



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD – REGULAR MEETING  
June 16, 2020 6:00 pm

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1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
  - A. Environmental Commission
  
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS\*
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
  - A. Communications
  - B. Minutes-June 2, 2020 Virtual Regular Meeting
  - C. Bills
  - D. Disposal of Surplus Vehicles
  
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)
  - A. Meridian Cares Pandemic Support
  - B. Final Preliminary Plat #17012 extension – Silverstone Estates
  - C. Hotel Liquor License 2736 Grand River Avenue
  - D. Environmental Commission Appointment
  - E. 2019 Downtown Development Authority Annual Report
  - F. Resolution Declaring Racism a Health Crisis
  - G. Nemoka Drain-Full Disclosure Certificate
  
13. BOARD DISCUSSION ITEMS (ORCHID)
  - A. Haslett Marathon Brownfield Plan
  - B. Community Policing Discussion
  - C. Amendment to Chapter 82 Vegetation
  
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT

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All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.  
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

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



**To: Meridian Township Board of Trustees**  
**From: Meridian Environmental Commission**  
**Date: June 11, 2020**  
**Re: Environmental Commission Report and Invitations**

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The Environmental Commission (EC) is pleased to share progress on several of your priorities. We appreciate your support and invite your participation as we move forward in several areas:

**Climate Action**

The EC appreciates your leadership in pursuing renewable energy and taking steps to reduce greenhouse gas emissions, preserve our environment, and improve our sustainability and quality of life. A report on progress in 2019 is attached.

**Climate Emergency Resolution**

Also attached is a draft Climate Emergency Resolution. The EC encourages the Board to support this Resolution and reaffirm Meridian’s commitment to climate sustainability.

**Coal Tar Sealant Ban**

Scientific studies on coal tar-based driveway sealants (which contain high levels of polycyclic aromatic hydrocarbons or PAHs, well-known carcinogens), have demonstrated a relationship to health and environmental concerns. Meridian has tested less chemically hazardous alternatives and recommends moving forward with an ordinance.

**An Environmental Review of Code of Ordinances**

The EC is exploring the Board’s interest in a systematic environmental review of Meridian’s Code of Ordinances. Offers of assistance from Tri-County Regional Planning Commission and others could identify opportunities to protect and enhance our economic, environmental, and social vitality and resilience while simplifying and unifying the codes. With your support and assistance from staff and other boards and commissions, we hope to present findings in October 2020.

Thank you for the opportunity to present these initiatives and discuss them at your June 16<sup>th</sup> meeting.



# Meridian Climate Sustainability Report

## January 2020



Newly installed “solar garden” will provide a stunning pollinator-friendly habitat in 2020

# Meridian Climate Sustainability Report 2020

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## Introduction

Meridian Township is a green community. Appreciation for the environment is revealed in its decades long commitment to its many natural areas, green spaces, rivers, lakes, trails, parks, and land preserves.

As climate change has risen as an environmental, economic, and health priority, Meridian has begun to respond. In 2007, Meridian Township joined over 1000 communities in signing the U.S. Mayors Climate Protection Agreement. In 2017, Trustees renewed this commitment by seeking to reduce greenhouse gas emissions by 80% or more by 2050. A Climate Sustainability Plan, which had been under development for several months, was adopted by reference in the Township Master Plan.

Progress on this plan was first reported in 2018. This report describes accomplishments in 2019 and opportunities for additional improvements in 2020. Much remains to be done. The Meridian Environmental Commission, Green Team, Energy Team, staff, and others invite your participation and suggestions as we move forward to address one of the greatest challenges and opportunities in this century.

We hope that reading this report inspires greater optimism, enthusiasm, ideas, participation, and collaboration. We look forward to comments and involvement as we move forward, understanding that each step we take can affect our individual and community well-being for generations to come.

This report includes a broad overview of progress on 18 Objectives and 86 action steps. These are divided in to 6 major areas and included opportunities to focus on in 2020.

## Energy Efficiency

Major accomplishments in 2019 include an engineering study of the Municipal Building. This study is essential to updating the 40 year-old heating, ventilation, and air conditioning systems in the building. This upgrade will also improve comfort levels, provide energy cost savings, and reduce greenhouse gas emissions.

In addition, LED lighting has been installed in both interior and exterior locations including offices, filling bay, parking lot, and street lights. In addition, occupancy sensors have been installed.

Meridian remains a member of MAUI, Michigan Municipal Association of Utility Issues, which is representing municipalities in negotiations with Consumers Energy to secure the most efficient and affordable operation of Meridian's 2365 street lights.

