



SPECIAL MEETING AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Economic Development Corporation
October 8, 2020 7:30 am
5151 Marsh Road, Town Hall Room

1. CALL MEETING TO ORDER
2. MISSION: Set the standard in creating an entrepreneurial culture; be the example for revitalization of our business districts and be the leaders in building sustainable public/private partnerships.
3. APPROVAL OF AGENDA
4. CONSENT AGENDA
 - A. Minutes- October 01, 2020
5. PUBLIC REMARKS
6. NEW BUSINESS
 - A. Meridian Township Redevelopment Fund (MRF)- Village of Okemos, LLC Development Application
7. OPEN DISCUSSION/BOARD COMMENTS
8. PUBLIC REMARKS
9. NEXT MEETING DATE
 - A. November 5, 2020, 7:30am
10. ADJOURNMENT



Charter Township of Meridian
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, October 1, 2020– Minutes -DRAFT

Members

Present: Jade Sims, Joel Conn, Treasurer Phil Deschaine, David Ledebuhr, Tom Conway, Brenda Chapman, Township Manager Frank Walsh, Trustee Kathy Ann Sundland, Mikhail Murshak, Kimberly Thompson and Adam Carlson

Members

Absent: Shawn Dunham

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Planning Commissioner Peter Trezise, Community Planning & Development Director Mark Kieselbach

1. CALL MEETING TO ORDER

Chair Sims called the meeting to order at 7:30 am and Member Thompson read the mission statement.

2. **MISSION:** Set the standard in creating an entrepreneurial culture, be the example for revitalization of our business districts, and be the leaders in building sustainable public/private partnerships.

3. INTRODUCTION

The New Neighborhoods & Economic Development Director Amber Clark spoke about work in City of Jackson with the past 10 years spurring recent downtown development. She is recent MSU grad that moved to Haslett in 2016.

4. APPROVAL OF THE AGENDA

MOTION BY MEMBER CONN TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 11-0.

5. CONSENT AGENDA

- a. Minutes-August 6, 2020
- b. Financial Report
- c. Development Projects

MOTION BY MEMBER CHAPMAN TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CONWAY. MOTION PASSES 11-0.

6. PUBLIC REMARKS

None.

7. NEW BUSINESS

a. MABA-Gift Card Program

Director Clark gave a short update on the MABA -Gift Card Program. It is a \$1000 from MABA, with a match of funds of \$1,000 from the Meridian EDC. Chair Jade Sims requested if Director Clark did receive an update from MABA regarding the gift card program. She did share that she was in contact with Chaz C and Jen of MABA about whether the gift cards could purchase alcoholic beverages. Chaz explained that once the agreement and conditions are signed there is no real way of tracking that purchase. Gift cards are like cash and should someone purchase a beverage with their food that is an authorized purchase.

Amber did confirm that the gift card program would be for Meridian township businesses and would not be eligible for businesses not within the township.

8. OLD BUSINESS

a. Committee Reports

We plan to reengage the business promotion committee after the election. Director Clark spoke that she has the recent conversations and work that was started by Ken Lane. Chair Sims spoke regarding the Communications Department needing to wait until after the election.

Regarding the school district engagement committee, Director Clark reported the schools will have some re-engagement from the Township soon. With COVID-19, the golf carts are on a hold right now.

b. Business Needs Survey

If anyone has changes, please send them to Director Clark and she will work with the Communications Department to send it out after the election.

9. TOWNSHIP REPORTS

a. Township Board

Trustee Sundland discussed the following items:

- SUP for Andev group behind Indian lakes neighborhood- senior complex for independent and assisted living.
- The 2021 recommended budget was approved.
- Pine Village Brownfield Plan considering a \$12 million capital investment and a \$2 million for brownfield reimbursement -15 year project.

b. Township Manager

- The total investment in the community through August of 2019 was \$38 Million versus \$41.6 million in investment through August 2020.

- \$700k for Redevelopment funds Working with Village of Okemos to get building down by Dec 15th. Incentivized interest rates if they act quickly the interest rate increases. Solar \$100k for each year 2018-2019. 2020 for \$300k.
 - Silverleaf 150 homes
 - Copper creek 125 homes
 - Silverstone on Powell and Grand River 28 Homes
 - Buddies Pizza, Anna's House, Harris Nature Center, Marketplace on the Green ribbon cutting on October 7th at 4:00pm.
- c. Planning Commission
Director Kieselbach provided a summary of recent Planning Commission activities.
- d. Chair
No report.
- e. Staff
- Consumers Energy has some assistance for businesses and residents seeking funds to pay for utility bills. Director Clark reached out to the PR manager to clarify as 211 is helping to facilitate the income qualified program.
 - Following up with MABA about the gift card program,, deadlines getting up to speed.
 - Made many introductions this week with more to go! Yesterday Director Kieselbach and Director Clark met briefly with LEAP and SmartZone representatives to get a feel for this upcoming opportunity. SmartZone related to Local Development Financing Authority administration through MEDC (City of Lansing, East Lansing and after Board approval Meridian Township).
 - The SmartZone is a (TIF) Authority that will establish much like the Corridor Improvement Authority did with the emphasis on capturing tax increment increases to divert back to the specified area. Director Lane may have mentioned this was something he and the Township were working on. The initial Authority's TIF plan was to capture for 15 years which ends in June of 2021. They will extend for another 5 years to continue this work and Meridian Township will become a new member with approval by the board.
 - Getting the list of all 42 grantee awards make sure that we send a letter of congratulations.

10. COMMUNITY REPORTS

- a. Meridian Mall
COVID hit and is presenting many challenges. It is a jewel in the CBL properties issues. They are excited about the Marketplace on the green project. CBL is in a bankruptcy scenario. They will restructure and will do their best to move forward. JCP has been sold and they are negotiating to keep the stores open. Paid \$660K tax bill. \$0 on the property as of now.
- b. Marketplace on the Green
The Market has had a large following and participation. Many vendors are seeing a 200% increase in sales. The Farmers' market is a safe way to shop.
- c. MABA
Shawn is still on the board. Meetings are monthly no update at this meeting.

11. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- November 5, 2020 at 7:30am

14. ADJOURNMENT

Hearing no objection, Chair Sims adjourned the meeting.



To: Meridian EDC Board Members
From: Amber Clark, Neighborhoods & Economic Development Director
Date: October 8, 2020- Special Meeting
Re: Meridian Redevelopment Fund Application—Village of Okemos

Village of Okemos, LLC, on behalf of the Downtown Okemos development project (“Village of Okemos”), has submitted an application for grant funding from the Meridian Redevelopment Fund (“MRF”). This project proposes, mixed use development occupying two blocks of real estate in downtown Okemos, MI. The current balance of the MRF is \$532,000. As specified in the attached application, this project and developers are requesting \$85,481.44.

As Economic Development Director, I have reviewed the application and determined that it is complete and eligible for consideration by the Meridian EDC. The applicant has reduced the request for funds significantly than what was proposed in the application from September of 2019. Please see the additional exhibits included with the application including a memo to explain the details of the project and site locations.

Under the MRF program, the Meridian EDC reviews submitted applications and decides to approve or deny funding requests. The Meridian EDC may reach a decision on an application over the course of multiple meetings. If the Meridian EDC votes to approve a funding request, that approval recommendation will be provided to the Township Board for its consideration.

Based on an approval recommendation from the Meridian EDC, the Township Board will assess the public purpose of a project and, if approved, hold a public hearing to consider an MRF application. The Township Board will ultimately decide to approve or deny a funding request. The Township Board may reach a decision on an MRF application over the course of multiple meetings.

Representatives of Village of Okemos plan to attend the Meridian EDC’s Special October 8, 2020 meeting to present the application and respond to questions.

