ -	\$ 7,171,404	\$ 7,284,955	\$ 7,400,210	\$ 17,773,694	\$ 18,046,280	\$ 18,322,955	\$ 18,603,780	\$ 18,888,817	\$ 19,178,130

2027	2028	2029
10	11	12
1.50%	1.50%	1.50%
0.00%	0.00%	0.00%
-	-	-
8,498,246	8,625,720	8,755,105
11,214,901	11,383,124	11,553,871
157,342	159,702	162,098
<b>\$ 19,870,489</b>	<b>\$ 20,168,546</b>	<b>\$ 20,471,074</b>
19,870,489	20,168,546	20,471,074
-	-	-
-	-	-
\$ 83,025	\$ 83,025	\$ 83,025
\$ 422,665	\$ 422,665	\$ 422,665
\$ 107,952	\$ 107,952	\$ 107,952
\$ 111,280	\$ 111,280	\$ 111,280
\$ 84,701	\$ 84,701	\$ 84,701
\$ -	\$ -	\$ -
<b>\$ 809,622</b>	<b>\$ 809,622</b>	<b>\$ 809,622</b>
<b>\$ 20,680,111</b>	<b>\$ 20,978,169</b>	<b>\$ 21,280,697</b>
<b>\$19,471,782</b>	<b>\$19,769,840</b>	<b>\$20,072,368</b>

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP  
BROWNFIELD PLAN  
Table 4c - Tax Impact on Taxing Jurisdictions**

Notes	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJs)	Millage Summary: Millages Paid on Real Property without any Tax Exemptions			% of Millages Captured		Millage Rate Paid on Commercial Personal Property	Percent (%) of Millage Rate Captured	Year	2016
		Annual	Not Allowed for Capture	Allowed for Capture (Net)	% of Local/ Regional Millages Captured (all except State School Millages)	% of All Millages Captured			BP Year Number	0
									BP Years: All Years	BP Years: All Years
-	<b>MERIDIAN CHARTER TOWNSHIP</b>	-	-	-	22.79%	22.79%	-	-	-	-
-	Operating	4.2002	0.0000	4.2002	12.53%	12.53%	4.2002	75.00%		\$ 0
-	Parks/Recreation (2004)	0.3170	0.0000	0.3170	0.95%	0.95%	0.3170	75.00%		\$ 0
-	Pathways	0.2774	0.0000	0.2774	0.83%	0.83%	0.2774	75.00%		\$ 0
-	CATA Redi Ride	0.2000	0.0000	0.2000	0.60%	0.60%	0.2000	75.00%		\$ 0
-	Fire Protection	0.6405	0.0000	0.6405	1.91%	1.91%	0.6405	75.00%		\$ 0
-	Police Protection	0.6080	0.0000	0.6080	1.81%	1.81%	0.6080	75.00%		\$ 0
-	Land Preservation	0.3300	0.0000	0.3300	0.98%	0.98%	0.3300	75.00%		\$ 0
-	Community Services	0.1500	0.0000	0.1500	0.45%	0.45%	0.1500	75.00%		\$ 0
-	Local Roads	0.2500	0.0000	0.2500	0.75%	0.75%	0.2500	75.00%		\$ 0
-	Parks/Recreation (2014)	0.6667	0.0000	0.6667	1.99%	1.99%	0.6667	75.00%		\$ 0
-	Debt	0.2000	0.2000	0.0000	0.00%	0.00%	0.2000	0.00%		\$ 0
-	<b>Subtotal of Local Government Unit (LGU) Millages and Tax Capture: Annual</b>	<b>7.8398</b>	<b>0.2000</b>	<b>7.6398</b>	<b>22.79%</b>	<b>22.79%</b>	<b>7.8398</b>			<b>\$ 0</b>
-	<b>Local Government Unit (LGU) Tax Capture: Cumulative</b>									<b>\$ 0</b>
-	<b>INGHAM COUNTY</b>	-	-	-	-	-	-	-	-	-
-	County Operating	6.3512	0.0000	6.3512	18.95%	18.95%	6.3512	75.00%		\$ 0
-	Indigent Veterans Relief Fund	0.0330	0.0000	0.0330	0.10%	0.10%	0.0330	75.00%		\$ 0
-	Potter Park Zoo	0.4100	0.0000	0.4100	1.22%	1.22%	0.4100	75.00%		\$ 0
-	Public Transportation	0.1200	0.0000	0.1200	0.36%	0.36%	0.1200	75.00%		\$ 0
-	Special Transportation	0.4800	0.0000	0.4800	1.43%	1.43%	0.4800	75.00%		\$ 0
-	911 System	0.8431	0.0000	0.8431	2.52%	2.52%	0.8431	75.00%		\$ 0
-	Juvenile Justice	0.6000	0.0000	0.6000	1.79%	1.79%	0.6000	75.00%		\$ 0
-	Farmland Preservation	0.1400	0.0000	0.1400	0.42%	0.42%	0.1400	75.00%		\$ 0
-	Health Services	0.3500	0.0000	0.3500	1.04%	1.04%	0.3500	75.00%		\$ 0
-	Parks/Trails	0.5000	0.0000	0.5000	1.49%	1.49%	0.5000	75.00%		\$ 0
-	Capital Region Airport Authority - CRAA	0.6990	0.0000	0.6990	2.09%	2.09%	0.6990	75.00%		\$ 0
-	Capital Area Transportation Authority - CATA	3.0070	0.0000	3.0070	8.97%	8.97%	3.0070	75.00%		\$ 0
-	<b>LIBRARY</b>	-	-	-	-	-	-	-	-	-
-	Capital Area District Library - CADL	1.5600	0.0000	1.5600	4.65%	4.65%	1.5600	75.00%		\$ 0
-	<b>INTERMEDIATE SCHOOL DISTRICTS (ISD)</b>	-	-	-	-	-	-	-	-	-
-	RESA Operating	0.1894	0.0000	0.1894	0.57%	0.57%	0.1894	75.00%		\$ 0
-	RESA Special Education	4.5062	0.0000	4.5062	13.44%	13.44%	4.5062	75.00%		\$ 0
-	RESA Vocational Education	1.2925	0.0000	1.2925	3.86%	3.86%	1.2925	75.00%		\$ 0
-	<b>COMMUNITY COLLEGE</b>	-	-	-	-	-	-	-	-	-
-	Lansing Community College - LCC	3.8072	0.0000	3.8072	11.36%	11.36%	3.8072	75.00%		\$ 0
-	<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>	-	-	-	-	-	-	-	-	-
-	School Debt	7.0000	7.0000	0.0000	0.00%	0.00%	7.0000	0.00%		\$ 0
-	School Building and Site ("Sinking Fund" millage available for tax capture)	0.9919	0.0000	0.9919	2.96%	2.96%	0.9919	75.00%		\$ 0
-	<b>Subtotal of Non-LGU Local Millages and Tax Capture: Annual</b>	<b>32.8805</b>	<b>7.0000</b>	<b>25.8805</b>	<b>77.21%</b>	<b>77.21%</b>	<b>32.8805</b>			<b>\$ 0</b>
-	<b>Non-LGU Local Tax Capture: Cumulative</b>									<b>\$ 0</b>
-	<b>Total Local Tax Capture: Annual</b>	<b>40.7203</b>	<b>7.2000</b>	<b>33.5203</b>	<b>100.00%</b>	<b>100.00%</b>	<b>40.7203</b>			<b>\$ 0</b>
-	<b>Total Local Tax Capture: Cumulative</b>									<b>\$ 0</b>
-	<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>	-	-	-	-	-	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000	0.0000	0.00%	0.00%	6.0000	0.00%		\$ 0
-	Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	18.0000	18.0000	0.0000	0.00%	0.00%	6.0000	0.00%		\$ 0
-	<b>Total State &amp; Local School Tax Capture: Annual</b>	<b>24.0000</b>	<b>24.0000</b>	<b>0.0000</b>	<b>0.00%</b>	<b>0.00%</b>	<b>12.0000</b>			<b>\$ 0</b>
-	<b>Total State &amp; Local School Tax Capture: Cumulative</b>									<b>\$ 0</b>
-	<b>TOTAL LOCAL TAX AND STATE &amp; LOCAL SCHOOL TAX CAPTURE: ANNUAL</b>	<b>64.7203</b>	<b>31.2000</b>	<b>33.5203</b>	<b>-</b>	<b>100.00%</b>	<b>52.7203</b>			<b>\$ 0</b>
-	<b>TOTAL LOCAL TAX AND STATE &amp; LOCAL SCHOOL TAX CAPTURE: CUMULATIVE</b>									<b>\$ 0</b>