### Opportunities in 2020

Meridian will conduct energy audits on several more of its buildings in 2020. In addition, Meridian will utilize funding in its Revolving Energy Fund and Consumers Energy Incentives to support efficiency improvements. HVAC improvements have also been budgeted this year. Energy audits will reveal priorities for expenditures of Meridian's Revolving Energy Fund. A focus on no-cost improvements and fast payback items will help replenish the revolving energy fund. Meridian will also continue to promote energy efficiency through its Communications Department, HOMTV, the Green Gazette, newsletters, employee emails, and other venues.

## Renewable Energy

The Meridian Energy Team sponsored Solar Open Houses in June and October 2019. In June, four open houses reached 15 residents and in October, two open houses reached 54 persons. One of the October solar sites was the first solar installation at a condominium in the township. HOMTV helped with promotion of these open houses and produced a more in-depth story on one of the local homes featured in the Open Houses.

Meridian Township residents interested in purchasing a solar electric system usually have a lot of questions. Three Meridian Twp. residents have volunteered to be Solar Energy Advisors to assist fellow residents by either answering their questions by email or phone or by arranging a visit to their home to see their solar system and answer questions. None of the Solar Energy Advisors work for a solar company. A list of solar installers is also available.

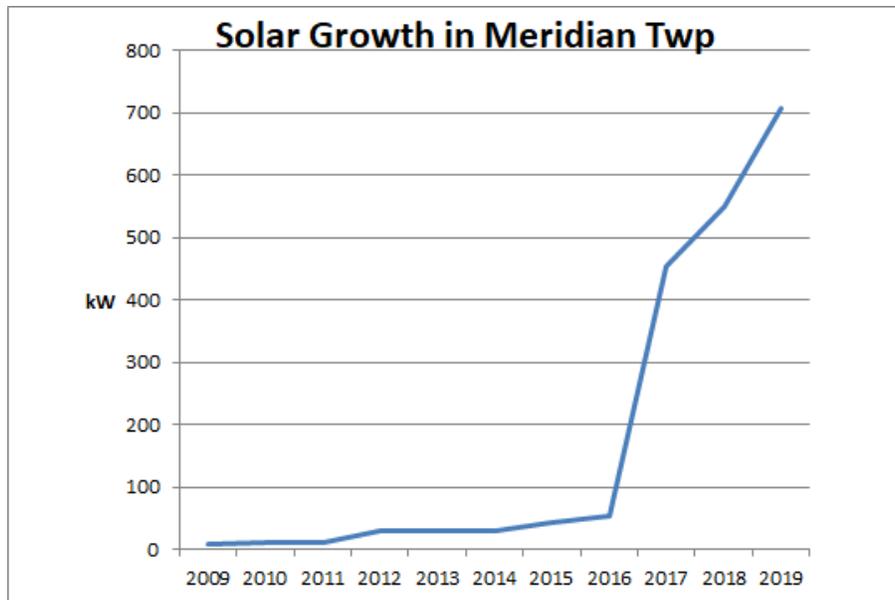
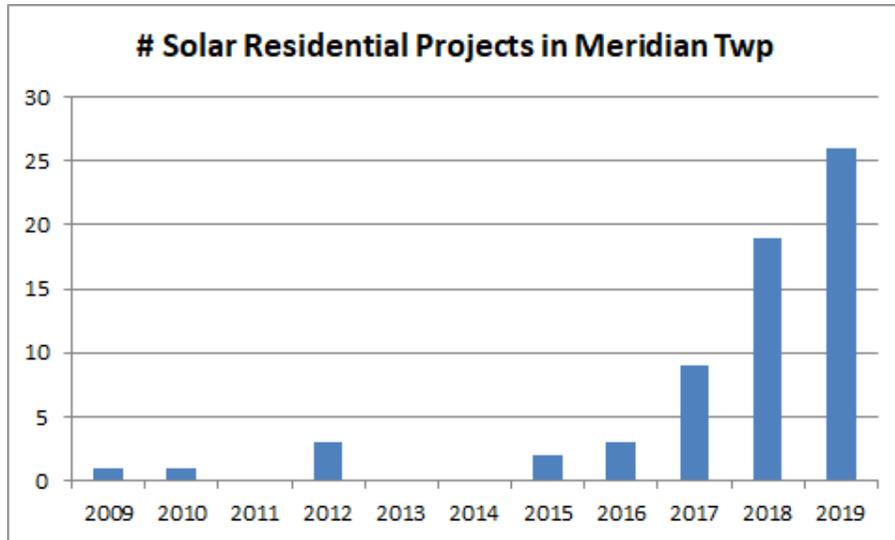
Meridian presented at the 2019 Michigan Sustainability Conference. A representative of the Energy Team shared details of Meridian Solar Meridian Pilot Project, PV array, Solar Garden and other accomplishments.