Attachments:

1. Meridian Redevelopment Fund Application—Village of Okemos

Village of Okemos

Project Overview

October 5, 2020

The Village of Okemos is a proposed, mixed-use development occupying two blocks on the West side of Okemos Road in Downtown Okemos. The project proposes to build 290,206 square feet in five, four to five story buildings on the two blocks. The current usage calls for 265,128 square feet of residential use, and 25,078 square feet of commercial use, of which 11,843 will be occupied by the new Douglas J Salon. The current plan proposes up to 287 total residential units on two blocks. Each block will have a single-level, above-grade, parking deck to provide parking for residents.



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Ronald J. Styka
Township Supervisor

Brett Dreyfus
Township Clerk

Julie Brixie
Township Treasurer

Phil Deschaine
Township Trustee

**Patricia Herring
Jackson**
Township Trustee

Dan Opsommer
Township Trustee

Kathy Ann Sundland
Township Trustee

Frank L. Walsh
Township Manager

11/08/18

Subject: Meridian Township Redevelopment Fund (MRF)

Dear Developers, Land Owners and Business Owners,

Thank you for your interest in the Meridian Township Redevelopment Fund (MRF). The Township Board and the Economic Development Corporation (EDC) have determined specific areas for redevelopment and have allotted funds to assist developers, land owners and business owners to improve the aesthetic, functionality and economic viability of their properties.

Before you apply, we encourage you to become acquainted with the program objectives and requirements outlined in this packet.

Each funding application is individually evaluated. Approval for funding will be determined by, in order; Township staff, the EDC, and the Township Board. Each will consider the financial needs of the applicant, the degree of public benefit to be derived from the project being funded, and any other criteria required by Act 338 of 1974.

Intent:

The primary intent of the MRF is to further the economic development goals and objectives of the Township and the EDC as set forth in its 2017 Master Plan. The funds are to be used as an economic development tool to retain, expand or attract development in downtown Okemos (Okemos & Hamilton Roads) and downtown Haslett (Haslett & Marsh Roads) – see included maps for geographic details.

Applications may be submitted for consideration at any time and will be considered on a first-come, first-served basis. The MRF program is of indeterminable duration and the Township or EDC may elect to cease funding new projects at any time or when funds are depleted.

Eligible Uses:

Projects must be located within the within the geographic boundaries as outlined in Exhibits A & B.

Funds may be used for a variety of project phases, including but not limited to: infrastructure improvement (roads, sidewalks or utility improvements), wayfinding, pocket parks or other place-making amenities (pavilions, amphitheaters, bike racks, awnings, benches) and other commercial uses permitted under Act 338 of 1974.

Funding Terms and Conditions: Funding may be delivered either by grant or loan at the Board's sole discretion based on the merits of the project. Grants will likely be in the form of reimbursement for approved and completed project expenses. Loan terms, interest rates and repayment schedule will be made clear in the Townships correspondence when a project is approved for funding. Funding documents will clarify the need for collateral, if any, and will require the Township be named in first position for repayment in the event of default or bankruptcy. The Township may also recommend other funding

mechanisms it has information about or access to. Unless otherwise defined in the funding documents, once funding is approved and subsequent paperwork has been consummated, it is expected that the applicant will start the project soon after and outline the expected completion date. Performance of the applicant will be closely monitored.

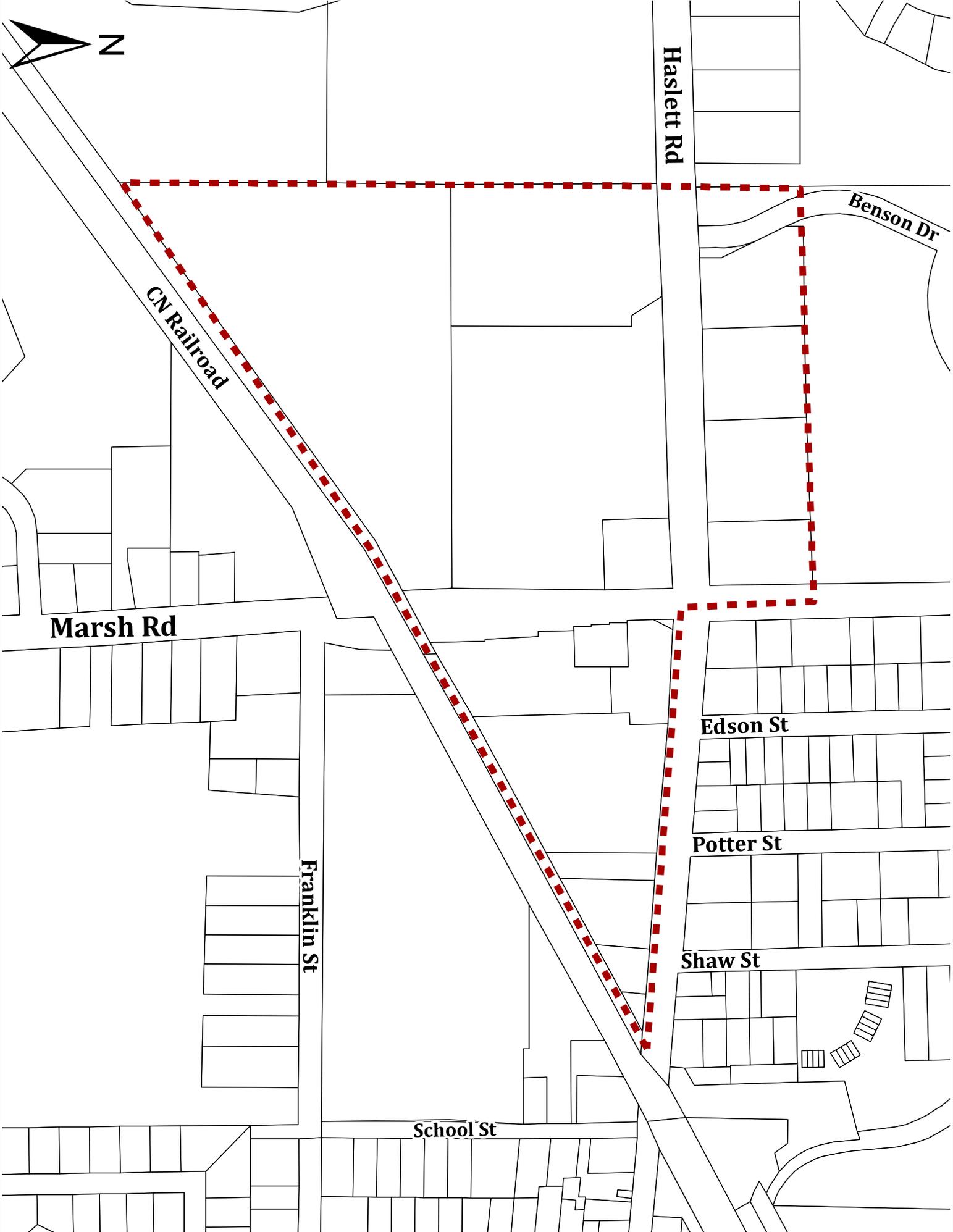
If you have any questions, please contact me at buck@meridian.mi.us or call 517.853.4568. The application, with the attached forms and supporting documents can be emailed or mailed to:

Meridian Township Redevelopment Director
c/o Economic Development Director
5151 Marsh Road
Okemos, MI 48864

