

AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Economic Development Corporation

September 1, 2022 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 –Meeting August 4, 2022
 - B. Financial Report
 - C. Development Projects
 5. PUBLIC REMARKS
 6. OLD BUSINESS
 - A. Shop local “Roadblock” Gift Card and Mob Program
 - B. Village of Okemos Project Update
 - C. Haslett Village Square Project Update
 7. NEW BUSINESS
 - A. Meridian MotorFest 2023 Trophy Sponsorship
 8. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
 9. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
 10. OPEN DISCUSSION/BOARD COMMENTS
 11. PUBLIC REMARKS
 12. NEXT MEETING DATE
 - A. October 6, 2022, 7:30am
 13. ADJOURNMENT
-

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



Charter Township of Meridian
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, August 4, 2022- Minutes -DRAFT

Members

Present: Dave Ledebuhr, Adam Carlson, Shawn Dunham, Trustee Kathy Sundland, Treasurer Phil Deschaine, Trisha Bird, and Assistant Township Manager Opsommer for Township Manager Walsh

Members

Absent: Chair Kim Thompson, Vice Chair Brenda Chapman, Tom Conway, and Henry Kwok

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Executive Assistant Michelle Prinz, Planning Commissioner Peter Trezise, and Supervisor Patricia Herring Jackson

1. CALL MEETING TO ORDER

Assistant Township Manager Opsommer called the meeting to order at 7:39 am and 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. APPROVAL OF THE AGENDA

MOTION BY MEMBER CARLSON TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 6-0.

4. CONSENT AGENDA

- a. Minutes-Meeting May 5, 2022 Correction
- b. Minutes-July 7, 2022
- c. Financial Report
- d. Development Projects

MOTION BY MEMBER CARLSON TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 6-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

None.

7. NEW BUSINESS

a. Introduction of Shop Local “Road Block” Program

Director Clark discussed the partnership with the Meridian Area Business Association (MABA) to support the businesses on the Grand River Avenue Corridor through a gift card program. There was discussion about how many businesses we could afford to include in the program. Assistant Manager Opsommer suggested to consider a “Back to School” Program with the MSU students as they return to campus. A suggestion was made to create boundaries on Grand River where businesses would be included in the program. Director Clark will create a map of the boundaries from roughly Jimmy John’s on Grand River through to Playmakers. She will reach out to the businesses that fall in that boundary and inquire if they are interested in participating in the gift card program. Director Clark will bring the list of interested businesses to the next meeting for the EDC to finalize a budget for the project.

b. Potential Intensity Change Area (PICA) Designations

Director Clark stated the Board recently approved Haslett Village Square 2.0. As the previously approved PICA areas are changing, there was discussion of whether the Meridian Mall should be included in a new Okemos PICA to allow them access to the Meridian Redevelopment Fund (MRF). This contiguous PICA area would allow the Mall to access the MRF to help with funding of drainage issues on the site.

MOTION BY MEMBER LEDEBUHR TO RECOMMEND TO THE TOWNSHIP BOARD AND THE PLANNING COMMISSION TO INCLUDE THE MERIDIAN MALL IN THE OKEMOS POTENTIAL INTENSITY CHANGE AREA (PICA). SUPPORTED BY MEMBER BIRD. MOTION PASSES 6-0.

c. Meridian Redevelopment Fund (MRF) Support Resolution

MOTION BY MEMBER LEDEBUHR TO RECOMMEND TO THE TOWNSHIP BOARD AND THE PLANNING COMMISSION THE RESOLUTION TO SUPPORT THE MERIDIAN REDEVELOPMENT FUND IN PERPETUITY. SUPPORTED BY MEMBER CARLSON. MOTION PASSES 6-0.

8. TOWNSHIP REPORTS

a. Township Board

Trustee Sundland reported the following:

- New Municipal Signage was recently approved
- Haslett Village Square demolition has begun
- MEDC Grant awards will be announced soon for the Village of Okemos project
- New single family small development on Hulett Road was recently approved
- Updating ordinances

b. Township Manager

Assistant Township Manager Opsommer reported the following:

- The recreational marijuana item on the ballot was approved by the voters by a margin of 14 votes
- Township Board would need to amend the current opt out ordinance for marijuana
- The community services millage was approved
- Just went through bond rating process with S & P for local roads
- Grand River construction will be completed in November

c. Planning Commission

Commissioner Trezise reported the Planning Commission has been reviewing township ordinances for Board approval. The Brownfield Plan for Haslett Village Square was approved.

d. Chair

None.

e. Staff

Director Clark discussed the following:

- Developing an economic development strategy
- Athena awards-looking for women in business nominations
- Outback property sold and the property will be demolished

9. COMMUNITY REPORTS

a. Meridian Mall

Member Dunham mentioned two new businesses at the Mall. Ragstock and Atomic Tacos. High Caliber Karting is hosting a car show on September 4, 2022.

b. MABA

Director Clark announced the next meeting will be on Friday at 9:15am at MSUFCU.

10. OPEN DISCUSSION/BOARD COMMENTS

Trustee Sundland mentioned that gas prices in the Township seem to be higher than in Detroit or up north.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- September 1, 2022 at 7:30am

14. ADJOURNMENT

Hearing no objection, Assistant Township Manager Opsommer adjourned the meeting at 9:10am.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Jul-22

Independent Bank

Total EDC Funds

\$50,092.34

TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
6/30/2022	Interest	5.41

CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>
07/07/22	1054	\$ 2,500.00
07/07/22	1055	\$ 764.00
07/07/22	1056	\$ 500.00
07/07/22	1057	\$ 50.00
07/07/22	1058	\$ 200.00

Paid to:
 Frank Walsh Reimbursement
 Studio C - Juneteenth
 Marvin Williams - Juneteenth
 Meridian Township - Ads
 Dr.Dresa Scott - Juneteenth

Total	<u><u>\$46,083.75</u></u>
Total in Bank	\$ 46,133.75
Difference	-\$50.00

08/22/2022 08:34 AM
User: FAULKNER
DB: Meridian

BANK RECONCILIATION FOR MERIDIAN TWP
Bank EDC (EDC CHECKING ACCOUNT)
FROM 02/01/2017 TO 07/31/2022
Reconciliation Record ID: 512

Page 1/1

Beginning GL Balance:	37,860.65
Add: Cash Receipts	52,200.00
Less: Journal Entries/Other	<u>(43,976.90)</u>
Ending GL Balance:	46,083.75
Ending Bank Balance:	46,133.75
Add: Deposits in Transit	
CHECK 1057 - TO MERIDIAN TOWNSHIP FOR JUNETEENTH ADS - NOT CASHED Y	<u>(50.00)</u>
	(50.00)
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	46,083.75
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____



230 W Main St
Ionia, MI 48846

Statement Ending 07/31/2022

CHARTER TOWNSHIP OF MERIDIAN

Page 1 of 2

Account Number: XXXXXXX2419

>001153 2915344 0001 93443 10Z

CHARTER TOWNSHIP OF MERIDIAN
ECONOMIC DEVELOPMENT CORP
MERIDIAN TOWNSHIP EDC/ACCOUNTS PAYABLE
5151 MARSH RD
OKEMOS MI 48864-1104

Managing Your Accounts

Okemos



800.355.0641



IndependentBank.com



Looking for an easy way to start saving? With our **Change It Up** program, every time you use your Independent Bank Debit Mastercard for purchases, we will round up the amount to the nearest dollar, and deposit the difference into your savings account. Saving has never been this easy, and enrollment is free! Learn more and get started at IndependentBank.com.