The Meridian Solar Array, installed in late 2018, has produced approximately 24 Megawatt-Hours (MWh) of electricity, representing 6.3 % of the current energy used at the Municipal Building in 2019. The chart below details production over 12 months (as of 12/13/19). In total, this equates to 40,600 lbs of CO2 emission saved, which is equivalent to planting over 1000 trees.



Historical and real-time solar energy production displayed at <http://bit.ly/solarmonitor> (downloaded 12/13/19)

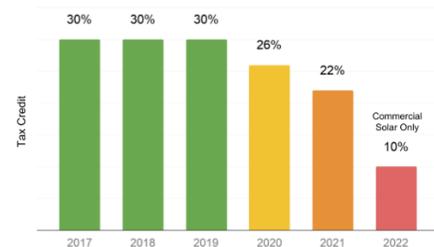
Meridian experienced substantial growth in the number of residential solar projects in 2019. This adds over 160 KW of renewable energy generating capacity bringing the Township total to approximately 700 KW.



Opportunities in 2020

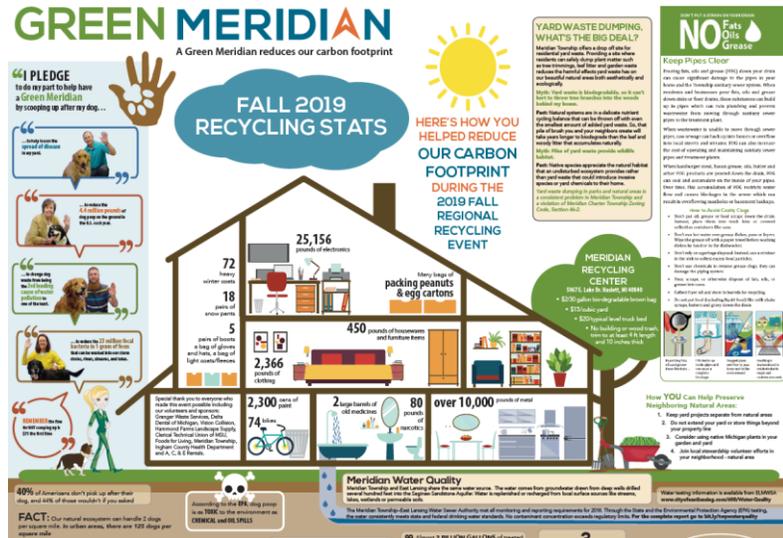
Meridian has budgeted for the installation of two 20 KW solar installations in 2020. In addition, the Meridian Energy Team hopes to “coach” several homeowners and businesses that are purchasing solar systems in 2020. Residential and commercial systems are currently eligible for a 26% Federal solar tax credit in 2020.

Solar Tax Credit Step Down Schedule



## Recycling & Waste Reduction

Meridian Township saw more progress on recycling and waste reduction than in other categories. This is partly the result of the Meridian Green Team, an active group of concerned residents. The Green Team helped organize and implement two major recycling events in 2019 and has plans for two more in 2020.



2019 Events	Fall	Spring
Visitors	~600	758
Volunteers	92	95
Electronics (lbs)	25156	33085
Metal (lbs)	14300	22,330
Freon units (AC, fridge, etc.)	93	53
Paint (containers)	2,300	2,493
Peanuts - lg. bags	8	20
Egg Ctn - lg. bags	2.5	5
Household (trucks or trailer loads)	2	1.5
Bikes	74	85
Old Medicines (barrels)	2	NA

2019 saw an increase in volunteers, household items, bicycles, metal, foam peanuts, donations, and Freon-units (AC, dehumidifiers, etc.) over 2018. The amount of paint, electronics, egg cartons, charges, and visitors declined slightly. Several businesses co-sponsored our recycling events this year including Delta Dental, Granger Waste Services, Hammond Farms Landscape Supply, Vision Collision, Foods for Living, A,C, & E Rentals, Meijer, MSU Clerical Technical Union, Ingham County Health Department, and many local restaurants.

The Green Team continued to promote recycling. In addition to outreach to apartment owners and managers, volunteers staffed an information booth at the Farmers Market. Staff, the Green Team, and volunteers collaborated with HOMTV and other local and social media sites to distribute information about recycling and waste reduction. Examples include:

- Facebook Pages: Green Meridian Group, Green Meridian Page, Meridian Township,
- Meridian Township Website
- Prime Meridian Magazine
- The Regional Recycling Coordinators Committee
- Event Flyers
- Special Flyers (fats, oils, grease, wipes, etc.)
- Regional Recycling Brochure
- A Multi-Family Brochure
- Press Releases

- Recyclopedia
- Other related resources such as [www.midmichrecycles.org](http://www.midmichrecycles.org), [www.reclaimedbydesign.com](http://www.reclaimedbydesign.com), and [www.grangernet.com/meridian-township-recycling](http://www.grangernet.com/meridian-township-recycling)

Meridian Township also collaborated with MSU, City of Lansing, City of East Lansing, and others on a regional recycling brochure to help students and others in our communities to understand and utilize recycling opportunities.