**Notes:**

Unless otherwise noted, the most current available millage rates are utilized and are assumed to be in effect for the duration of 1 the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
0	1	2	3	4	5	6	7	8	9	10	11	12	Total Tax Capture
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 22,591	\$ 22,949	\$ 23,312	\$ 55,990	\$ 56,848	\$ 57,720	\$ 58,605	\$ 59,503	\$ 60,414	\$ 61,339	\$ 62,278	\$ 63,231	\$ 604,779
\$ 0	\$ 1,705	\$ 1,732	\$ 1,759	\$ 4,226	\$ 4,291	\$ 4,356	\$ 4,423	\$ 4,491	\$ 4,560	\$ 4,629	\$ 4,700	\$ 4,772	\$ 45,644
\$ 0	\$ 1,492	\$ 1,516	\$ 1,540	\$ 3,698	\$ 3,755	\$ 3,812	\$ 3,871	\$ 3,930	\$ 3,990	\$ 4,051	\$ 4,113	\$ 4,176	\$ 39,942
\$ 0	\$ 1,076	\$ 1,093	\$ 1,110	\$ 2,666	\$ 2,707	\$ 2,748	\$ 2,791	\$ 2,833	\$ 2,877	\$ 2,921	\$ 2,965	\$ 3,011	\$ 28,798
\$ 0	\$ 3,445	\$ 3,500	\$ 3,555	\$ 8,538	\$ 8,669	\$ 8,802	\$ 8,937	\$ 9,074	\$ 9,213	\$ 9,354	\$ 9,497	\$ 9,642	\$ 92,224
\$ 0	\$ 3,270	\$ 3,322	\$ 3,374	\$ 8,105	\$ 8,229	\$ 8,355	\$ 8,483	\$ 8,613	\$ 8,745	\$ 8,879	\$ 9,015	\$ 9,153	\$ 87,545
\$ 0	\$ 1,775	\$ 1,803	\$ 1,832	\$ 4,399	\$ 4,466	\$ 4,535	\$ 4,604	\$ 4,675	\$ 4,747	\$ 4,819	\$ 4,893	\$ 4,968	\$ 47,516
\$ 0	\$ 807	\$ 820	\$ 833	\$ 2,000	\$ 2,030	\$ 2,061	\$ 2,093	\$ 2,125	\$ 2,158	\$ 2,191	\$ 2,224	\$ 2,258	\$ 21,598
\$ 0	\$ 1,345	\$ 1,366	\$ 1,388	\$ 3,333	\$ 3,384	\$ 3,436	\$ 3,488	\$ 3,542	\$ 3,596	\$ 3,651	\$ 3,707	\$ 3,764	\$ 35,997
\$ 0	\$ 3,586	\$ 3,643	\$ 3,700	\$ 8,887	\$ 9,024	\$ 9,162	\$ 9,302	\$ 9,445	\$ 9,590	\$ 9,736	\$ 9,885	\$ 10,037	\$ 95,997
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 41,091	\$ 41,742	\$ 42,402	\$ 101,841	\$ 103,402	\$ 104,988	\$ 106,597	\$ 108,230	\$ 109,888	\$ 111,570	\$ 113,279	\$ 115,012	\$ 1,100,041
\$ 0	\$ 41,091	\$ 82,833	\$ 125,235	\$ 227,075	\$ 330,478	\$ 435,466	\$ 542,063	\$ 650,293	\$ 760,180	\$ 871,751	\$ 985,029	\$ 1,100,041	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 34,160	\$ 34,701	\$ 35,250	\$ 84,663	\$ 85,962	\$ 87,280	\$ 88,617	\$ 89,975	\$ 91,353	\$ 92,752	\$ 94,172	\$ 95,613	\$ 914,498
\$ 0	\$ 177	\$ 180	\$ 183	\$ 440	\$ 447	\$ 453	\$ 460	\$ 467	\$ 475	\$ 482	\$ 489	\$ 497	\$ 4,752
\$ 0	\$ 2,205	\$ 2,240	\$ 2,276	\$ 5,465	\$ 5,549	\$ 5,634	\$ 5,721	\$ 5,808	\$ 5,897	\$ 5,988	\$ 6,079	\$ 6,172	\$ 59,035
\$ 0	\$ 645	\$ 656	\$ 666	\$ 1,600	\$ 1,624	\$ 1,649	\$ 1,674	\$ 1,700	\$ 1,726	\$ 1,752	\$ 1,779	\$ 1,807	\$ 17,279
\$ 0	\$ 2,582	\$ 2,623	\$ 2,664	\$ 6,399	\$ 6,497	\$ 6,596	\$ 6,697	\$ 6,800	\$ 6,904	\$ 7,010	\$ 7,117	\$ 7,226	\$ 69,114
\$ 0	\$ 4,535	\$ 4,606	\$ 4,679	\$ 11,239	\$ 11,411	\$ 11,586	\$ 11,764	\$ 11,944	\$ 12,127	\$ 12,312	\$ 12,501	\$ 12,692	\$ 121,396
\$ 0	\$ 3,227	\$ 3,278	\$ 3,330	\$ 7,998	\$ 8,121	\$ 8,245	\$ 8,372	\$ 8,500	\$ 8,630	\$ 8,762	\$ 8,896	\$ 9,033	\$ 86,393
\$ 0	\$ 753	\$ 765	\$ 777	\$ 1,866	\$ 1,895	\$ 1,924	\$ 1,953	\$ 1,983	\$ 2,014	\$ 2,045	\$ 2,076	\$ 2,108	\$ 20,158
\$ 0	\$ 1,882	\$ 1,912	\$ 1,943	\$ 4,666	\$ 4,737	\$ 4,810	\$ 4,883	\$ 4,958	\$ 5,034	\$ 5,111	\$ 5,190	\$ 5,269	\$ 50,396
\$ 0	\$ 2,689	\$ 2,732	\$ 2,775	\$ 6,665	\$ 6,767	\$ 6,871	\$ 6,976	\$ 7,083	\$ 7,192	\$ 7,302	\$ 7,414	\$ 7,527	\$ 71,994
\$ 0	\$ 3,760	\$ 3,819	\$ 3,880	\$ 9,318	\$ 9,461	\$ 9,606	\$ 9,753	\$ 9,902	\$ 10,054	\$ 10,208	\$ 10,364	\$ 10,523	\$ 100,648
\$ 0	\$ 16,173	\$ 16,429	\$ 16,689	\$ 40,084	\$ 40,699	\$ 41,323	\$ 41,956	\$ 42,599	\$ 43,251	\$ 43,914	\$ 44,586	\$ 45,268	\$ 432,972
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 8,391	\$ 8,523	\$ 8,658	\$ 20,795	\$ 21,114	\$ 21,438	\$ 21,766	\$ 22,100	\$ 22,438	\$ 22,782	\$ 23,131	\$ 23,485	\$ 224,622
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 1,019	\$ 1,035	\$ 1,051	\$ 2,525	\$ 2,563	\$ 2,603	\$ 2,643	\$ 2,683	\$ 2,724	\$ 2,766	\$ 2,808	\$ 2,851	\$ 27,271
\$ 0	\$ 24,237	\$ 24,621	\$ 25,010	\$ 60,069	\$ 60,990	\$ 61,925	\$ 62,874	\$ 63,838	\$ 64,815	\$ 65,808	\$ 66,815	\$ 67,838	\$ 648,839
\$ 0	\$ 6,952	\$ 7,062	\$ 7,174	\$ 17,229	\$ 17,494	\$ 17,762	\$ 18,034	\$ 18,310	\$ 18,591	\$ 18,875	\$ 19,164	\$ 19,458	\$ 186,105
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 20,477	\$ 20,801	\$ 21,131	\$ 50,751	\$ 51,529	\$ 52,319	\$ 53,121	\$ 53,935	\$ 54,761	\$ 55,600	\$ 56,451	\$ 57,315	\$ 548,192
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 5,335	\$ 5,419	\$ 5,505	\$ 13,222	\$ 13,425	\$ 13,631	\$ 13,840	\$ 14,052	\$ 14,267	\$ 14,486	\$ 14,707	\$ 14,932	\$ 142,822
\$ 0	\$ 139,200	\$ 141,404	\$ 143,641	\$ 344,994	\$ 350,285	\$ 355,655	\$ 361,106	\$ 366,639	\$ 372,255	\$ 377,955	\$ 383,740	\$ 389,612	\$ 3,726,486
\$ 0	\$ 139,200	\$ 280,603	\$ 424,244	\$ 769,238	\$ 1,119,523	\$ 1,475,179	\$ 1,836,285	\$ 2,202,924	\$ 2,575,179	\$ 2,953,133	\$ 3,336,873	\$ 3,726,486	-
\$ 0	\$ 180,291	\$ 183,145	\$ 186,043	\$ 446,835	\$ 453,688	\$ 460,643	\$ 467,703	\$ 474,869	\$ 482,143	\$ 489,525	\$ 497,018	\$ 504,624	\$ 4,826,526
\$ 0	\$ 180,291	\$ 363,436	\$ 549,479	\$ 996,314	\$ 1,450,001	\$ 1,910,644	\$ 2,378,348	\$ 2,853,217	\$ 3,335,359	\$ 3,824,884	\$ 4,321,903	\$ 4,826,526	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 180,291	\$ 183,145	\$ 186,043	\$ 446,835	\$ 453,688	\$ 460,643	\$ 467,703	\$ 474,869	\$ 482,143	\$ 489,525	\$ 497,018	\$ 504,624	\$ 4,826,526
\$ 0	\$ 180,291	\$ 363,436	\$ 549,479	\$ 996,314	\$ 1,450,001	\$ 1,910,644	\$ 2,378,348	\$ 2,853,217	\$ 3,335,359	\$ 3,824,884	\$ 4,321,903	\$ 4,826,526	-