Summary of Accounts

Account Type	Account Number	Ending Balance
BusinessFlex TM	XXXXXXXX2419	\$46,133.75

BusinessFlex TM-XXXXXXXX2419

Account Summary

Date	Description	Amount
07/01/2022	Beginning Balance	\$50,092.34
	1 Credit(s) This Period	\$5.41
	4 Debit(s) This Period	\$3,964.00
07/31/2022	Ending Balance	\$46,133.75

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.13%
Interest Days	31
Interest Earned	\$5.41
Interest Paid This Period	\$5.41
Interest Paid Year-to-Date	\$20.10
Average Ledger Balance	\$47,514.40

Other Credits

Date	Description	Amount
07/30/2022	Eff. 07-31 Credit Interest	\$5.41

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
1054	07/11/2022	\$2,500.00	1056	07/11/2022	\$500.00
1055	07/13/2022	\$764.00	1058*	07/20/2022	\$200.00

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
07/01/2022	\$50,092.34	07/13/2022	\$46,328.34	07/30/2022	\$46,133.75
07/11/2022	\$47,092.34	07/20/2022	\$46,128.34		



Date	JNL	Type	Description	Reference #	Debits	Credits	Balance	
Fund 244 ECONOMIC DEVELOPMENT FUND								
07/01/2022			244-000.000-001.000 CASH			BEG. BALANCE	50,092.34	
07/07/2022	GJ	JE	CX 1058 - DR DERESA SCOTT - JUNETEEN	66831		200.00	49,892.34	
07/07/2022	GJ	JE	CX 1057 - MERIDIAN TOWNSHIP - ADS	66832		50.00	49,842.34	
07/07/2022	GJ	JE	CX 1054 - FRANK WALSH REIMB JUNETEEN	66833		2,500.00	47,342.34	
07/07/2022	GJ	JE	CX 1055 - STUDIO C JUNETEENTH	66834		764.00	46,578.34	
07/07/2022	GJ	JE	CX 1056 - MARVIN WILLIAMS JUNETEENTH	66835		500.00	46,078.34	
07/31/2022	GJ	JE	RCRD INTEREST EDC - JULY	66946	5.41		46,083.75	
07/31/2022			244-000.000-001.000	END BALANCE	5.41	4,014.00	46,083.75	
TOTAL FOR FUND 244 ECONOMIC DEVELOPMENT FUND						5.41	4,014.00	46,083.75

New Businesses Opening/Relocating

- Haslett Marathon
- Joe's On Jolly
- King Pho Restaurant -4749 Central Park Drive Okemos (previously Kingston's Kitchen)
- Topher's Paw Co. - 4660 Marsh Road Suite 3
- Atomic Taco's – Meridian Mall Food Court
- Rag Stock –Meridian Mall
- Changes Hair Design
- Refresh Ivy 2119 Haslett Road
- Sparrow Micro-Medical Facility – Jolly Road

Under Construction

- American Homes Meridian 1673 Haslett Road (previously called Pine Village)
- Copper Creek Haslett Road
- Sparrow 24 Hr Emergency Rm 2446 Jolly Road
- Silverstone Estates Powell Road
- Woodward Way Sirhal Drive units are addressed
- Trader Joes- Construction waiting on steel materials
- Hypershine Car Wash 2703 E Grand River

Approved/Not Commenced

- Newton Ponte Apartments Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)
- Village of Okemos 4661 Okemos Road Commercial/Residential development
Approved EGLE Brownfield, Meridian Redevelopment Fund
- Giguere Homes Nest Loft Farms Six New Single Family Homes
- Haslett Village Concept 2.0 1655 & 1621 Haslett Road
Approved MUPUD 290 units, Brownfield and Commercial Rehabilitation Exemption
- Lake Court Single Family Homes

Ribbon Cuttings:

Joe's on Jolly
Haslett Marathon

Other Township Happenings:

- Mob the Roadblock August 31st from 3p-5p
- High Caliber Karting Meridian Motorfest September 4th
- MABA Member Meeting September 9th at 9:15 MSUFCU Farm Lane



To: Meridian Economic Development Corporation Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: September 1, 2022
RE: Shop Local “Road Block” Holiday Gift Card Discount Program

Summary

Meridian Township businesses have experienced the negative impact to foot traffic over 2 years of the COVID-19 pandemic, shut down, restrictions and supplementary loss of revenue. The State’s new infrastructure plans have increased the available funding for road improvements. We are currently in the depths of three large infrastructure improvement projects on Okemos Road, Haslett/Park Lake and Okemos/Grand River ave. The proposed 18 month road improvement timeline expecting Okemos Road and Grand River Ave shut down in many cases. These two tributaries are the main commercial common areas of our Township. Now businesses face yet another restriction to foot traffic and patronage.

The Meridian Area Business Association is a local association of small business owners and representatives who come together in support of the development of Meridian. This group alongside the Meridian Economic Development Corporation focus on support of the industries, development, business owners and entrepreneurs that call Meridian home. At the May 5, 2022 meeting these entities agreed on collaborative support of shop local annual events in support of the small businesses.

The proposal to consider today, is the initiation of the “Road Block” Holiday discount gift card program to launch November 26th this year. Much like “grub grab” that sold out in 2020, this program will offer any purchaser an additional \$50 per gift card purchased. If we increase the number of participating businesses to 15, the EDC alongside MABA could support up to \$ 3750 each, in funding. 10 gift cards are available per store front, each with \$50 designation for a total of \$500 per business in local shopping initiatives. Patrons will receive the additional \$50 on the gift card, proceeds go directly back to the business and help keep doors open. A spreadsheet with possible businesses and budgets are attached. We do not have 15 businesses confirmed. Outreach to the local businesses has started with only 4 businesses confirming participation. MABA would match the support for the total number of businesses engaged to equal 15.

Motion: Move to approve support of the 2022 Road Block gift card program up to \$3750 as a match with the Meridian Area Business Association.