Sincerely,



Chris Buck
Economic Development Director



Haslett Rd

Benson Dr

CN Railroad

Marsh Rd

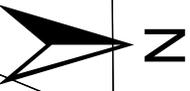
Franklin St

Edson St

Potter St

Shaw St

School St



N

February 9, 2018

Wonch
Park

Red Cedar River

Hamilton Rd

Liverance St

Ardmore Ave

Clinton St

Kent St

Okemos Rd

Methodist St

Okemos Rd

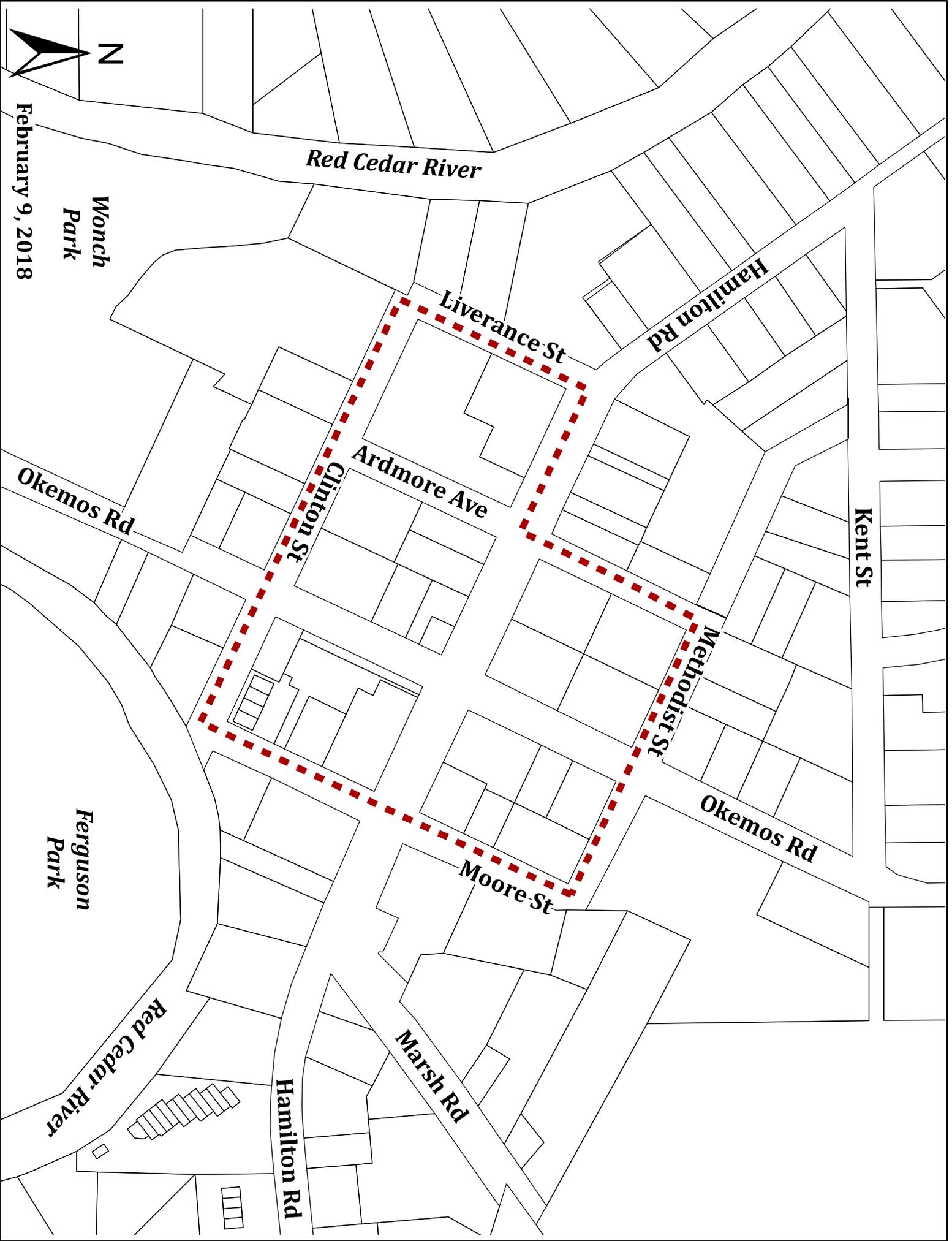
Ferguson
Park

Moore St

Red Cedar River

Marsh Rd

Hamilton Rd





MERIDIAN REDEVELOPMENT FUND (MRF) APPLICATION

Step 1. Create a development plan with renderings that describe the project, purpose of the request, why it is needed and important to the community, and the nature of the enterprise. The development plan should include all elements of the project plan as defined under MCL 125.1608.

Step 2. Submit a completed application, including supporting materials and renderings, to the Economic Development Director (EDD). The EDD will review your application for completeness.

Step 3. Staff will determine eligibility and feasibility of the project. The EDD may also work with the applicant to clarify any ambiguity.

Step 4. If the application meets the criteria as determined by the EDD, the project will be placed on an upcoming meeting agenda of the Meridian Township Economic Development Corporation (EDC). The EDC meets on a monthly basis.

Step 5. With the assistance of the EDD, the applicant will present the project funding request to the EDC Board at the scheduled meeting. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project. The EDC Board will then make a decision about your application.

Step 6. If the EDC votes to proceed with the funding request, the EDD will add the project to an upcoming Township Board meeting agenda, where the EDD, the EDC Board Chair and/or the applicant will present the project and funding request. The Township Board typically meets twice per month. The Township Board will assess the public purpose of the project and, if approved, hold a public hearing as required by the State Act. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project.

Step 7. If the funding request is approved, Township attorneys and staff will prepare the appropriate loan or grant documents. Applicants will receive a commitment letter summarizing the conditions of the funding agreement, including the required use of the funds, whether the funds are a grant or loan, and repayment terms, where applicable.

Step 8. The grant or loan closing will occur and the project can begin.

Section 1:

Company Name:

Primary Contact:

Title:

Address:

Office Phone:

Mobile Phone:

E-Mail:

Corporate Form: (LLC, S-Corp, C-Corp, Sole Proprietorship, Partnership, Other):

Corporate Officers & Titles:

Company Description (who are you and what do you do?):

Section 2:

Describe the project in its entirety (location, extent, character, etc.) and why it benefits Meridian Township and its residents. Include the component you are requesting funding for:

What is your estimate cost for the entire project? Provide, in detail, your personal financial position and general funding or financing sources for this project:

When do you plan to commence and complete work?

Will your end product create jobs? How many, part-time or full-time? Wage range?

Please provide the names and municipalities of any projects you've completed within the past five years:

List three professional references of people who understand or are involved in your current or past projects:

Name:

Organization:

Phone:

E-Mail:

Name:

Organization:

Phone:

E-Mail:

Name:

Organization:

Phone:

E-Mail:

Section 3:

Project Plan Requirements:

The location of existing streets and other public facilities within the project:

The location, character, and extent of the categories of public and private land uses both currently and any proposed changes within the project, including residential, recreational, commercial, industrial, educational, and other uses:

The legal description of the project real estate:

Meridian Redevelopment Fund (MRF)

Application

4

Describe any existing structure, amenity, or feature to be demolished, repaired, or altered:

Describe the repairs or alterations, and an estimate of the time required for completion:

Describe any construction stages planned and the estimated time of completion of each stage:

Describe any parts of the project to be left as open space and the use contemplated for the space:

Describe any desired zoning changes and changes in streets, street levels, intersections, and utilities:

List any persons who will manage or be associated with the management of the project for at least one year:

Will the project will be leased or sold at completion?

Will there be any sale or lease of municipal property?

Name of person or entity who will own or lease the project and for whose benefit the project is being undertaken (if other than the applicant):

Estimate of the number of persons residing in the project area and the number of families and individuals to be displaced:

If any families or individuals are to be displaced, provide required demographic information and a housing relocation plan:

NA

Please add any additional information that will help the EDC or Township Board evaluate your request:

The requested \$85,482 from MTRF will help support the \$691,304 from EGLE Grant being used toward the Asbestos Abatement/Demolition. Additionally, the Owner has committed up to \$231,511 towards the Asbestos Abatement/Demolition. See attached Memorandum from Advanced Redevelopment Solutions dated 9/30/20.