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP  
BROWNFIELD PLAN  
Table 4d - Reimbursement of Eligible Activities & Disbursements**

Notes	DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF		Totals
-	State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable) - Estimated State Education Tax (SET) Captured		\$ 0
-	Reimbursement of Local Brownfield Redevelopment Authority Administrative & Operating Expenses	0.00% of Local Tax Capture during Brownfield Plan.	\$ 0
-		0.00% of Local Tax Capture thereafter.	
-	Local Brownfield Redevelopment Authority Site Remediation Revolving Fund (LSRRF)	0.00% of Local Tax Capture during Brownfield Plan.	\$ 187,091
-	Note: The LSRRF will capture an amount equal to 5% of the Eligible Activity amount reimbursed to the Developer, excluding interest and Administrative Activities (e.g., Brownfield & Work Plan Preparation).	0.00% of Local Tax Capture thereafter.	5% of Developer EA Amount =
-		LSRRF is allowed to capture up to: \$ -	\$ 187,091
-	<b>Annual Remaining Revenue Available for Reimbursement</b>		
-	<b>Cumulative Remaining Revenue Available for Reimbursement</b>		
Notes	REIMBURSEMENT OF ELIGIBLE ACTIVITIES		
-	<b>Environmental Activities: Michigan Department of Environmental Quality (MDEQ)</b>		
-	Local Tax Increment Reimbursement		\$ 2,812,476
-	State & Local School Tax Increment Reimbursement (LSO & SET)		\$ 0
-	<b>TOTAL MDEQ REIMBURSEMENT (Eligible Costs)</b>		<b>\$ 2,812,476</b>
-	<b>Non-Environmental Activities: Brownfield Redevelopment Authority (BRA) &amp; Michigan Strategic Fund (MSF)</b>		
-	Local Tax Increment Reimbursement		\$ 1,564,690
-	State & Local School Tax Increment Reimbursement (LSO & SET)		\$ 0
-	<b>TOTAL BRA &amp; MSF REIMBURSEMENT (Eligible Costs)</b>		<b>\$ 1,564,690</b>
-	<b>TOTAL ANNUAL REIMBURSEMENT: BRA, MDEQ &amp; MSF (Eligible Costs)</b>		<b>\$ 4,377,166</b>
-	<b>TOTAL CUMULATIVE REIMBURSEMENT: BRA, MDEQ &amp; MSF (Eligible Costs)</b>		
-	<i>Remaining Unreimbursed Balance</i>		
-	<i>Surplus Revenue from Local Tax Increment (returned to Taxing Jurisdictions on a pro rata basis) =</i>		

**Notes:**

1 Unless amended by the local unit of government, the Plan is anticipated to remain in effect until all approved activities in this Plan are reimbursed.

2 The Eligible Activities projected in this Plan may switch categories if site or environmental conditions change. If conditions change, an Eligible Activity may fall under a different category (such as an Environmental or Non-Environmental Eligible Activity) so long as the Plan does not involve the capture of State School Tax Increment Revenue (i.e., an Act 381 Work Plan). Local Only Tax Capture Plans can adjust between Environmental and Non-Environmental Activity categories.