BUDGET FOR FIFTEEN POTENTIAL BUSINESSES ON THE ROAD BLOCK

Pets Supplies Plus	\$500.00	\$400.00	\$350.00	\$300.00
Nothing Bundt Cakes	\$500.00	\$400.00	\$350.00	\$300.00
Panera Bread	\$500.00	\$400.00	\$350.00	\$300.00
Chiptole	\$500.00	\$400.00	\$350.00	\$300.00
Aspen Dental	\$500.00	\$400.00	\$350.00	\$300.00
Jimmy Johns	\$500.00	\$400.00	\$350.00	\$300.00
School of Rock	\$500.00	\$400.00	\$350.00	\$300.00
Breadsmith	\$500.00	\$400.00	\$350.00	\$300.00
Frozen Sugar Berry	\$500.00	\$400.00	\$350.00	\$300.00
Art Unlimited	\$500.00	\$400.00	\$350.00	\$300.00
Mid-Michigan Martial Arts Academy	\$500.00	\$400.00	\$350.00	\$300.00
Okemos Marathon	\$500.00	\$400.00	\$350.00	\$300.00
Playmakers	\$500.00	\$400.00	\$350.00	\$300.00
Lotte Market	\$500.00	\$400.00	\$350.00	\$300.00
Chik Fil A	\$500.00	\$400.00	\$350.00	\$300.00
	\$7,500.00	\$6,000.00	\$5,250.00	\$4,500.00
Meridian EDC	\$3,750.00	\$3,000.00	\$2,625.00	\$2,250.00
MABA	\$3,750.00	\$3,000.00	\$2,625.00	\$2,250.00

BUDGET FOR TEN POTENTIAL BUSINESSES ON THE ROAD BLOCK

Pets Supplies Plus	\$500.00	\$400.00	\$350.00	\$300.00
Nothing Bundt Cakes	\$500.00	\$400.00	\$350.00	\$300.00
Panera Bread	\$500.00	\$400.00	\$350.00	\$300.00
Chiptole	\$500.00	\$400.00	\$350.00	\$300.00
Aspen Dental	\$500.00	\$400.00	\$350.00	\$300.00
Jimmy Johns	\$500.00	\$400.00	\$350.00	\$300.00
School of Rock	\$500.00	\$400.00	\$350.00	\$300.00
Breadsmith	\$500.00	\$400.00	\$350.00	\$300.00
Frozen Sugar Berry	\$500.00	\$400.00	\$350.00	\$300.00
Art Unlimited	\$500.00	\$400.00	\$350.00	\$300.00
	\$5,000.00	\$4,000.00	\$3,500.00	\$3,000.00
Meridian EDC	\$2,500.00	\$2,000.00	\$1,750.00	\$1,500.00
MABA	\$2,500.00	\$2,000.00	\$1,750.00	\$1,500.00

To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: September 1, 2022

Re: Mob the Roadblock- August 31st Shop Local Event

Summary

Meridian EDC members requested at their last meeting more immediate action from the community to assist the businesses along Grand River experiencing hardships due to the local construction. Director Clark working alongside the Meridian Area Business Association initiated a response to the construction on Grand River impacting foot traffic to the local businesses. On August 31st members of MABA, Meridian Township and other organizations will patronize the local businesses on Grand River from 3 pm to 5 pm. The initiative is a social “shop local” event with the goal of encouraging residents to patronize the businesses even during construction.

Starting at 3pm at the Playmaker’s commercial shopping block we hope to engage with the businesses in the complex. Shopping, socializing for about 30 minutes and preparing for the next location. Members of the MABA Board, which include Director Clark will be in attendance to assist with directions and coordination.

3:30 attendees of the event can drive over to the Pet’s Supplies commercial corner and patronize Breadsmith, Sugarberry and Pet’s Supplies Plus. With coordination from MABA Board members, we will wrap up at this complex at about 4 pm.

At 4:30 pm the final stop will be Dusty’s Taproom and the commercial complex for food and drinks. The focus remains on the support of businesses, all proceeds are in support of the local businesses.

MABA is a local association of small business owners and representatives who come together in support of the business development of Meridian. This group alongside the Meridian Economic Development Corporation focuses on support of the industries, development, business owners and entrepreneurs that call Meridian home.

Action Required: None



To: Meridian Economic Development Corporation Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: September 1, 2022
RE: Village of Okemos, LLC development Update

Summary

MEDC recently announced that recipients of the Revitalization and Placemaking Grant (RAP) will *not* be told of the award until end of September. The grant, first was issued in May 2022 as a gap financing opportunity in support of projects focused on COVID-19 resiliency. MEDC initially stated a 60-90 day window on the entire grant process with recipients announced by the end of August. The grant offers up to \$5 Million dollars in potential funding for mixed use projects that fall into an urban core community or are a catalyst project within a Downtown Development Authority. Township staff, along with the developer have gathered all concrete information related to the project, letters of support from community members, congressional members, businesses and organizations for the development of the project. Additional conversations in support of the Village of Okemos project were held on behalf of the Township by our local leaders. The funding available has become even more competitive.

At this time, MEDC is requiring any development that is seeking funding from the RAP (Revitalization and Placemaking grant) to go through the entire grant process before submitting a request for the Community Redevelopment and Placemaking grant and loan which is commonly referred to as MCRP. The MCRP grant request from the developer will fill the final development gap on the project. The Township board at the May 17, 2022 meeting did unanimously approve the request for \$1.25M for infrastructure and road improvements in the downtown district. The funding will support the necessary street, sidewalk and utility improvements for the project. A development agreement will be created between the Township and developer for the use of those funds.

At the August Brownfield meeting the Village of Okemos proposed plan was introduced. A 20 year plan for \$6.5 M in site contamination clean up along with the approved dollars from EGLE in a grant and loan. The project includes 200 residential units, 13,000 square feet of commercial space on the first floors on Hamilton and Okemos road. Two parking decks in the rear of each building are included for adequate parking near the building. On street parking on Ardmore, Clinton, Hamilton and Methodist are also included. The improvements to the site will require the widening of Okemos road. ICRD will require the developer to pay for half of the cost for Okemos road improvements. The County does not have additional funding to support the full road infrastructure improvement.

Items Remaining From Developer:

- Need site plan complete from the developer for Community Planning to review
 - o Ingham County Road Department Approval for roads (Township can work around this timeline)
 - o Drain Office Approvals for site retention/detention(Township can work around this timeline)

Attachments: Village of Okemos proposed Brownfield Plan

Village of Okemos Blocks 1 & 2 Redevelopment Project

MIXED-USE REDEVELOPMENT PROJECT
Village of Okemos, Meridian Township, Michigan



Developer:
Village of Okemos, LLC

With Assistance From:



Meridian Township Brownfield Redevelopment Authority – August 18, 2022
Brownfield Plan – Re-Introduction Meeting