Construction projects must commit to paying the prevailing wage and fringe benefit rates for the same or work as determined under 1965 PA 166, MCL 408.551 *et seq.*

My signature below certifies that all the information contained in this application is true and complete. I authorize the Meridian Township staff to verify the information contained on this application by contacting the references given.



Applicant Signature

10-05-2020

Date

Village of Okemos, LLC by Will Randle, authorized agent

Applicant Printed Name



EXHIBITS

Village of Okemos, LLC

EXHIBIT A

Advanced Redevelopment Solutions
Memorandum dated September 30, 2020
Request for the use of the Meridian
Township Redevelopment Fund (MTRF)
Village of Okemos
Blocks 1 and 2 Parcels

ADVANCED REDEVELOPMENT SOLUTIONS

PO Box 204, Eagle MI 48822

Tel 517.648.2434

ephelzer@msn.com

MEMORANDUM

To: Will Randle – True North Development (TND)

From: Eric P. Helzer, EDFP, Principal – Advanced Redevelopment Solutions (ARS)

Date: September 30, 2020

Subject: Request for the use of the Meridian Township Redevelopment Fund (MTRF)

Village of Okemos Redevelopment Project – Hamilton and Okemos Roads

Meridian Township, Okemos, MI 48864

Per the request of True North Development (TND), Advanced redevelopment Solutions (ARS) has prepared a summary for the request to the Meridian Township Economic Development Corporation (EDC) for use of the Meridian Township Redevelopment Fund (MTRF) towards tasks and costs in support of activities to protect public infrastructure and to support the Village of Okemos's (Village) infrastructure and improvements needed around the proposed Village of Okemos Redevelopment Project (Project).

BACKGROUND

The proposed two-phase mixed-use redevelopment Project is on three underutilized, abandoned, vacant and contaminated Village blocks and will be comprised of multiple three to five-story buildings with integrated parking. The mixed-use recreation of the Village of Okemos with major Infrastructure Improvements is transformative in nature and will bring Retail, Restaurant, Commercial, Office and Residential Uses, adding over 100 jobs, and adding approximately \$117 million in new capital investment to the Village. Phase 1, subject of the MTRF Project Application, consists of the redevelopment of Blocks 1 and 2. See Attachment A for Blocks 1 and 2 existing building and site illustration.

Over the past few years, and more recently due to the recent COVID-19 pandemic outbreak, the economy has shifted significantly, and the township has identified Downtown Okemos as:

- a critical redevelopment area in need of blight elimination;
- an area with businesses closing, resulting in a dwindling tax base;
- having parcels with environmental contamination that pose as a threat to human health and the environment and are barriers to support safe and economical redevelopment, and;
- an area where previously proposed redevelopment projects have failed on key Village blocks due to the aforementioned issues.

The proposed redevelopment Project Phase 1 will help position Downtown Okemos toward becoming a great downtown destination and place to live, shop and work. Upon completion of the proposed Project's Phase 1, other new developments and increases in value due to private investments/improvements beyond the proposed two (2) Block area is certain to occur thus increasing taxable value and adding even more jobs.



REQUEST

The Village of Okemos Redevelopment Project has before it large and difficult to finance costs to ready these properties for redevelopment. In an effort to address a large portion of these costs, with the support and at the request of the Meridian Township Brownfield Redevelopment Authority, the Project received an award of a \$1.3 million Brownfield Grant and a \$1 million Brownfield Loan from the Michigan Department of Environment, Great Lakes and Energy (EGLE) to revitalize and safely reuse the Project properties. A majority of the awarded EGLE funds will be used to address soil and groundwater contamination by leaks from former gas station's underground storage tanks and a former dry cleaner and through a Grant/Loan Amendment a portion of these EGLE funds will be allocated to address Asbestos Abatement and Demolition costs. The balance of the Asbestos Abatement and Demolition costs needed will be funded by the Developer. However, there are certain costs that are for public benefit during and after the Demolition work that are the subject of the request to use the MTRF.

The MTRF requested use of funds include Sheeting and Shoring to protect utilities and roads along Hamilton and Okemos Roads, Sidewalk Removal and Replacement, and a 4-foot Strip of Concrete/Asphalt removed from back of sidewalk and replaced with 4-inches of Topsoil/Seed/Straw mat to green the two roadways estimated at up to \$85,482. No costs towards the private Developer's activities for any environmental or non-environmental activities (i.e. Asbestos Abatement, Demolition, Site Preparation or Private Infrastructure Improvements) are included under the MTRF request. Attachment A to this memorandum includes two figures identifying the existing improvements (buildings and sites) that will be demolished this fall to eliminate the blight and the locations for the aforementioned uses of the MTRF on Blocks 1 and 2. Below is a summary table of the costs associated with the uses of the MTRF.

MTRF REQUESTED USE OF FUNDS

USES		SOURCE OF FUNDS
Eligible Activities	Completion Season / Year	Meridian Township Redevelopment Fund
II. NON-ENVIRONMENTAL ACTIVITIES: MICHIGAN STRATEGIC FUND (MSF) ELIGIBLE ACTIVITIES		
Demolition Activities		
Building Demolition (Below Grade-Inc. Basements, Footers and Foundations and cut/cap all Utilities)		
Block 1 (1 Basement w/ Sheet/Shoring and 1 Slab On-Grade)		\$8,587.20
2138 Hamilton Rd.-Restaurant Floor 1/Apartments Floor 2		
Shoring/Sheeting Allowance to protect utilities and roads along Hamilton and Okemos Roads (1 Bldg)	Fall 2020	
Block 2 (4 Basements w/ Sheet/Shoring for 3 Basements)		\$16,302.00
2143 Hamilton Rd.-Ace		
2137 Hamilton Rd.-Bottoms-up		
4661 Okemos Rd.-Retail		
Shoring/Sheeting Allowance to protect utilities and roads along Hamilton and Okemos Roads (3 Bldgs)	Fall 2020	
Site Demolition		
Block 1		\$4,241.68
4 foot Strip of Concrete/Asphalt removed from back of Sidewalk and Replaced with 4-inches Topsoil/Seed/Straw Mat (inc. 2 watering trips) as per plans	Fall 2020/Spring 2021	
Block 2		\$13,859.96
4-foot Strip of Concrete/Asphalt removed from back of Sidewalk and Replaced with 4-inches Topsoil/Seed/Straw Mat (inc. 2 watering trips) as per plans	Fall 2020/Spring 2021	
Sidewalk Removal and Replacement		
Block 1	Winter 2020	\$9,739.80
Block 2	Winter 2020	\$12,986.40
Demolition Activities Subtotal		\$65,717.04
Eligible Activities Estimated Total		\$65,717.04
Contingency (10%)		\$ 6,571.70
Subtotal		\$ 72,288.75
General Requirements, General Conditions & Fees (10%)		\$ 7,228.87
Subtotal		\$ 79,517.62
Project Management (7.5%)		\$ 5,963.82
ESTIMATED GRAND TOTAL		\$85,481.44

For reference, Attachment B includes the total Blight Elimination & Pad Ready Budget to prepare the Project site for redevelopment, not including the required environmental, site preparation or infrastructure improvement activities and costs. Additionally, this budget identifies the sources of funds toward the estimated costs. **All costs shown are for budgetary purposes only and are a preliminary engineers estimate of probable costs that are subject to competitive bidding in the future to secure the lowest most competitive costs and thus the estimates in Attachment B and above table will change.**

SCHEDULE

The planned schedule, which is subject to EGLE Grant Amendment and EGLE Grant Work Plan approvals, is as follows.