**DROP OFF CENTERS**  
DISCOVER MORE DROP-OFF LOCATIONS AT [MIDMICHRECYCLES.ORG](http://MIDMICHRECYCLES.ORG)

**EAST LANSING**  
3800 East State Rd, East Lansing  
[www.cityofeastlansing.com/288/](http://www.cityofeastlansing.com/288/)  
Drop-Off-Recycling-Guide

**LANSING**  
35295 Wood Rd (Dixie Hwy) No. 43  
[www.grangernet.com/disposal-center-lansing](http://www.grangernet.com/disposal-center-lansing)  
9237 South Cedar Street  
[www.lansingrecyclingcenter.com](http://www.lansingrecyclingcenter.com)

**MSU**  
488 Green Way, East Lansing  
[msuexpansion.com](http://msuexpansion.com)

**CLINTON COUNTY**  
[www.clinton-county.org/347/](http://www.clinton-county.org/347/)  
Recycling-Services

**MERIDIAN TOWNSHIP**  
5276 E. Lake Drive, Hazlett  
[reclaimedydesign.com](http://reclaimedydesign.com)

**EATON COUNTY**  
[www.eatoncounty.org/857/](http://www.eatoncounty.org/857/)  
Recycle-Centers

**DELHI/HOLT**  
1488 Greenwood Road, Holt  
[www.delhitownship.com/235/](http://www.delhitownship.com/235/)  
Recycle-with-Debi

**FOR MORE INFORMATION**  
Contact your local recycling office and visit [midmichrecycles.org](http://midmichrecycles.org) for more about what, when, where, and how to recycle. Also, ask about special events, newsletters, and educational opportunities.

- City of East Lansing 527.9379.9459
- City of Lansing 527.4953.4400
- Clinton County 989.264.0389
- Delhi Township 527.699.3674
- Eaton County 527.543.3689
- Ingham County 527.4922
- Meridian Township 527.953.4486
- MSU Surplus Store & Recycling Center 527.355.1723
- State of Michigan 800.682.5276

**RECYCLING GUIDE**  
FOR A GREENER GREATER LANSING

**WHERE CAN I RECYCLE?**

**RECYCLE CURBSIDE**  
Programs vary by community.

- Mixed paper - magazines, books, newspapers
- Mixed plastic bottles & jars - clean, no Styrofoam or plastic film/bags
- Tin cans & aluminum
- Corrugated cardboard & brown paper bags
- Boardboard (cereal boxes)
- Glass bottles & jars

Contact your local recycling office and waste hauler for details about curbside collection available in your area.

**FREE CYCLE!**  
Is it still usable but you don't need it anymore? Use Craigslist.org, Let Go, Offer Up, Facebook Marketplace, Ebay, and Freecycle.org!

Many communities offer safe places for online transactions. Contact your local municipality.

**DONATE ITEMS**

Salvation Army  
2655 E. Grand River, East Lansing  
[salarmy.org](http://salarmy.org) 527.484.4424

Goodwill  
3860 W. Grand River, Okemos  
[goodwillinc.org](http://goodwillinc.org) 527.347.3160

Volunteers of America  
477 shops  
[voanet.org](http://voanet.org) 248.945.0101

MSU Surplus Store and Recycling  
488 Green Way, East Lansing  
[msuexpansion.com](http://msuexpansion.com) 527.355.1723

St. Vincent DePaul  
1020 S Washington Ave, Lansing  
[svpsusa.org](http://svpsusa.org) 527.484.5395

**APARTMENTS**  
Contact your property manager or recycling office to find out what programs, events, and drop-off locations are available or how to start one in your community.

**BUY RECYCLED!**  
Support local thrift shops. Avoid non-recyclable packaging and products. Purchase items with recycled content or that can be composted or recycled easily.

**SPARTANS RECYCLE**  
Find out more about MSU efforts to utilize waste as a resource through its reuse and recycling programs. See [recycle.msu.edu](http://recycle.msu.edu)

**WHAT CAN I RECYCLE?**

**HAZARDOUS WASTE**  
If possible, use it up or find someone that can, following instructions on the label. Ingham, Eaton, and Clinton County offer household hazardous waste collections. (See phone #s on back). Ask about special collection options and safe disposal.