Project Re-Introduction

VILLAGE OF OKEMOS BLOCKS 1 & 2, MERIDIAN TOWNSHIP, MICHIGAN



Project Re-Introduction

VILLAGE OF OKEMOS BLOCKS 1 & 2, MERIDIAN TOWNSHIP, MICHIGAN



Project Re-Introduction

VILLAGE OF OKEMOS BLOCKS 1 & 2, MERIDIAN TOWNSHIP, MICHIGAN

Block 1

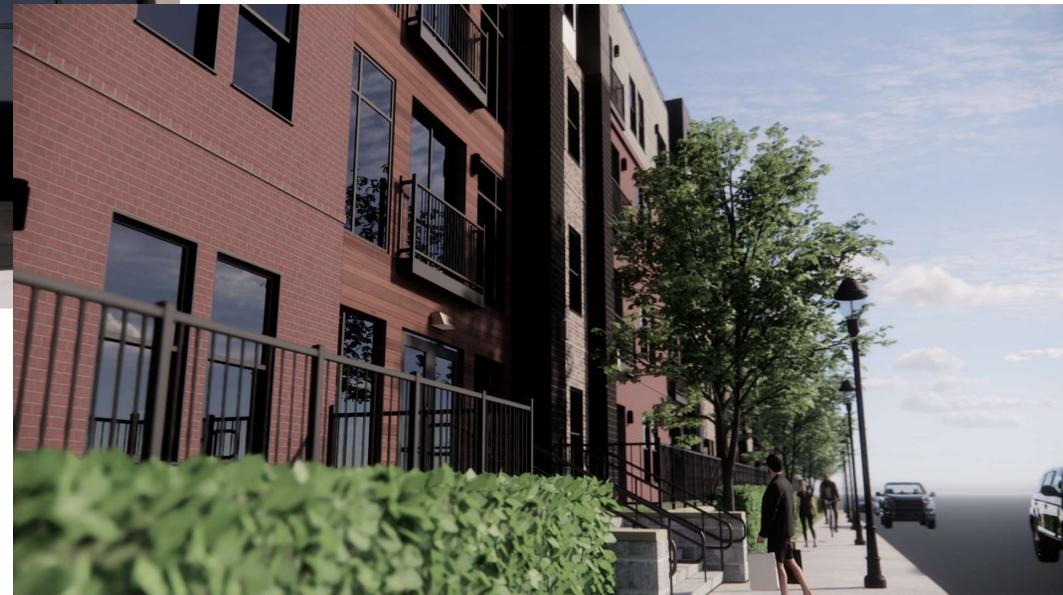


ADVANCED REDEVELOPMENT SOLUTIONS

Project Re-Introduction

VILLAGE OF OKEMOS BLOCKS 1 & 2, MERIDIAN TOWNSHIP, MICHIGAN

Block 2



ADVANCED REDEVELOPMENT SOLUTIONS

Project Re-Introduction

VILLAGE OF OKEMOS BLOCKS 1 & 2, MERIDIAN TOWNSHIP, MICHIGAN

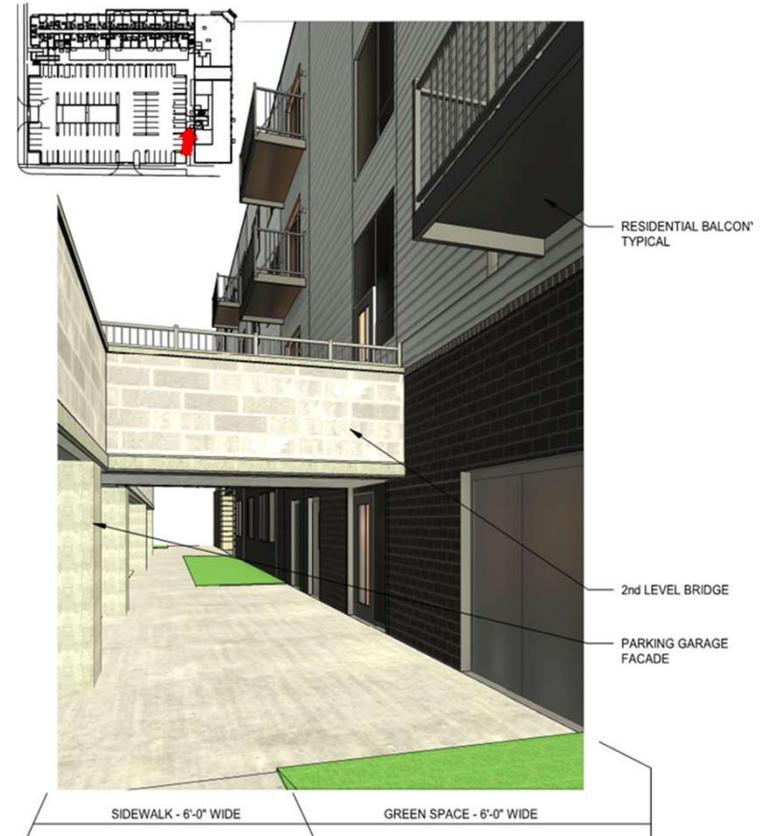
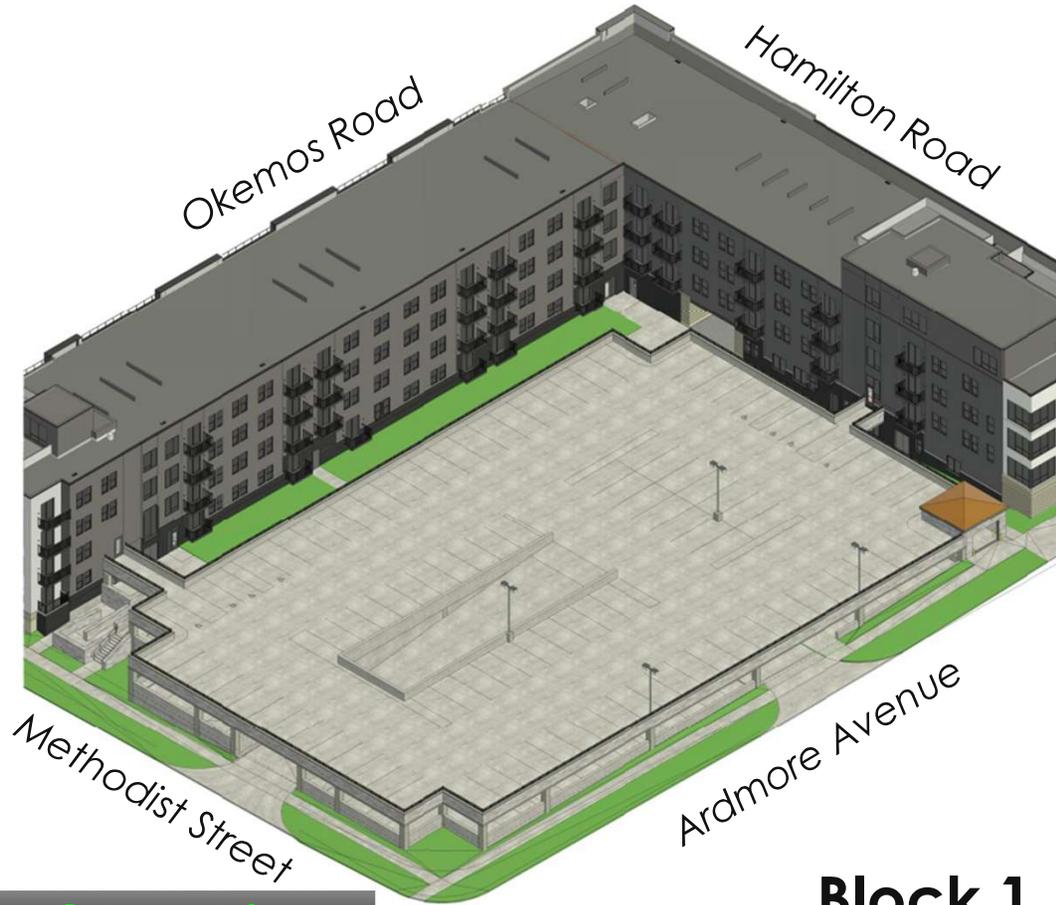