<i>Tasks – Blight Elimination & Pad Ready Schedule</i>	<i>Due Date</i>
Complete Hazardous Materials and Pre-Demolition Assessment	10/23/2020
Prepare and Issue Bid Specification Packages – 1. Hazardous Materials Abatement and Regulated Materials Removal 2. Demolition	10/26/2020
Execute Grant Agreement – MTBRA/Developer	10/26/2020
Receive Bids, Evaluate Bids and Make Award Recommendations – 1. Hazardous Materials Abatement and Regulated Materials Removal 2. Demolition	11/02/2020
Award of Contracts – 1. Hazardous Materials Abatement and Regulated Materials Removal 2. Demolition	11/06/2020
Receive EGLE Grant Amendment Approval	11/06/2020
Submit EGLE Grant Work Plan – Demolition (and if needed include Hazardous Materials Abatement)	11/09/2020
Complete Hazardous Materials Abatement and Regulated Materials Removal	11/20/2020
Receive EGLE Grant Work Plan Approval	11/20/2020
Begin Demolition	11/30/2020
Complete Site Restoration	05/01/2021

If additional information is needed, please contact Advanced Redevelopment Solutions.

ATTACHMENTS:

- A – Blocks 1 and 2 Existing Improvements Blight Elimination Figures
- B – Blocks 1 and 2 Blight Elimination & Pad Ready Budget

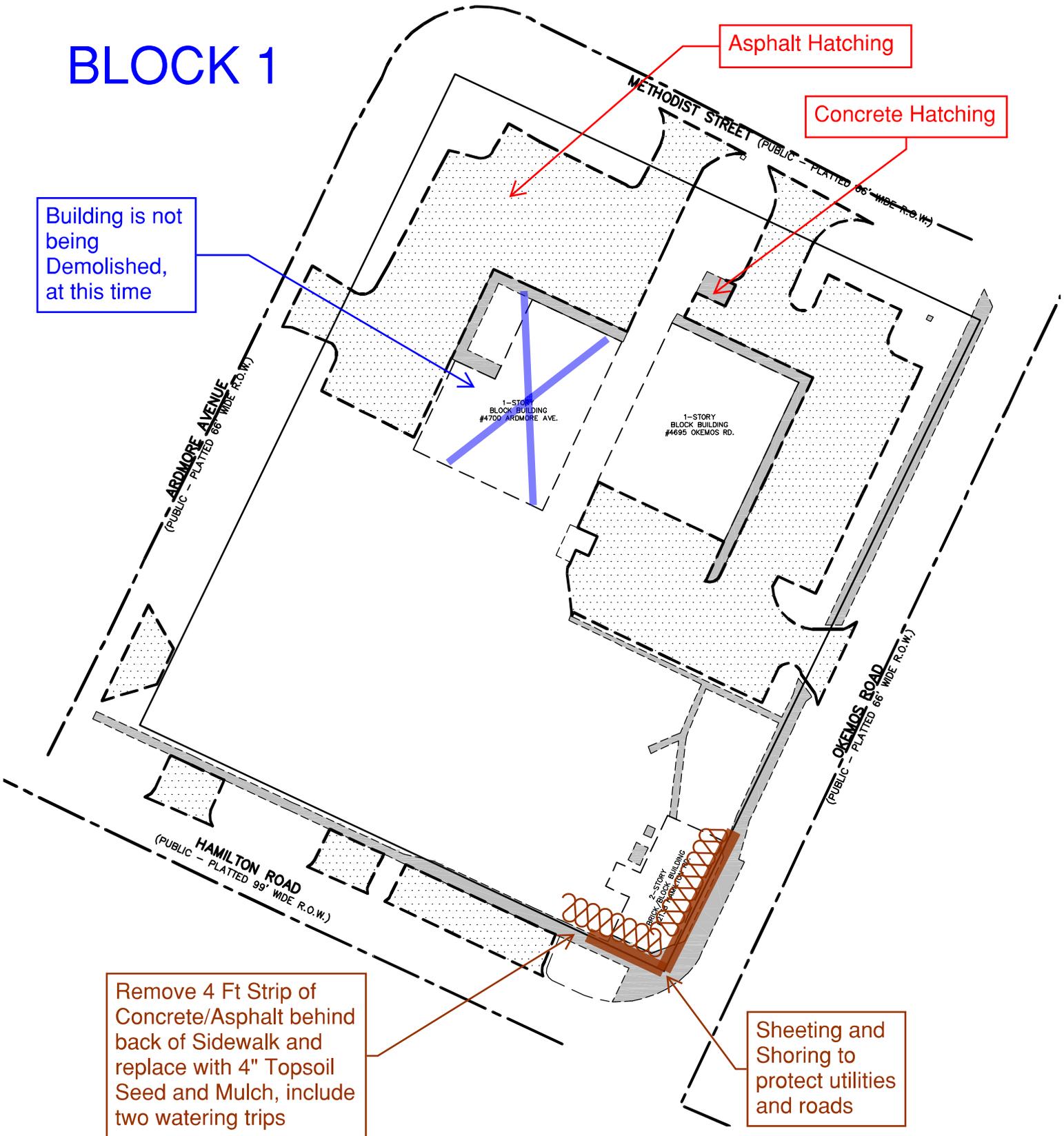
Attachment A
Blocks 1 and 2
Existing Improvements
Blight Elimination Figures

BLOCK 1

Asphalt Hatching

Concrete Hatching

Building is not being Demolished, at this time



Remove 4 Ft Strip of Concrete/Asphalt behind back of Sidewalk and replace with 4" Topsoil Seed and Mulch, include two watering trips