**PAINT AND MOTOR OIL**  
To recycle your paint, separate it into two groups: latex paint and oil-based paint. Never mix. Motor oil does not wear out, it just gets dirty, so recycling it saves a valuable resource. Contact your recycling office about paint and oil recycling (including cooking oil).

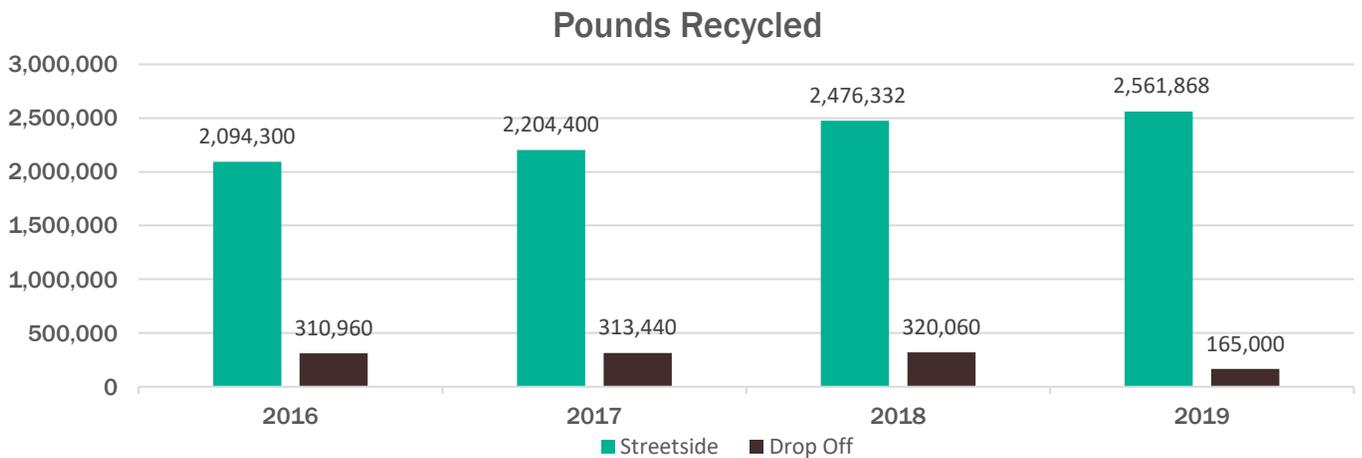
**YARD WASTE**  
Yard waste does not belong in your trash! You can compost it, or your neighbors or close-by community gardens might be interested. Ask your hauler about curbside collection, drop-off compost centers and yard waste reduction and composting tips.

**NOT DOWN THE DRAIN**  
Do not pour or flush cooking oil, medicines, or "wipes" down the drain! Ask your recycling office about cooking oil recycling and medicine collections.

**RECYCLE RIGHT!**  
Follow instructions for proper recycling. Plastic bags, food waste, and non-recyclables can run entire loads of recyclables, ending up in landfills or incinerators. Go to [recyclingaccions.org](http://recyclingaccions.org)

**Regional Recycling Coordinating Committee**

Curbside Recycling continued to grow in 2019 with street-side residents recycled 85,536 more pounds than last year. Drop-off collected by Granger declined primarily due to use of other haulers and container service providers at the Recycling Center. The Recycling Center continued collection of a variety of recyclable materials, household trash, yard waste, and non-compacktable waste.



## Transportation

Meridian Township voters passed both a road improvement and Redi-Ride millage in 2019. Resulting road improvements will have positive impacts by improving driver safety, improved vehicle mileage (smoother roads), and reduced wear and tear on vehicles. This road millage will also be used to enhance the Township's "Complete Streets" goals, creating a more walkable and bike-able community. The Redi-Ride millage renewal will provide efficient transportation services for residents in the year to come. Working with Capital Area Transportation Authority (CATA), the Township has been able to increase the number of buses, expand the weekday hours to 7:30 a.m. and 6:30 p.m., and increase the service area to include locations outside the Township.

Significant pathway improvements were made in in 2019 including the Okemos Road Connector/Boardwalk which completes a major gap in our connected pathway system and a highly visible overlook of a protected wetland area. There has also been significant headway in the pathway connection to/from MSU and East Lansing.