Looking from Block 2 corner of Okemos Road and Hamilton Road toward the Northwest across Hamilton Road at South Elevation of Block 1 buildings



Project Re-Introduction

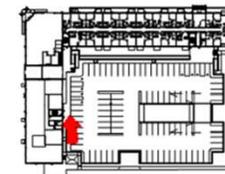
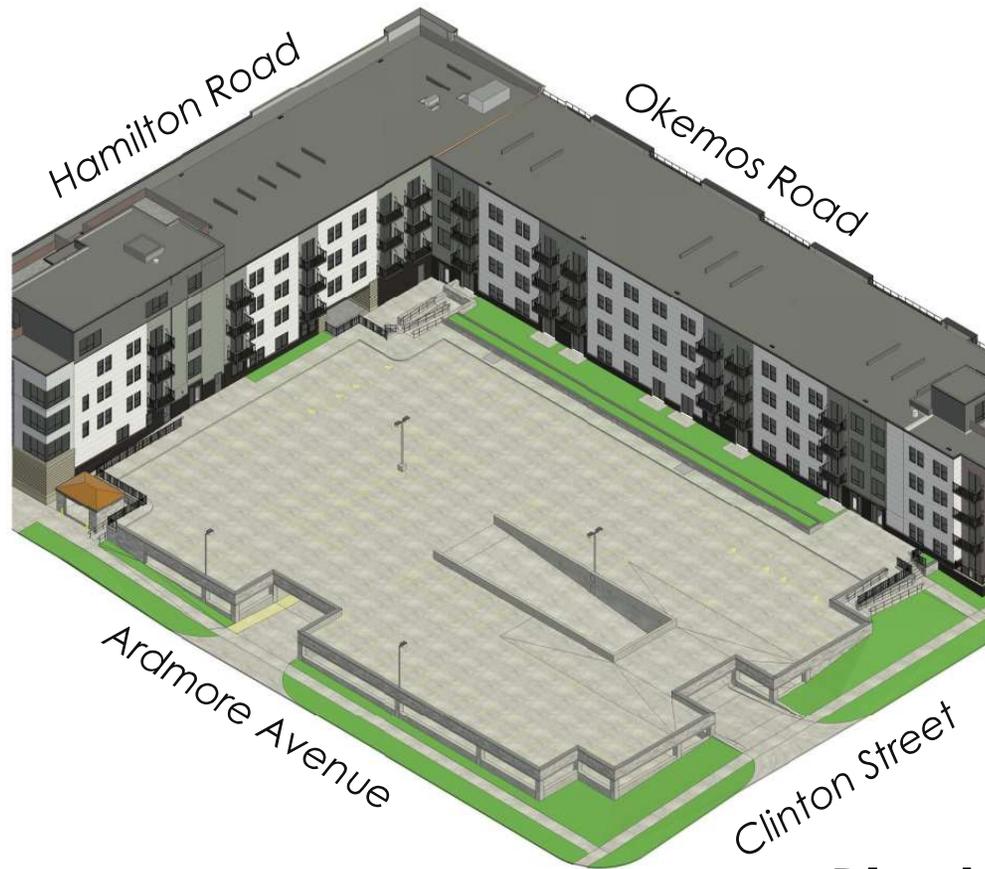
VILLAGE OF OKEMOS BLOCKS 1 & 2, MERIDIAN TOWNSHIP, MICHIGAN



Block 1

Project Re-Introduction

VILLAGE OF OKEMOS BLOCKS 1 & 2, MERIDIAN TOWNSHIP, MICHIGAN



Block 2

Changes Summary – Since BRA Approval March 17, 2022

VILLAGE OF OKEMOS BLOCKS 1 & 2, MERIDIAN TOWNSHIP, MICHIGAN

Changes to Project and Brownfield Plan	Brownfield Plan Approved by BRA 3/17/2022	Revised Brownfield Plan 8/2/2022	Change
Comparative Items			
Estimated Total Capital Investment	\$85 million	\$92 million	\$7 million Increase
Rentable Commercial Square Feet (SF)	39,431 SF	30,252 SF	9,179 SF Decrease
Residential Apartment Units	200 Units	206 Units	6 Unit Increase
Parking Structures	0	2 Structures with 377 public and private spaces	2 Structures with 377 public and private spaces
Vertical Construction Start Date	Fall 2022	Spring 2023	4-6 months
Vertical Construction Completion	2024	2024	None
Future Taxable Value (at 100 % Completion)	\$14,092,100	\$15,156,800	\$1,064,700 Increase
Annual Taxes Paid to All Taxing Jurisdictions (at 100 % Completion)	\$981,563	\$1,055,704	\$74,141 Increase
Estimated Duration of Plan Capture	15 years (2023-2037)	19 years (2023-2041)	4 year Increase
Estimated Duration of Plan	16 years (2022-2037)	20 years (2022-2041)	4 year Increase
Developer Eligible Activity Costs	\$4,319,137	\$6,962,627	\$2,643,490 Increase
Brownfield Redevelopment Authority (BRA) Administration	\$86,479	\$124,141	\$37,662 Increase
BRA Local Brownfield Revolving Fund (LBRF)	\$239,059	\$375,880	\$136,821 Increase
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$448,294	\$736,987	\$288,693 Increase
New Taxes Gained by Taxing Jurisdictions, Not Captured by Brownfield Plan (Table 3)	\$3,173,991	\$3,668,885	\$494,894 Increase

Next Steps

VILLAGE OF OKEMOS BLOCKS 1 & 2, MERIDIAN TOWNSHIP, MICHIGAN

1. Consider & Adopt Brownfield Plan
2. Develop & Execute Reimbursement Agreement for use of Tax Increment Revenues
3. Complete & Submit for EGLE Review & Approval Act 381 Work Plan for Environmental Eligible Activities & Costs to use State Tax Increment Revenues
4. Complete Asbestos Abatement & Demolition and Start Environmental Activities in 2022

To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: September 1, 2022

Re: 1655 Haslett Village Square Project Update

Summary

19.5 Acres of available land at the corner of Haslett and Marsh Road is under review for redevelopment. SP Holding Company LLC out of Holland MI is an expert in residential development. The proposed project is a 290-unit horizontal mixed-used development with 21,000 square feet of available commercial lease space. The project concept and MUPUD were approved by the Township Board in July.