3 For the Eligible Activities identified in the Plan, the costs of any Activities may be adjusted after the date the Plan is approved by the Brownfield Redevelopment Authority or Governing Body, so long as the costs do not exceed the combined total of all Eligible Activity costs (combined Environmental and Non-Environmental costs) plus, if allowed, a pro-rata contingency amount (but excluding the interest amount), to the extent that the adjustments do not violate the terms of any approved documents, such as a Development Reimbursement Agreement, or Public Act 381 of 1996, as amended.

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024
BP Year Number	0	0	1	2	3	4	5	6	7
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Annual:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

	\$ 0	\$ 0	\$ 180,291	\$ 183,145	\$ 186,043	\$ 446,835	\$ 453,688	\$ 460,643	\$ 467,703
	\$ 0	\$ 0	\$ 180,291	\$ 363,436	\$ 549,479	\$ 996,314	\$ 1,450,001	\$ 1,910,644	\$ 2,378,348

	\$ 0	\$ 0	\$ 180,291	\$ 183,145	\$ 186,043	\$ 446,835	\$ 453,688	\$ 460,643	\$ 467,703
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 180,291	\$ 183,145	\$ 186,043	\$ 446,835	\$ 453,688	\$ 460,643	\$ 467,703

	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

	\$ 0	\$ 0	\$ 180,291	\$ 183,145	\$ 186,043	\$ 446,835	\$ 453,688	\$ 460,643	\$ 467,703
	\$ 0	\$ 0	\$ 180,291	\$ 363,436	\$ 549,479	\$ 996,314	\$ 1,450,001	\$ 1,910,644	\$ 2,378,348
	\$ 4,377,166	\$ 4,377,166	\$ 4,196,875	\$ 4,013,730	\$ 3,827,687	\$ 3,380,852	\$ 2,927,165	\$ 2,466,522	\$ 1,998,818
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Capture Period Ends for  
Developer Reimbursement  
& LSRRF

2025	2026	2027	2028	2029	Totals
8	9	10	11	12	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0

\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-

\$ -	\$ -	\$ -	\$ -	\$ 187,091	\$ 187,091
\$ 0	\$ 0	\$ 0	\$ 0	\$ 187,091	-

\$ 474,869	\$ 482,143	\$ 489,525	\$ 497,018	\$ 317,533	-
\$ 2,853,217	\$ 3,335,359	\$ 3,824,884	\$ 4,321,903	\$ 4,639,435	-

\$ 434,128	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,812,476
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 434,128	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,812,476

\$ 40,741	\$ 482,143	\$ 489,525	\$ 497,018	\$ 55,264	\$ 1,564,690
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 40,741	\$ 482,143	\$ 489,525	\$ 497,018	\$ 55,264	\$ 1,564,690
\$ 474,869	\$ 482,143	\$ 489,525	\$ 497,018	\$ 55,264	\$ 4,377,166
\$ 2,853,217	\$ 3,335,359	\$ 3,824,884	\$ 4,321,903	\$ 4,377,166	-
\$ 1,523,949	\$ 1,041,807	\$ 552,282	\$ 55,264	\$ 0	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 262,269	-

Capture Period Ends for  
Developer Reimbursement  
& LSRRF

**MEMORANDUM**

**TO:** Township Board

**FROM:** Frank L. Walsh  
Frank L. Walsh, Township Manager

**DATE:** October 14, 2016

**RE:** **Transportation Commission**

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During the October 4, 2016 board meeting, the governing body directed staff to place the issue of forming a Transportation Commission on the October 18, 2016 agenda. The issue has been vetted during the previous three board meetings and Tuesday night we are looking for final direction. We can begin seeking candidates once the Township Board determines the number of slots, experience you are seeking from potential members, length of service and mission.

If applicants have 21 days to apply, the Board may choose to appoint the members on November 15, 2016. On Tuesday evening we will seek your continued guidance.

**MEMORANDUM**

**TO:** Board Members

**FROM:** Frank L. Walsh  
Frank L. Walsh, Township Manager

**DATE:** October 14, 2016

**RE:** CATA-Bus Rapid Transit

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During the July 19, 2016 Township Board meeting several resolutions were offered relating to the Capital Area Transportation Authority's (CATA) Bus Rapid Transit (BRT). The relevant section of the July 19 minutes and a response from CATA are attached. The motions adopted in mid-July included the Board's opposition to "the Bus Rapid Transit (BRT) system in the form as proposed by CATA as of July 19, 2016". The second approved motion, offered by Trustee Scales, is as follows:

"If agreement is not reached by October 10, 2016, this issue shall return to the Township Board agenda at the Township Board meeting of October 18, 2016".

Please reference the letter in your packet from CATA dated October 10, 2016. This past week CATA Board Member Julie Brixie, Trustee Ron Styka, Senior Planner Peter Menser, Assistant Township Manager Derek Perry, Community Planning and Development Director Mark Kieselbach and I met with CATA leadership (CEO Executive Director Sandy Draggoo and Assistant Director Debbie Alexander) to discuss the current status of the BRT and the outcome of the community meetings held earlier this month. Board Member Donna Rose was unable to attend the meeting due to caring for a family member who was having surgery.

The meeting revealed that nothing really has changed regarding the "center-running BRT" since the Township Board adopted its opposition on July 19. Although community meetings were held, the scope of the project has not changed. CATA has discussed five (5) different "ideas," however, that may be presented on Tuesday evening.

At this point in the process, and following the July 19 directive, the issues surrounding the BRT are back in the hands of the Township Board. The question remains, what is the position of the Meridian Township Board concerning the current BRT project?

**Attachments:**

1. Approved Township Board Minutes from 7/19/16
2. CATA's Response to 7/19/16 Resolution

Shawn Hammond, Deputy Policy Director, Michigan Environmental Council, 820 N. Verlinden, Lansing, believed the BRT to be a major benefit for the community. He pointed to studies from the University of Utah which looked at Eugene, Oregon, a similarly populated city with similar “set up” (multiple downtowns and a university). Mr. Hammond pointed to a 12% increase in rent along Eugene’s BRT corridor, a 10% increase in jobs within ¼ mile of the corridor, an increase in all business types within ½ mile of the corridor and a four (4) to one (1) return on investment. Relative to traffic studies, he indicated the model for the BRT was generated at the federal level and he believed it to be overly conservative as it does not take into account increased ridership due to “avoided” car rides. Mr. Hammond urged the Board to defeat this resolution before it and continue to have dialogue with CATA and supporters of the BRT to work out the concerns in order to build a better project for the greater Lansing area.

Rhonda Bueche, 4126 Leeward Drive, Okemos, believed the area does not need a BRT to have safe crosswalks on Grand River. She addressed the need for available public transit for all segments of the population.

Bill Collette, 2373 Barnsbury Road, East Lansing, requested the BRT resolution be amended to specifically state Board opposition to the BRT in its current form. He noted a provision contained in Michigan’s Uniform Traffic Code states there will not be any U turns allowed in business districts. Mr. Collette once again requested a traffic impact study be conducted.

Supervisor Pro Tem Styka closed Public Remarks.