## Water Management/Green Infrastructure

Meridian's "green amenities" remain a prime treasure to residents and visitors to the Township. Its trees, parks, land preservation properties, wetlands, trails, and other landscapes all improve the attractiveness and the environmental qualities of the community. This "green infrastructure" is gaining recognition, credibility, and importance as we seek to manage the impacts of climate change. According to the EPA, green infrastructure is an approach to stormwater management and climate resiliency which:

- Improves water quality and conserves water
- Strengthens the local economy
- Enhances community and infrastructure resiliency
- Uses plants, soils, and nature itself to manage stormwater and create healthier urban environments.
- Can reduce the need for expensive gray infrastructure—pipes, storage facilities, and treatment systems—because plants and soils soak up, store, and use the rainwater.
- Can help maintain a high quality of life through flood protection, cleaner air and water, and more appealing transportation corridors and outdoor spaces.

Meridian began a green infrastructure inventory in 2019, seeking to elevate awareness of various types of green infrastructure. Meridian also set aside resources in 2019 to create a tree planting initiative.

Meridian continues to devote significant staff resources to help reduce soil erosion and other negative environmental impacts on development and redevelopment projects. Meridian's "Redevelopment-Ready" designation has helped facilitate redevelopment along major corridors and town centers, helping to reduce urban sprawl and balance the goals of development and environmental sustainability.

A Solar Garden installed in November 2019 now adorns the Meridian Municipal Complex. The garden was designed [Elements Studio](#) to communicate Meridian's commitment to

sustainability. The various groups of pollinator friendly plants interweave throughout the planting to communicate the interconnected complexity of climate. Plantings were chosen for aesthetics, drought tolerance, deer-resistance, self-seeding abilities, height, and potential for reducing mowing in other areas as well. Installation was completed by Richard Vontersch of [Luke Landscape Company](#) with assistance from Meridian's Water and Sewer Maintenance crew.



Other notable accomplishments in 2019 include the continuation of 10 community gardens. Nine of these included a partnership with the Greater Lansing Food Bank's Garden Project. These gardens provided growing space for 600 families and helped produce 48,000 pounds of food.

The "Hidden River Rain Garden" received several dozen new pollinator-friendly plants with assistance from the Mid-Michigan Environmental Action Council, local businesses, and volunteers from surrounding neighborhoods.

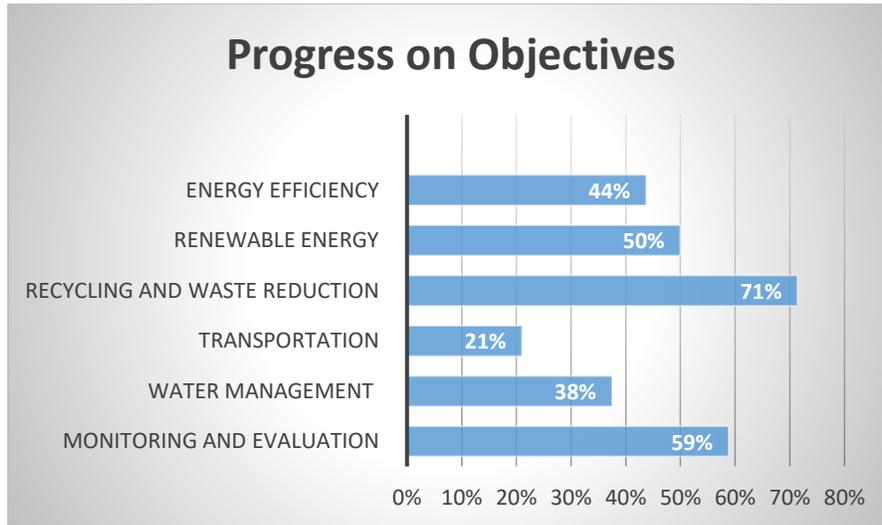


Meridian remains a partner in the East Lansing Meridian Water and Sewer Authority (ELMWSA). Significant renovations are underway which are boosting efficiency and reducing waste. ELMWSA is also considering a renewable energy project near its water treatment center.

Total water usage for 2019 in Municipal Buildings was 926,000 gallons, down from 1,006,000 gallons (8% reduction) in 2018. Township-wide consumption was 986,939,000 gallons, down from 1,043,828,000 gallons (5% reduction) in 2018.

### Next Steps

While Meridian made substantial progress in 2019, much work remains to help reduce greenhouse gas emissions and the social and environmental costs of climate change. The chart below provides a snapshot of progress on the 86 action steps identified in the original Climate Sustainability Plan (2017). See the attachment below for list of objectives and action steps, including an assessment of progress.



The coming year provides many opportunities for improvement. The Environmental Commission (EC) goals include a focus on green infrastructure (including tree planting) and green building. The EC appreciates the support of the citizens, Energy Team, Green Team, staff, commissions, Township Board, and others in Meridian’s proactive approaches to climate change and welcomes new involvement and ideas in 2020. For questions or comments, please contact [greenmeridian@meridian.mi.us](mailto:greenmeridian@meridian.mi.us) or 517.853.4466. Visit [meridian.mi.us](http://meridian.mi.us) for information about eNotifications and digital newsletters.