Incentives

The project should see two major incentives in support of the redevelopment. A Brownfield Plan is proposed by the developer for 11 years with about \$2.4M dollars in reimbursable activities. The activities relate to the complete remediation of contaminated soil from a previously existing laundromat. 1655 Haslett Road used to house a local grocery store that contains asbestos materials on the roof. Full remediation of the hazardous materials will be completed when the site is demolished. The funds are to be reimbursed over the 11 years from the State and Local tax incremental increase. The Brownfield Plan was introduced by the developer at the BRA (Brownfield Redevelopment Authority) meeting in August, the Township's Administrative staff will take the plan under review. A public hearing for the plan is set for September 6th at the regular Township Board Meeting.

The second incentive is a Commercial Rehabilitation Exemption that applies a freeze on the value of the buildings on the property. That freeze in value over 10 years, will allow the developer to proceed with the full development without absorbing the increased tax cost during construction. Once the 10-year period has elapsed the property value will unfreeze, and any increased value will be applied. The property owner will have to pay the full increased value at that time. The Township Board established the CRA (Commercial Rehabilitation Abatement) with the support of the Ingham County Commissioners. An application from the developer has been accepted by Township Staff and a public hearing for the CRA is set for September 6th at the regular Township Board Meeting.

Steps Remaining:

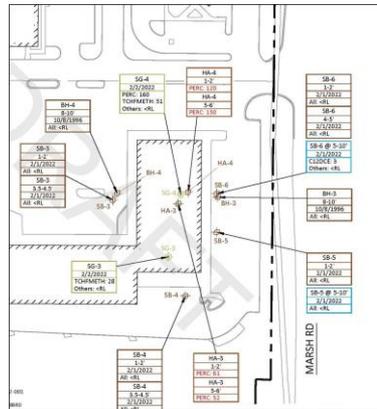
- Township Board must hold a public hearing regarding the CRA before approving by resolution to submit the application to the STC (State Tax Commission) for certification
- Township Board must hold a public hearing regarding the Brownfield plan before approving the plan and setting up an agreement
- Site plan review must be completed, developer must issue plans for review

Attachments: Proposed Brownfield Plan & CRA Application



Haslett Village Project

Brownfield Redevelopment Project Meridian Township, MI



Eligible Property

Project Name:

- Haslett Village Brownfield Redevelopment Project

Developer:

- SP Holding Company, LLC

Subject Property:

- Eastern 19.03 acres of former Haslett Village Square shopping center.
- Parcel 33-02-02-10-401-008 and 33-02-02-10-401-009

Eligibility Status:

- Facility and adjacent contiguous



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- Eastern 19.03 acres of former Haslett Village Square shopping center.
- Parcel 33-02-02-10-401-008 and 33-02-02-10-401-009

Eligibility Status:

- Facility and adjacent contiguous



Project Summary

- New construction: 19 new multi-family residential buildings, one new commercial building at the corner of Haslett and Marsh Road
- Redevelopment of the former video store building
- Total Square Feet: 296,550
- Total Res. SF: 274,800
- Total Res. Units: 289
- Begin Construction: Fall 2022
- End Construction: Winter 2028
- 38 new, full time equivalent jobs
- \$60 million total investment



ARCHITECTURAL CMU
TYPE - B

ARCHITECTURAL CMU
TYPE - A

CAST-IN-PLACE
CONCRETE PORCH

Site Plan

Amenities:

- dog park
- trailhead with restroom
- activity lawn/park
- pickle ball courts
- outdoor social space with open and covered terraces
- outdoor pool and sundeck
- resident playground
- food truck staging area with restrooms
- robust network of sidewalks and paths.



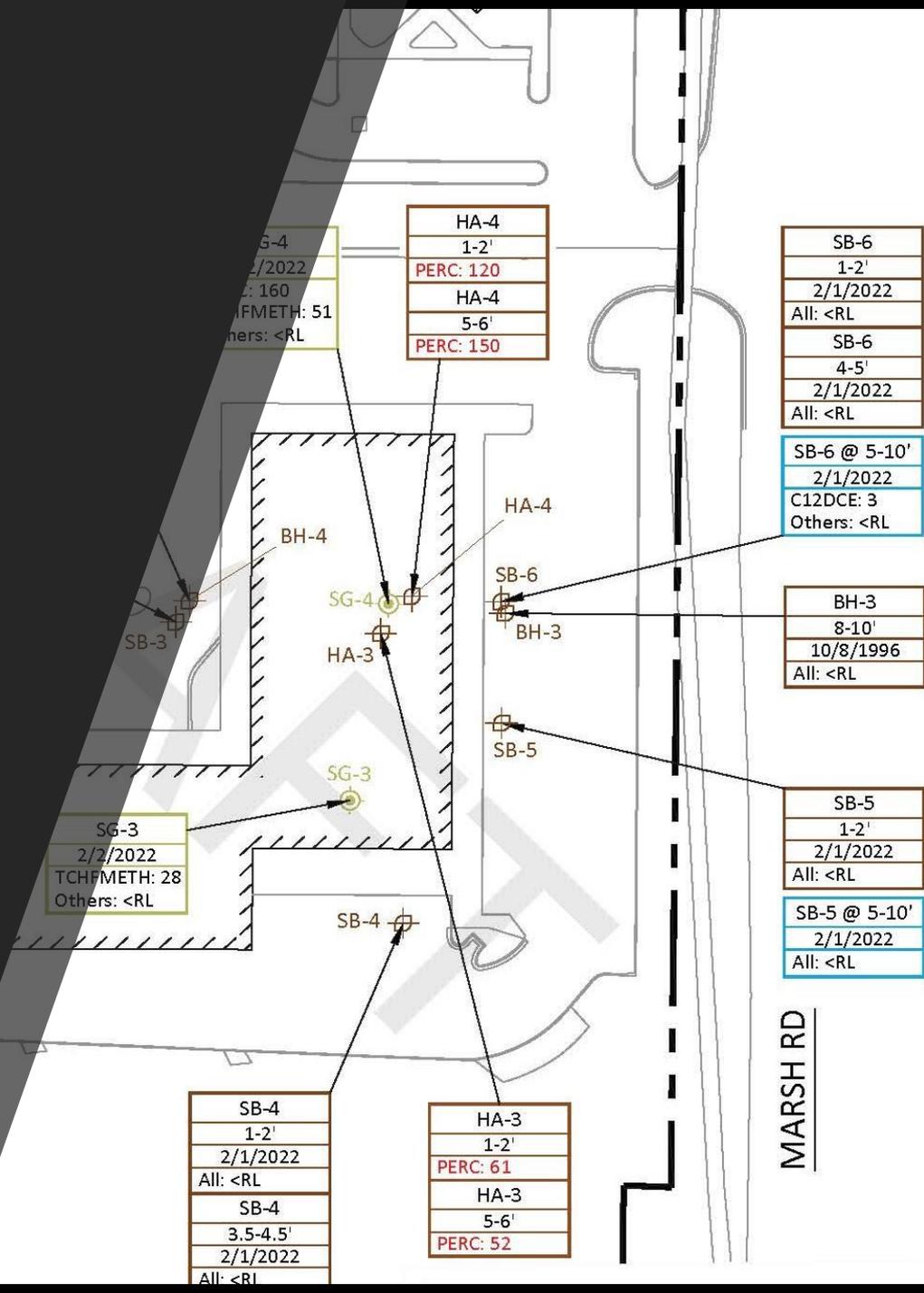
Brownfield Conditions

Environmental:

- Soil contamination: tetrachloroethylene in soil greater than residential generic cleanup criteria
- The property meets the definition of a “facility” as defined by Section 20101 of PA 451 and as defined in Section 2(r) of Act 381.