A. BRT Resolution

**Trustee Veenstra moved [and read into the record] NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, as follows:**

**The Township Board of the Charter Township of Meridian is committed to ensuring that its residents are provided with an effective and efficient system of public transportation; and The Township Board of the Charter Township of Meridian hereby opposes the Bus Rapid Transit (BRT) system in the form as proposed by CATA as of July 19, 2016; and**

**The Township Board of the Charter Township of Meridian hereby commits to serving as a conduit between the citizens and business owners and operators of Meridian Township to assist in resolving the issues and concerns between its citizens and business owners/operators and CATA, and to work towards a public transportation system that meets the needs of the residents of Meridian Charter Township.**

Seconded by Trustee Scales.

Trustee Scales offered the following amendment:

- Add the last resolve to read: **“BE IT FURTHER RESOLVED, the Clerk of the Charter Township of Meridian is directed to send a copy of this resolution to all parties where previous copies of Township support of the Bus Rapid Transit were officially transmitted.”**

Seconded by Trustee Veenstra.

Board discussion:

- Board resolution does not effectively communicate what the Board has communicated to “others”
- Faith in the Clerk he will send copies of the latest resolution to all relevant parties

VOICE VOTE: Motion carried 5-0.

**Trustee Scales offered the following amendment:**

- **Add language after the second paragraph in the NOW THEREFORE BE IT RESOLVED clause to read: “If agreement is not reached by September 30, 2016, this issue shall return to the Township Board agenda for action at the first Township Board meeting of October, 2016.”**

**Seconded by Trustee Veenstra.**

Board discussion:

- Resolution identifies the problem but does not provide for resolution of the problem or a timeline for that resolution
- Board member belief it is the Board’s responsibility to handle this situation
- Amendment gives the Board and CATA a date certain (60+ days) to resolve its differences or it reverts back to the Board for action
- Board member belief the amendment language to take action at the next meeting after the date certain is premature as it is a complex issue
- Concern whether the amendment is necessary if the Board is on record in opposition to the BRT in its current form
- Board member preference for business owners and CATA representatives to sit down and look at the BRT on an intersection-by-intersection basis and driveways for individual businesses
- Board member preference to engage all facets of the community in the aforementioned dialogue
- Board member belief the deadline is too optimistic
- Board member reminder he previously proposed the strongest advocates against the BRT and the strongest proponents for the BRT as well as interested citizens to come together for a discussion
- If the BRT issue cannot be resolved the Board, as the conduit, needs to take a definitive position

ROLL CALL VOTE: YEAS: Trustee Scales, Veenstra

NAYS: Trustee Styka, Treasurer Brixie, Clerk Dreyfus

Motion failed 2-3.

**Treasurer Brixie offered the following amendment:**

- **Add a WHEREAS clause to read: WHEREAS, Meridian Township residents and businesses should be provided a public forum that allows CATA and the public ample opportunity to engage each other in a meaningful and productive manner regarding the proposed BRT; and**

**The motion died for lack of a second.**

Board discussion:

- Need to ascertain the cost benefit ratio of the BRT
- Rationale for why the CATA BRT costs 3.5 times the BRT in Grand Rapids
- Board member preference for CATA to fully disclose, in writing, where the money for the BRT is coming from
- Board member preference for CATA to provide comprehensive details, in writing, on how the money for the BRT project will be spent
- Board member statement he has a duty to taxpayers not to approve a project unless he knows in enough detail how the money will be spent to make a decision whether the spending is warranted
- Board member belief proponents of the BRT mix transportation improvements (e.g., additional traffic lights) with rationale for the BRT

**Trustee Scales offered the following amendment:**

- **Add language after the second paragraph in the NOW THEREFORE BE IT RESOLVED clause to read: “If agreement is not reached by October 10, 2016, this issue shall return to the Township Board agenda at the Township Board meeting of October 18, 2016.”**

**Seconded by Clerk Dreyfus.**

Board discussion:

- Amendment provides a specific deadline, but allows the Board to enter into discussion if “headway” is not being made
- Amendment provides approximately three (3) months for both sides to work on this issue
- If not progress is made, the amendment does not require immediate Board action after the deadline

VOICE VOTE: Motion carried 4-1. (Treasurer Brixie)

**Treasurer Brixie offered the following amendment:**

- **Add the following language as a statement between the two paragraphs in the THEREFORE BE IT RESOLVED clause: “Meridian Township desires to have better engagement of all facets of our community in the design process of the BRT; and**

**Seconded by Trustee Styka.**

Board discussion:

- Business owners and residents have come to the Board with many concerns about the design of the BRT
- Board member belief the second paragraph of the NOW THEREFORE BE IT RESOLVED clause says the same thing and this amendment is unnecessary

VOICE VOTE: Motion failed 1-4. (Trustees Scales, Styka, Veenstra, Clerk Dreyfus)

**Trustee Veenstra moved to amend the title of the resolution to read: Resolution for Meridian Township to Oppose the Capital Area Transportation Authority’s (CATA) Current Plan for a Center-Running Bus Rapid Transit (BRT) Along the Grand River Corridor**

**Seconded by Clerk Dreyfus.**

VOICE VOTE: Motion carried 4-1. (Treasurer Brixie)

Board discussion:

- Board member supporter of reducing congestion and improving safety along the Grand River Corridor
- Board member endorsement for a “transformational” BRT proposal which is cost effective, improves capacity, makes it easy to use public transit, improves the bus riding experience and is beneficial for seniors and residents with disabilities
- Current BRT proposal does not meet the criteria for a “transformational” project
- Opposition to the BRT in its current form does not mean the Board is not supportive of positive economic development along Grand River
- Opposition to the BRT in its current form does not mean the Board does not want to transform the Grand River Corridor with appropriate mixed use developments
- Meeting with all stakeholders will allow the group to develop an improved BRT plan through compromise
- Board member preference for a Meridian Township Transportation Commission to be established which would hold public hearings, seek stakeholder input and provide an exhaustive analysis after extensive research
- Resolution is a positive statement the voices of citizens count and elected officials listen to their constituency
- BRT would not add a new route, but will change Route 1
- Resolution states the current BRT plan is unacceptable in its current form
- Resolution opens a time-limited door for real dialogue
- Resolution is not in opposition to public transportation
- Importance of not having bus stops moved for residents with disabilities
- Current BRT plan creates a barrier between businesses and the community

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Clerk Dreyfus  
NAYS: Treasurer Brixie  
Motion carried 4-1.

[Supervisor Pro Tem Styka recessed the meeting at 8:35 P.M.]

[Supervisor Pro Tem Styka reconvened the meeting at 8:51 P.M.]

- B. Rezoning #16020, 1792 Hamilton Road, RC (Multiple Family) to PO (Professional and Office)  
**Treasurer Brixie moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. \_\_\_\_\_, entitled "Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Petition #16020 (Pete Potterpin) from RC (Multiple Family, 14 units per acre) to PO (Professional and Office).**

**BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.**

**Seconded by Trustee Veenstra.**

Board discussion:

- Owner of the property wants to expand his building onto the property to the west

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 5-0.

- C. 2016 Action Plan- Goals & Objectives-6 Month Report  
Manager Walsh and the Management Team provided an update on the Top Ten board approved 2016 Goals and Objectives as outlined in staff memorandum dated July 14, 2016.