## Summary of Climate Action Measures

Actions receive a “1” if progress occurred, “0” if none occurred, and a “?” if unsure or under investigation.

<b>a. Energy Efficiency</b>		
Objective a.1: Achieve significant energy cost savings and carbon emission reductions in Township facilities.		
1.	<a href="#">Implement recommendations from the Consumers Energy Building Performance with Energy Star Study including development and adoption of a Meridian Energy Policy.</a>	1
2.	<a href="#">Implement Phase II Energy Recommendations and HVAC Engineering Study and include major HVAC upgrades in Capital Improvement Plans.</a>	1
3.	Obtain Energy Star designation for township buildings where possible.	0
4.	Use LEED Gold criteria or the equivalent for all projects undertaken by the Township. LEED criteria include measures related to energy efficiency, renewable energy, recycling and waste management, transportation, and water management.	0
5.	Monitor energy savings and return 80% of savings to Revolving Energy Fund.	0
6.	Budget funds for energy efficiency assessments a minimum of once every five years.	1
7.	Address sustainability implications in proposals for capital improvements. Township Manager will consider criteria related to energy efficiency, renewable energy, waste management, transportation, and water management when developing a capital improvement plan.	1
Objective a.2: Explore other opportunities and partnerships to achieve energy savings.		
1.	Identify and pursue State and Federal grant funding, pilot programs, and utility programs.	1
2.	Further build partnerships such as Michigan Green Community Network, Clean Cities, Sustainability Forums, and expand collaboration with other local governments in our region.	1
3.	Establish incentives to builders to exceed the energy efficiency provisions of the state building code.	0
4.	Increase tree canopy throughout the township and especially in business areas to reduce cooling loads. Consider the potential for future solar energy installations when deciding placement of trees. Propose ordinance changes and provide incentives for existing businesses to upgrade their parking lots and landscaping to increase tree cover and shade to be energy efficient and environmentally friendly.	0
5.	Create incentives for the use of white roofs or green roofs to reduce cooling loads.	0
6.	Identify opportunities and remove barriers to support the construction of “tiny houses.”	?
7.	Review parking requirements and provide incentives to reduce and remove asphalt.	?
Objective a.3: Provide educational opportunities for Township staff and residents about energy consumption, energy savings opportunities, and utility incentives.		
1.	Improve delivery of information and data on energy consumption to building managers, Township staff, accounting/budgeting staff, and financial managers.	0
2.	Provide Information to Township residents so they are aware of Township efforts and utility and other programs that can assist them.	1
<b>Percent of action steps with progress</b>		<b>44%</b>
<b>b. Renewable Energy</b>		
Objective b.1: Develop Township policies and procedures that encourage the use of renewable energy.		
1.	Revise Township ordinances and procedures to ensure that they encourage energy conservation and the use of renewable energy.	1
2.	Develop renewable energy and other practices that reduce greenhouse gas emissions that can be included in the list of amenities allowed in mixed use and commercial planned unit developments (PUDs).	?
Objective b.2: Increase the use of renewable energy at Township facilities.		
1.	Obtain 50% of Township electricity from renewable energy by 2025 and 100% by 2035. The Township receives almost all of its electricity from Consumers Energy and indirectly will get 15% of its electricity from renewables due to the state Renewable Portfolio Standard (RPS) requiring the 15%.	0
2.	Pursue the installation of solar electric systems at Township facilities by Dec. 31 2018. Identify and evaluate options to fund solar energy installations on Township facilities.	1
3.	Participate in Community Solar or other green purchasing programs where possible.	1
4.	Identify and seek grant funding for demonstrations of new renewable energy technologies.	0
5.	Identify opportunities for non-grid connected applications like solar street lighting and solar lighting for signs.	0
6.	Explore solar and other efficient back-up power options for Township facilities.	1
Objective b.3: Provide educational opportunities regarding renewable energy options and encourage the installation of renewable energy at private and public facilities throughout the Township.		
1.	Obtain 25% of total community electric use from renewable energy resources by 2025. This includes the 15% due to Michigan’s Renewable Portfolio Standard (RPS) requirements.	0
2.	Provide educational opportunities on current and proposed policies, programs and incentives that could help Township residents, businesses, and institutions utilize renewable energy.	1