Asbestos:

- Asbestos containing materials (ACM) are present within all subject buildings and will require abatement prior to commencement of demolition and renovation activities.



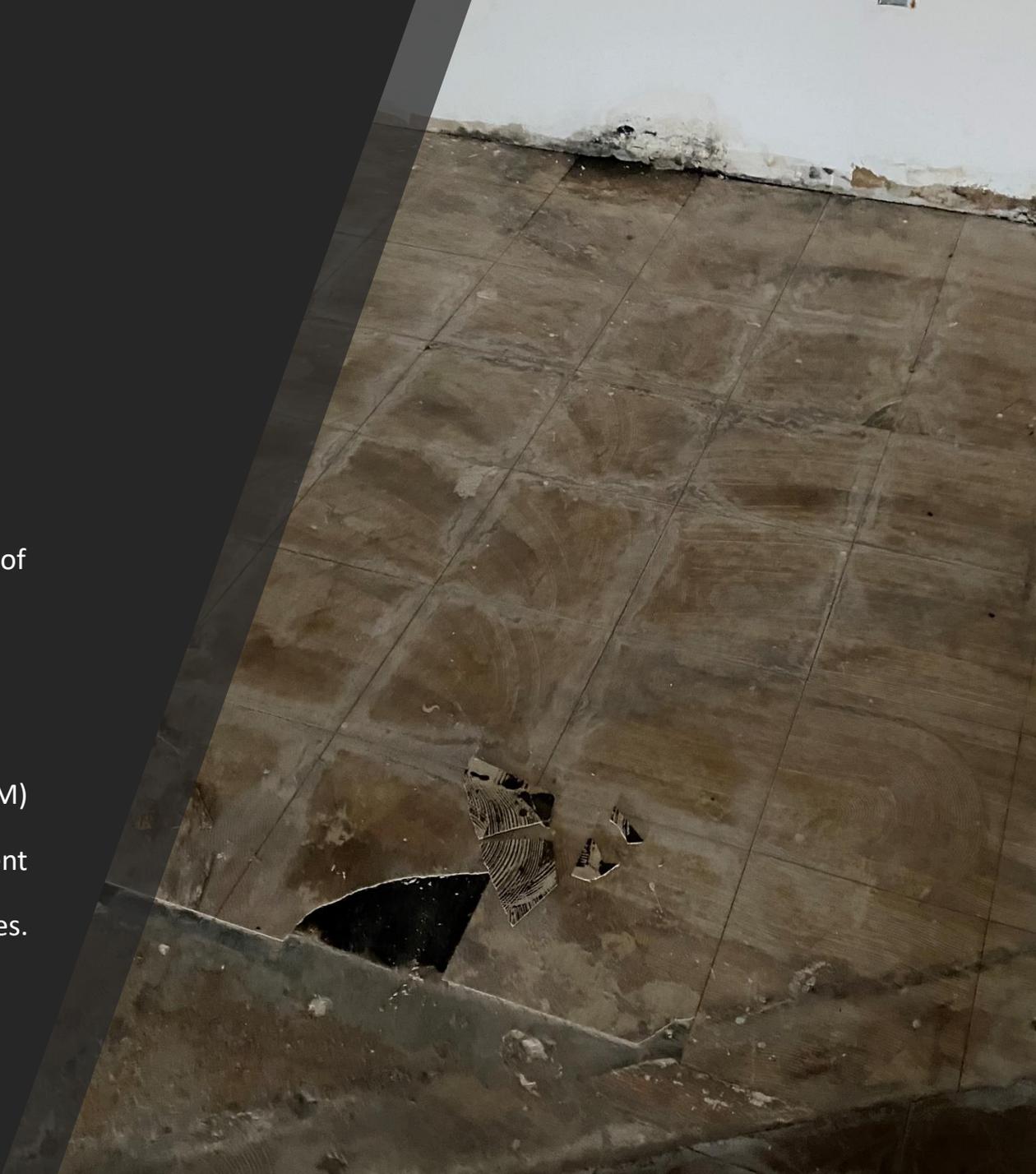
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Proposed Brownfield Incentives

Brownfield Plan

- 11 years
- State and local tax capture
- Eligible activities:
 - Environmental assessment
 - Contaminated soil removal
 - Asbestos Abatement
 - Demolition
 - Brownfield Planning & Implementation
- \$2,437,243 in eligible Brownfield costs

Total New Taxes

Total Estimated New Taxes Generated – 11 Years	\$3,877,364
Developer Reimbursement	\$2,437,243
BRA Plan Administration and Local Brownfield Revolving Fund	\$25,876
State Brownfield Redevelopment Fund (SBRF)	\$314,909
Total Captured	\$2,778,028
Non-capturable taxes to Taxing Units	\$1,099,336

New Taxes – Captured for Eligible Activities

Summary of Eligible Activities	
EGLE Eligible Activities	Cost
Pre-Approved Activities	\$17,400
Department Specific Activities	\$40,500
Total Environmental Eligible Activities	\$57,900
MSF Eligible Activities	Cost
Asbestos and Lead Activities	\$698,850
Demolition	\$945,000
Total Non-Environmental Eligible Activities	\$1,643,850
Contingency (15%) *	\$250,118
Brownfield Plan Preparation	\$25,000
Brownfield Plan Application Fee	\$5,000
Interest (5%, simple) **	\$455,375
Total Eligible Cost for Reimbursement	\$2,437,243

Proposed Brownfield Incentives

Brownfield Plan

- 11 years
- State and local tax capture
- Eligible activities:
 - Environmental assessment
 - Contaminated soil removal
 - Demolition
- \$2,437,243 in eligible Brownfield costs