Board and staff discussion:

- The Police and Fire Departments are competing with all other agencies in this community
- Concern that without a comparable benefit package, Meridian Township will lose out to the competition
- Township has already lost out to the competition in both departments, specifically for minorities
- An action to reduce benefits to current employees will reduce the Township's ability to continue to hire quality employees
- City of East Lansing is under a financial review team
- Staff concern with sustainability of an 80% pension after 25-30 years
- Pension fund is "drowning in debt"
- Without looking at the Township's pension benefits and police and fire revenue, this community will be unable to make its pension payments in five (5) to seven (7) years, or less, depending on the rate of return
- Pension fund rate of return is currently set at 7.75% and the rate of return is less than 2% for 2016
- Staff statement the numbers showing how underfunded the pension fund is "woefully" inaccurate as it is "much more underfunded"
- Pension fund is currently funded at 57% and falling
- Changing the benefits for new employees does "nothing" to stop the erosion going on in the currently promised benefits
- Staff believes the Township's pension fund will be \$50-\$60 million in debt in the next few years
- Comparison between Meridian Township's millage of approximately 8 mills to support local government v. East Lansing's 19 mills
- Township must "live within its means"



October 10, 2016

Meridian Township Board  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864

Dear Members of the Meridian Township Board:

On Tuesday, July 19, 2016, a resolution was passed by your Board requesting that, by Monday, October 10, 2016, CATA reach an agreement with the Meridian Township community regarding the proposed design of the Bus Rapid Transit (BRT) system along Grand River Avenue in Meridian Township. Since that time, CATA has made a concerted effort to balance this request from Meridian Township with the Federal Transit Administration's (FTA) regulation that guides the decision making process for the design of the proposed BRT.

A summary of our efforts is described below:

### We Listened and Answered Questions

First, two community meetings were held in Meridian Township on Tuesday, August 16, to help gather feedback and answer questions about the CATA Bus Rapid Transit project for the Michigan Avenue/ Grand River Avenue corridor. The first meeting was held from 3:30 p.m. to 5:30 p.m. at the Meridian Township Municipal Building at 5151 Marsh Rd., while the second was from 6:30 p.m. to 8:00 p.m. at the Meridian Township Fire Station at 5000 Okemos Rd. All communities along the corridor were welcome to attend and a total of about 100 people attended.

The meetings began with a brief overview of the BRT. Illustrations of four intersections were provided to help attendees better understand what is being proposed. Those attending were asked to tell CATA their comments regarding the design of the project at the first meeting. This took longer than expected, leaving little time for the consultant team to provide answers. The format of the second meeting was adapted by listing the main issues raised in the first meeting and providing those answers. Then CATA took additional questions as time permitted. In addition, a video, which had been available on CATA's website for some time, was shown at the start of the second meeting that helped attendees visualize the concept.



The questions asked at both the 3:30 p.m. and 6:30 p.m. meetings, grouped by topic, were recorded and a written summary of the questions with answers was prepared. This document was emailed to all those who provided CATA with their email address on August 30, 2016, and was posted on CATA's website at <https://www.cata.org/About/Bus-Rapid-Transit/Environmental-Assessment/Public-Meetings>.

### **We Met With Emergency Responders**

Next, our CATA BRT Project Team invited emergency responders to meet and discuss the proposed alignment. Fire and police officials from the City of Lansing, City of East Lansing and Meridian Township provided information to CATA about their utilization of the Michigan Avenue and Grand River Avenue today. The City of East Lansing discussed how they respond to emergencies where medians exist today. CATA explained the BRT plan and specifically the BRT dedicated lanes and proposed median installations. The discussion continued regarding possible design elements and median treatments that were available. These discussions were very helpful in better understanding the police and fire operations. All parties agreed to continue conversations as the project progresses.

### **We Presented and Listened Again**

The CATA BRT Project Team then went to work brainstorming various ideas aimed at addressing the concerns raised during these discussions with the public and emergency responders. Preliminary work was completed and we met with small segments of some of our governmental units to brainstorm. We did evaluation of the viability of various ideas in terms of the impact on the capital costs, operating and maintenance costs, ridership growth potential, and further environmental concerns. There were over ten ideas that surfaced that were consolidated down to the five that were presented to the public.

This work was shared with the community at three public presentations held along the corridor:

- Monday, October 3 – 5:30-6:30 p.m. at the Hannah Center in East Lansing
- Tuesday, October 4 – 6:30-8:00 p.m. at the Allen Neighborhood Center in Lansing
- Wednesday, October 5 – 6:00-7:30 p.m. at the Okemos Masonic Center

Each of the three presentations were well attended with over 100 people at each, some attending more than one session. The CATA BRT Project Engineering Team explained the five basic ideas along with their associated characteristics, opportunities, and challenges. Attendees were provided with comment cards at the beginning of the meeting and were asked to write their questions about these designs on these cards during the presentation. These comment cards were then collected. The moderator read the questions and the Professional Engineers provided the answers. Some questions required information the Engineers did not have. A summary of the questions asked at all three meetings, grouped by topic, and answers is being prepared and will be made available on CATA's website.

### What's Next?

The Draft Environmental Assessment on the current project was submitted to the Federal Transit Administration on August 19, 2016, and is under review by the coordinating agencies and FTA. CATA will receive comments from the FTA and will modify the Draft Environmental Assessment accordingly. Once the document is approved for release, the Draft Environmental Assessment will be made available to the public for review and comment, in writing or during the public hearings.

CATA takes the concerns of our community seriously. Since January 2016, CATA has published three documents in direct response to the concerns of the community to address the questions and comments received. We have attended over a dozen community meetings to further explain the project, listen to concerns and provide answers. We have produced additional graphics to pictorially show how the proposed BRT will look and work. CATA also provided the corridor map, a depiction of the four intersections, a description of the station, and the location of the current stops and the proposed stations in braille format for community members who are blind.

The regional leaders set a vision a few years ago to become a World Class Community. CATA is responding to this vision to bring the transportation infrastructure to facilitate the change and growth this vision reflects. This project is more than transit travel time improvements. It brings opportunity for improvements to all modes of travel throughout the corridor. It is our hope that the Meridian Township Board will join the region in this vision and in taking this step in growing this critical, dynamic "main street" that will facilitate the lifestyle changes desired to succeed into the future.

As requested by you, we have listened to the community, answered their questions, and responded to many of their comments with consideration of further ideas for addressing them. CATA is, and must follow the process required by the FTA regulations when developing a project within the Small Starts program. We trust you will respect our responsibility to our oversight and funding agency.

We feel we have met the spirit of your resolution of July 19<sup>th</sup> when you stated that you wanted to "work towards a public transportation system that meets the needs of the residents of Meridian Charter Township".

We should continue along the path where we have already made great strides and accomplishments. We therefore respectfully ask that this issue be left in our hands to move forward in our listening process and in our federal process.

Sincerely,



Sandra L. Draggio  
CEO/Executive Director

## MEMORANDUM

TO: Township Board

FROM: Miriam Mattison  
Miriam Mattison, Finance Director

DATE: October 18, 2016

RE: **September 2016 Budget Amendment Request**

The September 2016 Amended Budget is attached. It reflects the recommended Budget amendments that are detailed in Exhibit A. These amendments result from revenues and expenditures that were unknown during the original budget process.