Sheeting and Shoring to protect utilities and roads

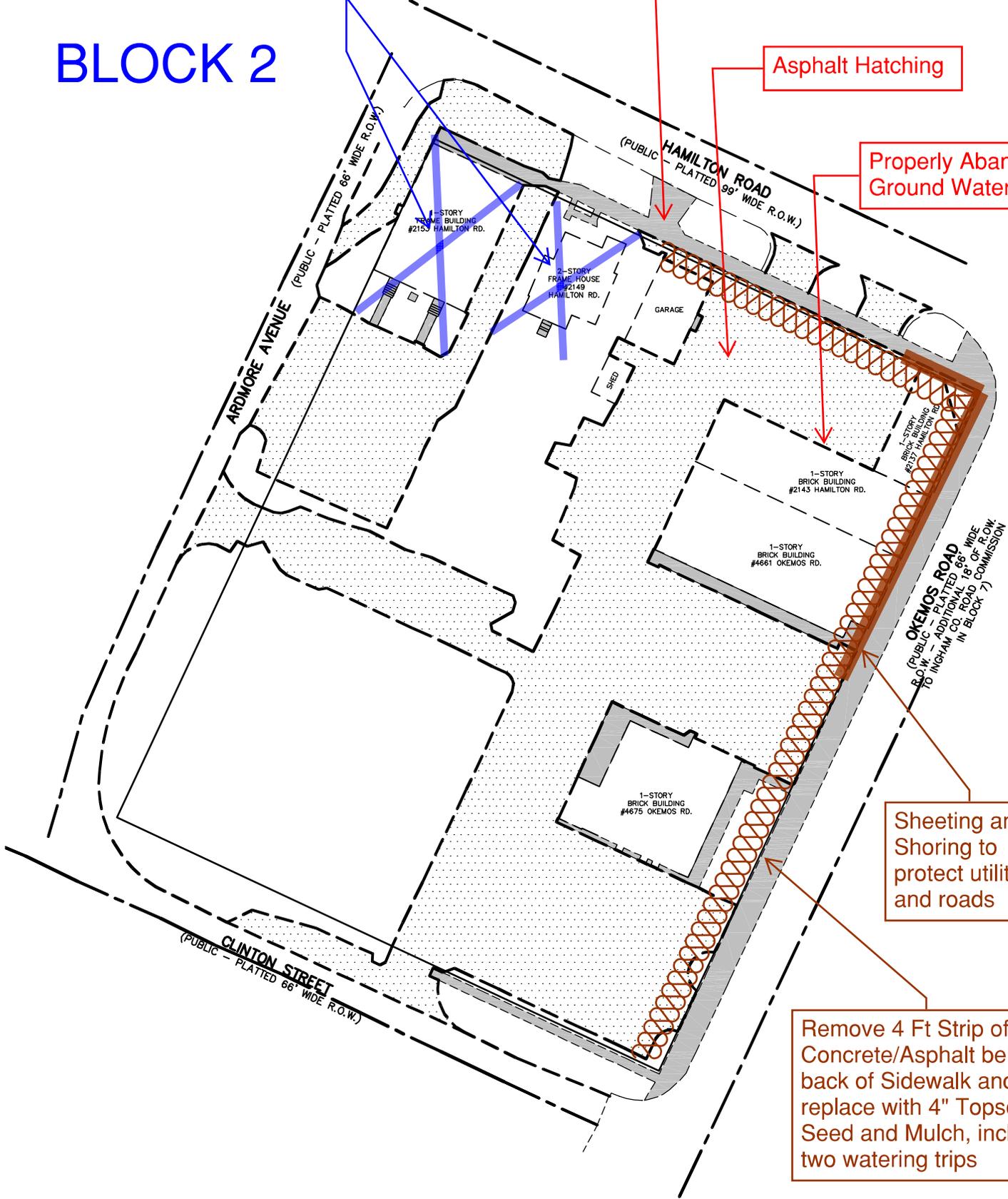
BLOCK 2

Already Demolished

Concrete Hatching

Asphalt Hatching

Properly Abandon Ground Water Well



Sheeting and Shoring to protect utilities and roads

Remove 4 Ft Strip of Concrete/Asphalt behind back of Sidewalk and replace with 4" Topsoil Seed and Mulch, include two watering trips

Attachment B
Blocks 1 and 2
Blight Elimination
&
Pad Ready Budget
(as of 9-30-2020)

Engineers Opinion of Probable Costs for Budgetary Estimating Purposes Only
BLIGHT ELIMINATION & PAD READY BUDGET - VILLAGE OF OKEMOS

Line Item #	USES				SOURCE OF FUNDS		
	Eligible Activities	Completion Season / Year	Block 1 Estimate	Block 2 Estimate	EGL Grant	Developer	Meridian Township Redevelopment Fund
II. NON-ENVIRONMENTAL ACTIVITIES: MICHIGAN STRATEGIC FUND (MSF) ELIGIBLE ACTIVITIES							
Demolition Activities							
1	Building Demolition (Above Grade)						
	Block 1 (2 Buildings and Universal Waste)		\$51,101.21		\$48,936.81	\$2,164.40	\$0.00
	2138 Hamilton Rd.-Restaurant Floor 1/Apartments Floor 2	Fall 2020					
	4695 Okemos Rd.-Pharmacy	Fall 2020					
	Block 1 Universal Waste Package, Transport & Disposal	Fall 2020					
	Block 2 (4 Buildings and Universal Waste)			\$84,226.73	\$73,358.73	\$10,868.00	\$0.00
	2143 Hamilton Rd.-Ace	Fall 2020					
	2137 Hamilton Rd.-Bottoms-up	Fall 2020					
	4661 Okemos Rd.-Retail	Fall 2020					
	4675 Okemos Rd.-Marc Bldg.(Bank)	Fall 2020					
	Garage and Shed	Fall 2020					
	Block 2 Universal Waste Package, Transport & Disposal	Fall 2020					
2	Building Demolition (Below Grade-Inc. Basements, Footers and Foundations and cut/cap all Utilities)						
	Block 1 (1 Basement w/ Sheet/Shoring and 1 Slab On-Grade)		\$27,908.40		\$19,321.20	\$0.00	\$8,587.20
	2138 Hamilton Rd.-Restaurant Floor 1/Apartments Floor 2	Fall 2020					
	Shoring/Sheeting Allowance to protect utilities and roads along Hamilton and Okemos Roads (1 Bldg)	Fall 2020					
	4695 Okemos Rd.-Pharmacy	Fall 2020					
	Block 2 (4 Basements w/ Sheet/Shoring for 3 Basements)			\$103,789.40	\$87,487.40	\$0.00	\$16,302.00
	2143 Hamilton Rd.-Ace	Fall 2020					
	2137 Hamilton Rd.-Bottoms-up	Fall 2020					
	4661 Okemos Rd.-Retail	Fall 2020					
	Shoring/Sheeting Allowance to protect utilities and roads along Hamilton and Okemos Roads (3 Bldgs)	Fall 2020					
	4675 Okemos Rd.-Marc Bldg.(Bank)	Fall 2020					
	Garage and Shed	Fall 2020					
3	Site Demolition						
	Block 1		\$72,468.28		\$68,226.60	\$0.00	\$4,241.68
	Site Features Cut Flush to Grade and Removed from the Site	Fall 2020					
	4 foot Strip of Concrete/Asphalt removed from back of Sidewalk and Replaced with 4-inches Topsoil/Seed/Straw Mat (inc. 2 watering trips) as per plans	Fall 2020/Spring 2021					
	Miscellaneous Loose Debris across Site	Fall 2020					
	Slab on Grade Concrete Removal, Trucking and Recycling	Summer 2021					
	Asphalt Removal, Trucking and Recycling	Summer 2021					
	Block 2			\$123,885.86	\$110,025.90	\$0.00	\$13,859.96
	Site Features Cut Flush to Grade and Removed from the Site	Fall 2020					
	4-foot Strip of Concrete/Asphalt removed from back of Sidewalk and Replaced with 4-inches Topsoil/Seed/Straw Mat (inc. 2 watering trips) as per plans	Fall 2020/Spring 2021					
	Miscellaneous Loose Debris across Site	Fall 2020					
	2143 Hamilton Rd.-Ace Potable Well Removal and Abandonment	Fall 2020					
	Slab on Grade Concrete Removal, Trucking and Recycling	Summer 2021					
	Asphalt Removal, Trucking and Recycling	Summer 2021					
4	Engineered Class II Sand Backfill & Compaction (1 Foot Lifts, 4" Below Sidewalk)						
	Block 1		\$17,037.07		\$17,037.07	\$0.00	\$0.00
	2138 Hamilton Rd.-Restaurant Floor 1/Apartments Floor 2	Fall 2020					
	4695 Okemos Rd.-Pharmacy	Fall 2020					
	Block 2			\$65,993.76	\$65,993.76	\$0.00	\$0.00
	2143 Hamilton Rd.-Ace	Fall 2020					
	2137 Hamilton Rd.-Bottoms-up	Fall 2020					
	4661 Okemos Rd.-Retail	Fall 2020					
	4675 Okemos Rd.-Marc Bldg.(Bank)	Fall 2020					
	Garage and Shed						
5	1"-2" Stone Placed and Rolled (4")						
	Block 1	Winter 2020	\$9,607.31		\$9,607.31	\$0.00	\$0.00
	Block 2	Winter 2020		\$28,765.42	\$28,765.42	\$0.00	\$0.00
6	Sidewalk Removal and Replacement						
	Block 1	Winter 2020	\$9,739.80		\$0.00	\$0.00	\$9,739.80
	Block 2	Winter 2020		\$12,986.40	\$0.00	\$0.00	\$12,986.40
7	Health and Safety Plan(s) - General Contractor	Fall 2020	\$1,352.75	\$1,352.75	\$2,705.50	\$0.00	\$0.00
	Demolition Activities Subtotal		\$189,214.83	\$421,000.32	\$531,465.71	\$13,032.40	\$65,717.04
Lead and Asbestos Abatement Activities*							
8	Asbestos Abatement						
	Block 1		\$62,200.00		\$0.00	\$62,200.00	\$0.00
	2138 Hamilton Rd.-Restaurant Floor 1/Apartments Floor 2	Fall 2020					
	4695 Okemos Rd.-Pharmacy	Fall 2020					
	Predemolition Hazardous Materials Survey	Fall 2020					
	Hazardous Materials Oversight, Monitoring & Reporting	Fall 2020					
	Block 2			\$100,250.00	\$0.00	\$100,250.00	\$0.00
	2143 Hamilton Rd.-Ace	Fall 2020					
	2137 Hamilton Rd.-Bottoms-up	Fall 2020					
	4661 Okemos Rd.-Retail	Fall 2020					
	4675 Okemos Rd.-Marc Bldg.(Bank)	Fall 2020					
	Predemolition Hazardous Materials Survey	Fall 2020					
	Hazardous Materials Oversight, Monitoring & Reporting	Fall 2020					
9	Health and Safety Plan(s) - General Contractor	Fall 2020	\$1,250.00	\$1,250.00	\$0.00	\$2,500.00	\$0.00
	Lead and Asbestos Abatement Activities Subtotal		\$63,450.00	\$101,500.00	\$0.00	\$164,950.00	\$0.00
	Eligible Activities Estimated Total		\$252,664.83	\$522,500.32	\$531,465.71	\$177,982.40	\$65,717.04
	Contingency (10%)		\$ 25,266.48	\$ 52,250.03	\$ 53,146.57	\$ 17,798.24	\$ 6,571.70
	Subtotal		\$ 277,931.32	\$ 574,750.35	\$ 584,612.28	\$ 195,780.64	\$ 72,288.75
	General Requirements, General Conditions & Fees (10%)		\$ 27,793.13	\$ 57,475.03	\$ 58,461.23	\$ 19,578.06	\$ 7,228.87
	Subtotal		\$ 305,724.45	\$ 632,225.38	\$ 643,073.51	\$ 215,358.70	\$ 79,517.62
	Project Management (7.5%)		\$ 22,929.33	\$ 47,416.90	\$ 48,230.51	\$ 16,151.90	\$ 5,963.82
	ESTIMATED GRAND TOTAL		\$328,653.78	\$679,642.29	\$691,304.02	\$231,510.61	\$85,481.44