B1	STACKED FLATS	--	12	--	12	9,928 GSF	
B2	STACKED FLATS	--	12	--	12	9,928 GSF	
C1	STACKED FLATS	--	12	--	12	12,100 GSF	
C2	STACKED FLATS	--	12	--	12	12,100 GSF	
C3	STACKED FLATS	--	12	--	12	12,100 GSF	
C4	STACKED FLATS	--	12	--	12	12,100 GSF	
C5	STACKED FLATS	--	12	--	12	12,100 GSF	
C6	STACKED FLATS	--	12	--	12	10,370 GSF	
D1	STACKED FLATS	--	3	3	3	10,370 GSF	
D2	STACKED FLATS	--	3	3	3	10,370 GSF	
D3	STACKED FLATS	--	3	3	3	10,370 GSF	
E1	STACKED FLATS	--	3	3	3	10,370 GSF	
E2	STACKED FLATS	--	24	--	24	18,660 GSF	
E3	STACKED FLATS	--	24	--	24	18,660 GSF	
F1	TOWNHOUSE	--	4	2	6	10,800 GSF	
F2	TOWNHOUSE	--	4	2	6	10,800 GSF	
G1	TOWNHOUSE	--	8	2	8	14,400 GSF	
G2	TOWNHOUSE	--	8	2	8	14,400 GSF	
TOTAL		4	143	125	17	289	274,800 GSF
			1%	49%	43%	6%	

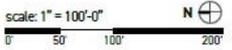
COMMERCIAL BREAKDOWN		
BUILDING	BLDG TYPE	BLDG AREA
H	RETAIL	14,000 GSF
I	RETAIL/COMMUNITY	7,750 GSF

INTEGRATED ARCHITECTURE
840 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

ARCHITECTURAL SITE PLAN

KEYPLAN

- ⊙ TRASH LOCATIONS (DETAILS ON PG 13)
- BIKE PARKING (43 SPACES MINIMUM) (22 SPACES SHOWN)



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
JULY 12, 2022

APPLICANT: SPHolding Company LLC

THANK YOU !

- Dave Van Haaren, Triterra
- 517-927-9227
- dave.vanhaaren@triterra.us

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

LOCAL GOVERNMENT UNIT USE ONLY	
▶ Application No.	▶ Date Received
STATE USE ONLY	
▶ Application No.	▶ Date Received

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file the application form (with required attachments) with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) SP Holding Company, LLC		NAICS or SIC Code	
Facility's Street Address 1621 & 1655 Haslett Road	City Haslett (Meridian Twp.)	State MI	ZIP Code 48840
Name of City, Township or Village (taxing authority) Meridian Charter Township	County Ingham	School District Where Facility is Located Haslett (33060)	
<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) 11/01/2022	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 12/31/2028		
Estimated Cost of Rehabilitation \$60,000,000	Number of Years Exemption Requested (1-10) 10		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input type="checkbox"/> Retain Employment <input checked="" type="checkbox"/> Revitalize Urban Areas <input checked="" type="checkbox"/> Create Employment <input type="checkbox"/> Prevent Loss of Employment <input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of jobs to be created due to facility's rehabilitation 38	No. of jobs to be retained due to facility's rehabilitation 0	No. of construction jobs to be created during rehabilitation 175	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption	
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use		<input checked="" type="checkbox"/> Legal description	
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken		<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility		<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Micheal Bosgraaf		Telephone Number (616) 667-3333	
Fax Number		E-mail Address mike.bosgraaf@bosgraaf.com	
Street Address 148 S. River Avenue, Suite 100		City Holland	State MI
			ZIP Code 49423
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</i></p>			
Signature of Authorized Company Officer (no authorized agents)		Title Member	Date

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)			
Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).			
	Taxable Value	State Equalized Value (SEV)	
Land	\$553,062	\$651,600	
Building(s)	\$400,493	\$472,500	
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.			
<input checked="" type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.			
Name of Local Government Body Meridian Charter Township			
Name of Assessor (first and last name) Ashley Winstead		Telephone Number (517) 853-4404	
Fax Number		E-mail Address winstead@meridian.mi.us	
<i>I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.</i>			
Assessor's Signature			Date
PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)			
Action Taken By LGU (attach a certified copy of the resolution):			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code	
PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)			
Clerk's Name (first and last) Deborah Guthrie		Telephone Number (517) 853-4324	
Fax Number		E-mail Address guthrie@meridian.mi.us	
Mailing Address 5151 Marsh Road	City Okemos	State MI	ZIP Code 48864
LGU Contact Person for Additional Information Amber Clark	LGU Contact Person Telephone Number (517) 853-4568	Fax Number	
<i>I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.</i>			
Clerk's Signature			Date

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury, State Tax Commission
P.O. Box 30471
Lansing, MI 48909

Instructions for Completing Form 4507

Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. **Rehabilitation may commence after establishment of the Commercial Rehabilitation District.**

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
 - b. Description of the qualified facility's proposed use
 - c. Description of the general nature and extent of the rehabilitation to be undertaken
 - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - e. Time schedule for undertaking and completing the facility's rehabilitation
 - f. Statement of the economic advantages expected from the exemption
 - g. Legal description of the facility
 - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
 - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
 - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
 - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
 - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
 - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit www.michigan.gov/propertytaxexemptions and click on Commercial Rehabilitation Act.
4. Submit the application and all attachments to the clerk of the LGU where the property is located.

LGU Assessor Instructions

Complete and sign Part 4 of the application.

LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
 - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
 - b. All required attachments listed under Part 2
 - c. A copy of the resolution by the LGU establishing the district
 - d. A certified copy of the resolution by the LGU approving the application
 - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. **For faster service, email the completed application and additional required documentation to PTE@michigan.gov.** An additional submission option is to mail the completed application and required documents to: Michigan Department of Treasury, State Tax Commission, P.O. Box 30471, Lansing, MI 48909

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

If you have questions or need additional information or sample documents, visit www.michigan.gov/propertytaxexemptions or call 517-335-7491.

To: Meridian Economic Development Corporation
From: Amber Clark Director Neighborhoods & Economic Development
Date: September 1, 2022
Re: Meridian MotorFest Trophy Sponsorship

The first ever Meridian Motorfest hosted by High Caliber Karting produced over 200 cars and 400 visitors to Meridian Township, the Meridian Mall, and High Caliber Karting & Entertainment venue. The success of this event solidified the 2nd Annual Meridian Motorfest set for September 4th from 4:00 pm –9:00 pm. The Township Board has approved the event with the supervised approval of the Chief of Police and Meridian Township Fire Department.

Meridian Economic Development Corporation (EDC) sponsored the event for \$1500 in 2021 to establish the local venue as a host and inspire the annual car show in Meridian Township. This year the Meridian EDC can sponsor two of the event trophies for \$500 total sponsorship, the name included in advertising and on the trophy itself. The two trophy contests are:

Kid's Voted Favorite and Local DJ

Each trophy is \$250 sponsorship. Proceeds of the event support Meridian Cares! The event is free for spectators! Come smash a car, ride in a monster truck, participate in a scavenger hunt, Beer side by side cart, local live radio station Q106, climb on a Fire Truck and course great cars!

Event Agenda:

HOURS OF EVENT	4:00-9:00 PM
GATES OPEN	4:00 PM
SHOW BEGINS	5:00 PM
CONTESTS	6:00-7:30 PM
AWARDS	7:30 PM
SHOW & ACTIVITIES END	8:00 PM

Motion: Move to approve the \$500 sponsorship for the Meridian Motorfest for the Kids Voted Favorite and Local DJ Contest Trophies.