Amendments to the General Fund include an \$892,800 reallocation of the additional MERS payment. The Police budget includes a \$15,500 request for a new fingerprint machine. They will be reimbursed in January 2017 for equipment from grant funds. The Accounting budget includes an increase in operating supplies of \$3,000 for utility bills and an increase for audit and professional services of \$14,100 and \$5,710. This is for the services of Plane & Moran to help with year-end processing and audit during the vacancy of the Finance Director. These increases are offset with a reduction from the salaries budget.

The Projected Fund Balance for the General Fund is based on budgeted financial results at year-end. Final numbers for 2016 will not be available until after the audit.

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

Fund Balance at 12/31/15 per audit		\$7,603,982
Budgeted Results of Operations - 2016		
Revenues per original budget	17,969,535	
Expenditures per original budget	<u>19,087,102</u>	
Original Budgeted Use of Fund Balance	(1,117,567)	
Amendments from February 2016	(245,100)	
September 2016 budget amendments	(16,634)	
Projected Use of Fund Balance		<u>(1,379,301)</u>
Projected Fund Balance at 12/31/16		<u>\$6,224,681</u>
Fund Balance/Average Monthly Expenditures		<u>3.91</u>

The Community Needs Fund is continuing to experience a high volume of need in the community and we are requesting an amendment to the emergency fund account. The Revolving Energy Fund is requesting to use a portion of the funds received from Consumers Energy's incentive program for LED lights in the parking lot. The Township improvement revolving fund (TIRF) is requesting the use of the fund balance to cover additional cost for Lake Lansing watershed and Kansas/Newton sewer project. The Sewer Fund is being amended due to higher than budgeted cost for the sewage treatment facility. The Water Fund is being amended due to higher than budgeted contractual services and customer installation expenditures.

Please feel free to call me if you have any questions about the attached information. My direct-dial phone number is 853-4104.

The following motion is proposed:

**MOVE TO APPROVE THE SEPTEMBER 2016 BUDGET AMENDMENTS WITH A DECREASE IN BUDGETED FUND BALANCE FOR THE GENERAL FUND IN THE AMOUNT OF \$16,634 WHICH PROJECTS A USE OF FUND BALANCE OF \$1,379,301. BASED ON AUDITED 2015 RESULTS, THE PROJECTED FUND BALANCE AT DECEMBER 31, 2016 WILL BE \$6,224,681.**

**Attachment:**

1. September 2016 Budget Amendment Financial Information

September  
 Budget Amendments  
 2016

Department	Amount	Explanation	Account
<b>GENERAL FUND</b>			
<i>Revenue</i>			
	Total Revenue		0
<i>Expenditures</i>			
General Government- Pension	-\$892,800	Transfer the Additional MERS payment to the effected funds	101-170.173-717.000
General Government- Pension	\$188	Additional MERS Payment	101170.191-717.000
General Government- Pension	\$12,696	Additional MERS Payment	101-170.201-717.000
General Government- Pension	\$7,627	Additional MERS Payment	101-170.209-717.000
General Government- Pension	\$12,800	Additional MERS Payment	101-170.215-717.000
General Government- Pension	\$12,510	Additional MERS Payment	101-170.226-717.000
General Government- Pension	\$7,255	Additional MERS Payment	101-170.230-717.000
General Government- Pension	\$8,097	Additional MERS Payment	101-170.253-717.000
General Government- Pension	\$5,041	Additional MERS Payment	101-170.268-717.000
General Government- Pension	\$5,314	Additional MERS Payment	101-170.269-717.000
General Government- Pension	\$2,494	Additional MERS Payment	101-170.276-717.000
General Government- Pension	\$1,112	Additional MERS Payment	101-170.277-717.000
General Government- Pension	\$297,081	Additional MERS Payment	101-300.301-717.000
General Government- Pension	\$413,074	Additional MERS Payment	101-300.336-717.000
General Government- Pension	\$9,189	Additional MERS Payment	101-300.371-717.000
General Government- Pension	\$12,425	Additional MERS Payment	101-300.400-717.000
General Government- Pension	\$1,416	Additional MERS Payment	101-600.749-717.000
General Government- Pension	\$3,458	Additional MERS Payment	101-750-753-717.000
General Government- Pension	\$3,766	Additional MERS Payment	101-750-754-717.000
General Government- Pension	\$5,262	Additional MERS Payment	101-750-758-717.000
<b>Administrative Services</b>			
General Government- Insurance	30,000	Higher than budgeted insurance due to additional claims.	101-170.173-812.000
General Government- Telephone & Data Services	-30,000	Lower than budgeted expenses	101-170.173-921.000
General Government- Street Lights	-30,000	Lower than budgeted expenses	101-170.173-922.000
General Government- Cell Phone Reimbursements	4,500	Higher than budgeted # of staff receiving Reimbursement	101-170.173-921.000
General Government- Unemployment Compensation	5,500	Higher than budgeted claims	101-170.173-924.000
General Government- Contractual Services	1,500	Higher than budgeted expenses	101-170.173-820.000
<b>Elections</b>			
General Government- Salaries - Aug. Primary	5,350	Higher than budgeted expenses	101-170.191-701.130
General Government- Salaries - Presidential Primary	1,700	Higher than budgeted expenses	101-170.191-701.150
General Government- Overtime	5,000	Higher than budgeted expenses	101-170-191-706.150
General Government- Pension	3,000	Higher than budgeted expenses	101-170.191-717.000
<b>Accounting</b>			
General Government- Salaries	-20,000	Lower than budgeted expenses - Employee turnover	101-170.201-701.000
General Government- Sick Leave Incentive Pay	-1,000	Lower than budgeted expenses - Employee turnover	101-170.201-702.000
General Government- Longevity	-1,000	Lower than budgeted expenses - Employee turnover	101-170.201-710.000
General Government- FICA	-1,000	Lower than budgeted expenses - Employee turnover	101-170.201-714.000
General Government- Health Insurance	-4,000	Lower than budgeted expenses - Employee turnover	101-170.201-715.000
General Government- Operating Supplies	3,000	Higher than budgeted expenses - Utility bills	101-170.201-728.000
General Government- Audit	14,100	Higher than budgeted expenses - Plante & Moran	101-170.201-807.000
General Government- Professional Services	5,710	Higher than budgeted expenses - Plante & Moran	101-170.201-821.000
General Government- Office Equipment & Furniture	1,000	Higher than budgeted expenses - New office chair	101-170.201-980.000
<b>Clerk</b>			
General Government- Salaries	-13,000	Lower than budgeted expenses - Employee turnover	101-170.215-701.000
General Government- Overtime	6,000	Higher than budgeted expenses - Employee turnover	101-170.215-702.000
<b>Admin &amp; Human Resources</b>			
General Government- Actuarial Services	4,800	Higher than budgeted expenses - GASB 68	101-170.226-809.000
General Government- Training	1,100	Higher than budgeted expenses - Payroll training	101-170.226-819.000
<b>Treasurer</b>			
General Government- Overtime	1,000	Higher than budgeted expenses - Employee turnover	101-170.253-706.000
General Government- Health Insurance	-1,000	Lower than budgeted expenses - Employee turnover	101-170.253-715.000
General Government- Flexible Benefit	700	Higher than budgeted expenses - Employee turnover	101-170.253-715.010
<b>Watershed Management</b>			
General Government- Contractual Services	5,000	Higher than budgeted expenses	101-170.260-820.000
<b>Grounds Maintenance</b>			
General Government- Salaries Temporary	7,000	Higher than budgeted expenses	101-170.269-701.080
General Government- Longevity	1,150	Higher than budgeted expenses	101-170.269-710.000
<b>Police</b>			
General Government- Machinery and Equipment	15,500	Higher than budgeted expenses - new fingerprint machine will be reimbursed next year with grant funds	101-300.301-979.000
<b>Fire Department</b>			
General Government- Salaries	-70,000	Lower than budgeted expenses - Employee turnover	101-300.336-701.000
General Government- Overtime	50,000	Higher than budgeted expenses - Employee turnover	101-300.336-706.000
General Government- Auto Allowance	7,200	Not budgeted	101-300.336-723.000
<b>Recreation</b>			
General Government- Overtime	1,400	Higher than budgeted expenses	101-750.754-706.000
General Government- Youth Baseball/Softball	2,100	Higher than budgeted expenses	101-750.754-882.910
General Government- Recreation Program Expenses	-9,000	Lower than budgeted expenses	101-750.754-882.500