NOTES:
All costs shown are for budgetary purposes only and are a preliminary engineers estimate of probable costs subject to competitive bidding in the future to secure the lowest most competitive costs and thus the above estimates will change.
* Estimate is a preliminary engineers estimate of probable costs and is subject to completion of a Predemolition Hazardous Materials Survey.

EXHIBIT B

Project Overview
and

Approved MUPUD Drawings
Village of Okemos
Blocks 1 and 2 Parcels

Village of Okemos

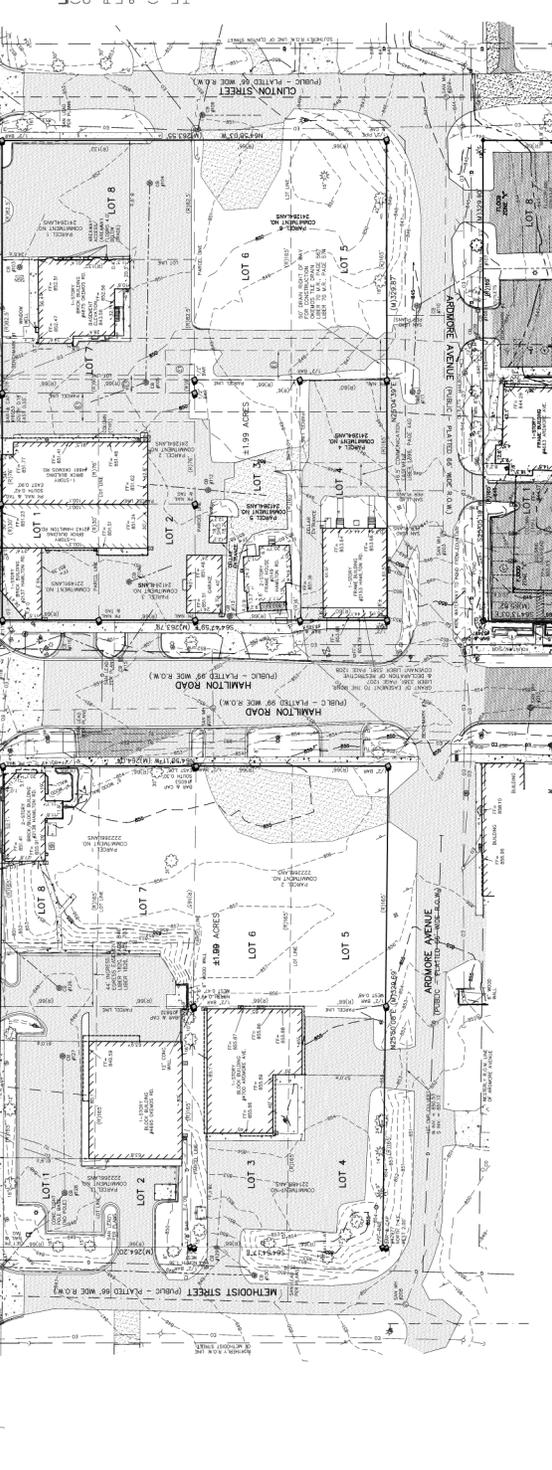
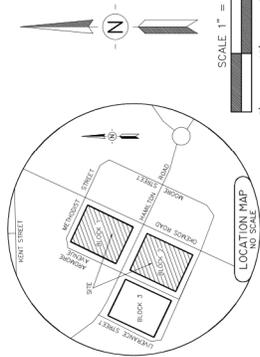
Project Overview and Approved MUPUD Drawings

As of October 5, 2020

The Village of Okemos is a proposed, mixed-use development occupying two blocks on the West side of Okemos Road in Downtown Okemos. The project proposes to build 290,206 square feet in five, four and five story buildings on the two blocks. The current usage calls for 265,128 square feet of residential use, and 25,078 square feet of commercial use, of which 11,843 will be occupied by the new Douglas J Salon. The current plan proposes up to 287 total residential units on two blocks. Each block will have a single-level, above-grade, parking deck to provide parking for residents. See attached Approved MUPUD Drawings.

VILLAGE OF OKEMOS

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTION:
 (As provided by Transposition Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 2214936140, dated August 15, 2017)
 Parcel 1, 6, 7, & 8 and the South 66 feet of Lot 2, all in Block 5, Village of Okemos, (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.
 (As provided by Transposition Title Agency, Commitment No. 2214561815, dated August 15, 2017)
 Lots 3, 4, and the North 99 feet of Lot 2, all in Block 5, Village of Okemos, (formerly Village of Hamilton), Township of Meridian, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

- BENCHMARKS**
- BENCHMARK #1 ELEV. = 852.30 (NAVD88) 442' SOUTH OF BUILDING #667 OKEMOS ROAD.
 - BENCHMARK #2 ELEV. = 846.57 (NAVD88) PK NAIL, SOUTHEAST-SIDE UTILITY POLE, WEST SIDE OF ARMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
 - BENCHMARK #3 ELEV. = 856.59 (NAVD88) E. NORTHEAST QUADRANT OF ARMORE AVENUE AND HAMILTON ROAD.