September  
Budget Amendments  
2016

Department	Amount	Explanation	Account
<b>Park Maintenance</b>			
General Government- Pension	3,400	Higher than budgeted expenses	101-750.758-717.000
General Government- Auto Allowance	6,000	Not budgeted	101-750.758-723.000
General Government- Radio Maintenance	500	Higher than budgeted expenses	101-750.758-827.000
<b>Associations and Authorities</b>			
General Government - Conv/Visitors Bureau	3,420	Higher than budgeted expenses- Visitor Guide Ads	101-850.882-825.010
Total General Government	<u>-55,366</u>		
Other - Transfer Out	<u>\$72,000</u>	Transfer the Additional MERS payment to the effected funds	
Total Other	<u>72,000</u>		
Total Expenditures	<u>16,634</u>		
Net from Fund Balance	<u><u>-\$16,634</u></u>		
 <b>SPECIAL REVENUE FUNDS</b>			
<b>Pedestrian Bike Path (204)</b>			
Revenue - Transfer In	\$1,400	Transfer the Additional MERS payment to the effected funds	204-000.000-699.000
Expenditures - Pension	<u>1,400</u>	Additional MERS Payment	204-440.450-717.000
Net from Fund Balance	<u><u>\$0</u></u>		
 <b>Park Millage (208)</b>			
Revenue - Transfer In	\$10,600	Transfer the Additional MERS payment to the effected funds	208-000.000-699.000
Expenditures - Pension	\$3,233	Additional MERS Payment	208-750.753-717.000
Expenditures - Pension	\$2,837	Additional MERS Payment	208-750.756-717.000
Expenditures - Pension	<u>4,530</u>	Additional MERS Payment	208-750.756-717.000
Net from Fund Balance	<u><u>\$0</u></u>		
 <b>Cable TV Fund (230)</b>			
<b>Revenue</b>			
Revenue - Transfer In	<u>\$3,200</u>	Transfer the Additional MERS payment to the effected funds	230-000.000-699.000
Total Revenue	<u>3,200</u>		
<b>Expenditures</b>			
Expenditures - Pension	3,200	Additional MERS Payment	230-000.000-123.100
Expenditures - Salaries	-13,000	Lower than budgeted expenses - Employee turnover	230-750.806-701.000
Expenditures - Temporary	10,000	Higher than budgeted expenses - Employee turnover	230-750.806-701.080
Expenditures - Overtime	10,000	Higher than budgeted expenses - Employee turnover	230-750.806-706.000
Expenditures - Legal fees	6,100	Higher than budgeted expenses - Metro Act	230-750.806-808.000
Expenditures - Software	<u>-13,100</u>	Lower than budgeted expenses	230-750.806-978.000
Total Expenses	<u>3,200</u>		
Net From Fund Balance	<u><u>\$0</u></u>		
 <b>Community Needs Fund (250)</b>			
Expenditures - Emergency Fund	<u>6,000</u>	Higher than budgeted needs from the community	250-000.000-956.070
Net from Fund Balance	<u><u>-\$6,000</u></u>		
 <b>Revolving Energy Fund (275)</b>			
Revenue - Energy Payments	<u>\$2,600</u>	Consumers Energy Incentive payment	275-000.000-685.000
Total Revenue	<u>2,600</u>		
Expenditures - Contractual	<u>750</u>	Higher than budgeted expenses - Install LED parking lot lights	275-000.000-820.000
Net to Fund Balance	<u><u>\$1,850</u></u>		

September  
Budget Amendments  
2016

Department	Amount	Explanation	Account
<b>CONSTRUCTION FUNDS</b>			
<b>FIRF (246)</b>			
Expenditures - Lake Lansing Watershed	35,000	Higher than budgeted	246-000.000-972.020
Expenditures - Construction/Improvements	<u>180,000</u>	Higher than budgeted - Kansas/Newton Sewer	246-000.000-974.000
Net from Fund Balance	<u><u>\$215,000</u></u>		
<b>Sewer Fund (590)</b>			
Revenue - Transfer In	\$17,400	Transfer the Additional MERS payment to the effected funds	590-000.000-699.000
Expenditures - Pension	\$4,224	Additional MERS Payment	590-440.441-717.000
Expenditures - Pension	\$4,366	Additional MERS Payment	590-440.447-717.000
Expenditures - Pension	8,810	Additional MERS Payment	590-440.538-717.000
Expenditures - Sewer Maintenance - Operating Suplies	3,000	Higher than budgeted	590-440.538-728.000
Expenditures - Engineering Professional services	6,500	Higher than budgeted - N. Okemos pump station	590-440.447-821.000
Expenditures - Sewage Treatment	<u>400,000</u>	Higher than budgeted - City of East Lansing	590-440.527-820.000
Net from Fund Balance	<u><u>\$409,500</u></u>		
<b>Water Fund (591)</b>			
Revenue - Transfer In	\$27,800	Transfer the Additional MERS payment to the effected funds	591-000.000-699.000
Expenditures - Pension	\$4,898	Additional MERS Payment	591-440.441-717.000
Expenditures - Pension	\$5,321	Additional MERS Payment	591-440.447-717.000
Expenditures - Pension	17,581	Additional MERS Payment	591-440.537-717.000
Expenditures - Engineering Professional Services	4,500	Higher than budgeted - N. Okemos pump station	591-440.447-821.000
Expenditures - Engineering Professional Dues	1,200	Higher than budgeted	591-440.447-825.000
Expenditures - Water Maint Contractual Services	6,200	Higher than budgeted	591-440.537-820.000
Expenditures - Water Maint Customer Installation	<u>28,000</u>	Higher than budgeted	591-440.537-972.000
Net from Fund Balance	<u><u>\$39,900</u></u>		