- LEGEND**
- = SET 1/2" BAR WITH CAP
 - = FOUND IRON AS NOTED
 - = DEED LINE
 - = TELEPHONE MANHOLE
 - = ELECTRIC MANHOLE
 - = FENCE
 - = CONCRETE
 - = GRAVEL
 - = ADA PLATE
 - = EXISTING SPOT ELEVATION
 - = EXISTING CONTOUR ELEVATION
 - = BUILDING OVERHANG
 - = SANITARY SEWER
 - = STORM SEWER
 - = WATER LINE
 - = GAS LINE
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND ELECTRIC
 - = OVERHEAD WIRES
 - = DECIDUOUS TREE
 - = CONIFEROUS TREE
 - = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = TELEPHONE MANHOLE
 - = UTILITY POLE
 - = LIGHT POLE
 - = TRAFFIC SIGNAL
 - = GUY WIRE
 - = UTILITY PEDESTAL
 - = TRANSFORMER
 - = HANDHOLE
 - = ELECTRIC WATER
 - = WATER METER
 - = SIGN
 - = DEODOROUS TREE
 - = AIR CONDITIONING UNIT

REVISIONS

NO.	DATE	DESCRIPTION
1	04/15/2019	EXISTING PLAN

COMMENTS

OKEMOS, INC. ENGINEERING AND SURVEYING
 1000 W. HAMILTON ROAD, SUITE 100
 OKEMOS, MI 48864
 PH: 517-331-1077 FAX: 517-331-3049
 Mobile: 517-331-1077
 Email: info@okemosinc.com

DESIGNED BY: NAW/SJL
 DRAWN BY: SSF
 CHECKED BY: JTL, RHW
 SHEET: C108
 JOB NUMBER: 937225.ALT

EXHIBIT C

Eligible Property Maps - Village of Okemos
Blocks 1 and 2 Parcels
ALTA/NSPS Land Title Survey

EXHIBIT D

Consents for Access to Property
Village of Okemos
Blocks 1 and 2 Parcels

Meridian Township Brownfield Redevelopment Authority

CONSENT FOR ACCESS TO PROPERTY

PROJECT NAME: Village of Okemos

PROPERTY ADDRESS: 4661 Okemos Road, 2143 Hamilton Road, 2149 Hamilton Road, 2153 Hamilton Road, 2150 Clinton Street, 4675 Okemos Road

TRACKING CODE:

LOCATION CODE: 33-02-02-21-409-008; 33-02-02-21-409-003; 33-02-02-21-409-002; 33-02-02-21-409-001; 33-02-02-21-409-006; 33-02-02-21-409-009

NAME OF PROPERTY OWNER: Village of Okemos, LLC

I hereby consent to officers, employees, authorized representatives of the Meridian Township Brownfield Redevelopment Authority and Michigan Department of Environmental Quality (MDEQ) and their contractors, subcontractors and consultants the right to enter the property and continued access and use of by, through and on the property through the period of the Brownfield Redevelopment Grant/Loan contract, including amendments, for the following purposes:

1. Performance of the work in accordance with Appendix A of the Brownfield Redevelopment Grant/Loan contract.
2. Other inquiry actions at the property as may be necessary to administer and perform the scope of work under the Brownfield Redevelopment Grant.

I am the property owner or an individual having the authority or the authorization of the property owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate if you are granting access by signing this document and providing your address and telephone number(s) so that you may be reached by mail or telephone.

ACCESS GRANTED: YES NO

Name (Printed): Will Randle Date: 1/17/2019

Name (Signature): Will Randle

Address: 2410 Woodlake Drive Suite 440

City: Okemos State: MI Zip: 48864

Telephone Number(s): Work: (517) 580-2550

Email: will@truenorthdevco.com

Meridian Township Brownfield Redevelopment Authority

CONSENT FOR ACCESS TO PROPERTY

PROJECT NAME: Village of Okemos
PROPERTY ADDRESS: 2137 Hamilton Road
TRACKING CODE:
LOCATION CODE: 33-02-02-21-409-004
NAME OF PROPERTY OWNER: Sherry Fisher

I hereby consent to officers, employees, authorized representatives of the Meridian Township Brownfield Redevelopment Authority and Michigan Department of Environmental Quality (MDEQ) and their contractors, subcontractors and consultants the right to enter the property and continued access and use of by, through and on the property through the period of the Brownfield Redevelopment Grant/Loan contract, including amendments, for the following purposes:

1. Performance of the work in accordance with Appendix A of the Brownfield Redevelopment Grant/Loan contract.
2. Other inquiry actions at the property as may be necessary to administer and perform the scope of work under the Brownfield Redevelopment Grant.

I am the property owner or an individual having the authority or the authorization of the property owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate if you are granting access by signing this document and providing your address and telephone number(s) so that you may be reached by mail or telephone.

ACCESS GRANTED: YES NO

Name (Printed): Will Randle Date: 1/17/2019

Name (Signature): Will Randle

Address: 2410 Woodlake Drive Suite 440

City: Okemos State: MI Zip: 48864

Telephone Number(s): Work: (517) 580-2550

Email: will@truenorthdevco.com

Meridian Township Brownfield Redevelopment Authority

CONSENT FOR ACCESS TO PROPERTY

PROJECT NAME: Village of Okemos
PROPERTY ADDRESS: 2138 Hamilton Road, 2148 Hamilton Road, 4695 Okemos Road
TRACKING CODE:
LOCATION CODE: 33-02-02-21-405-010; 33-02-02-21-405-005; 33-02-02-21-405-009
NAME OF PROPERTY OWNER: Douglas J Housing- Okemos, LLC

I hereby consent to officers, employees, authorized representatives of the Meridian Township Brownfield Redevelopment Authority and Michigan Department of Environmental Quality (MDEQ) and their contractors, subcontractors and consultants the right to enter the property and continued access and use of by, through and on the property through the period of the Brownfield Redevelopment Grant/Loan contract, including amendments, for the following purposes:

1. Performance of the work in accordance with Appendix A of the Brownfield Redevelopment Grant/Loan contract.
2. Other inquiry actions at the property as may be necessary to administer and perform the scope of work under the Brownfield Redevelopment Grant.

I am the property owner or an individual having the authority or the authorization of the property owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate if you are granting access by signing this document and providing your address and telephone number(s) so that you may be reached by mail or telephone.

ACCESS GRANTED: YES NO

Name (Printed): Will Randle Date: 1/17/2019

Name (Signature): Will Randle

Address: 2410 Woodlake Drive Suite 440

City: Okemos State: MI Zip: 48864

Telephone Number(s): Work: (517) 580-2550

Email: will@truenorthdevco.com

Meridian Township Brownfield Redevelopment Authority

CONSENT FOR ACCESS TO PROPERTY

PROJECT NAME: Village of Okemos
PROPERTY ADDRESS: 4700 Ardmore
TRACKING CODE:
LOCATION CODE: 33-02-02-21-405-008
NAME OF PROPERTY OWNER: Chowcero, LLC

I hereby consent to officers, employees, authorized representatives of the Meridian Township Brownfield Redevelopment Authority and Michigan Department of Environmental Quality (MDEQ) and their contractors, subcontractors and consultants the right to enter the property and continued access and use of by, through and on the property through the period of the Brownfield Redevelopment Grant/Loan contract, including amendments, for the following purposes:

1. Performance of the work in accordance with Appendix A of the Brownfield Redevelopment Grant/Loan contract.
2. Other inquiry actions at the property as may be necessary to administer and perform the scope of work under the Brownfield Redevelopment Grant.

I am the property owner or an individual having the authority or the authorization of the property owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate if you are granting access by signing this document and providing your address and telephone number(s) so that you may be reached by mail or telephone.

ACCESS GRANTED: YES NO

Name (Printed): Will Randle Date: 1/17/2019

Name (Signature): Will Randle

Address: 2410 Woodlake Drive Suite 440

City: Okemos State: MI Zip: 48864

Telephone Number(s): Work: (517) 580-2550

Email: will@truenorthdevco.com