3.	Share information about funding and vendors with residents and business owners.	1
4.	Provide incentives to developers to employ renewable energy in site plan and construction of new development. Identify and adopt incentives to encourage greater use of renewable energy, e.g. incentives for net zero homes or PV systems, elimination of permit fees for PV systems.	0
5.	Collaborate with schools and other institutions on joint purchasing of renewable energy systems.	0
6.	Inventory, highlight, and promote Meridian homes and businesses that feature net-zero, renewable, LEED, and related features.	1
<b>Percent of action steps with progress</b>		<b>50%</b>
<b>c. Recycling and Waste Reduction</b>		
Objective c.1: Increase recycling in owner-occupied dwelling units. Reduce the amount of materials sent to landfills by 10% in 5 years.		
1.	Work with Granger and others to expand the use of 96 gallon carts and remove disincentives for recycling.	1
2.	Evaluate having a single hauler in the township.	0
3.	Launch a collaborative marketing and outreach program in the Township to promote existing recycling services and options.	1
4.	Conduct regional education and promotion opportunities in collaboration with the Regional Recycling Coordinating Committee (R2C2), Local First of Mid-Michigan, and other neighborhoods, organizations, and partners.	1
Objective c.2: Expand recycling in multi-family housing, township departments, and in other commercial settings. Reduce the amount of materials sent to landfills by 10% in 5 years.		
1.	Promote and expand current recycling efforts in multi-family housing.	1
2.	Revise ordinances and policies as necessary to encourage recycling.	0
3.	Provide technical assistance to managers and occupants of multi-family housing/apartments.	1
4.	Implement a recycling campaign for all township departments.	1
Objective c.3: Offer community- and region-wide recycling events and other partnerships		
1.	Partner with local business, schools, neighborhoods, governments, churches, and others to promote and offer recycling events.	1
2.	Promote Ingham County household hazardous waste collections.	1
3.	Explore collaborative processing and/or transfer of recyclables locally and/or in the region.	1
4.	Identify and implement food, cooking oil/grease, composting, and related organic material recycling options.	0
5.	Provide educational opportunities concerning the 5 R's: Refuse, Reduce, Reuse, Repurpose, & Recycle.	1
6.	Consider a ban on plastic bags for single use purposes. Promote re-usable bags, bottles, etc.	0
<b>Percent of action steps with progress</b>		<b>71%</b>
<b>d. Transportation</b>		
Objective d.1: Encourage employee and citizen participation in Smart Commute competitions and encourage Township employees and citizens to be smart commuters year round.		
1.	Continue to expand the bike and pedestrian pathways network throughout the Township.	1
2.	Incentivize employee participation in Clean Commute competitions and encourage employees to be smart commuters year round.	0
3.	Partner with Capital Area Transportation Authority and others to promote "Clean Commute" options and identify efficient paratransit and Redi-Ride efficiency improvements.	?
Objective d.2: Decrease the use of petroleum in the Township vehicle fleet.		
1.	Choose the cleanest and most fuel-efficient vehicle that meets the department's needs.	?
2.	Use electric or hybrid vehicles whenever possible.	0
3.	Use efficient trip planning to reduce the use of fuel.	?
4.	Conduct an efficiency inventory and audit of the Township vehicle fleet.	?
5.	Adopt a fuel efficiency target for the Township vehicle fleet, including an implementation plan for reaching this target. The plan should incorporate vehicle efficiency and life cycle cost analysis as well as highlight opportunities for purchasing or converting vehicles to be more efficient.	0
6.	Review and update the idling policy for the government fleet and/or a community-wide policy.	0
7.	Identify and seek funding for alternative fuel vehicles and electric charging infrastructure.	?
Objective d.3: Use land-use planning to reduce vehicle miles traveled and petroleum use.		
1.	Accelerate implementation of the Township's Complete Streets policy to ensure that entire roadways are designed and operated with all users in mind - including bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities.	?
2.	Use the Urban Services Boundary to reduce vehicle miles traveled and encourage infill and redevelopment.	?
3.	Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.	1
4.	Offer fast tracking and technical assistance for sustainable developments.	?
Objective d.4: Provide educational opportunities on transportation alternatives that can reduce petroleum use.		
1.	Provide educational opportunities concerning public transit, car sharing, smart commuting, and transportation-efficient communities.	?

2.	Provide educational opportunities on biking, walking, and driving safely, especially around bikers and walkers.	1
3.	<a href="http://michigancleancities.org">Continue membership in and partnerships with Greater Lansing Area Clean Cities (http://michigancleancities.org) and providers of efficient vehicles, equipment, and fuels.</a>	?
4.	Provide web sites and apps that identify charging stations for electric vehicles. Identify funding and opportunities for electric car charging stations.	?
5.	Promote the employee and volunteer bike-sharing program.	1
<b>Percent of action steps with progress</b>		21%
<b>e. Water Management</b>		
Objective e.1: Decrease water usage at Township facilities.		
1.	Use building audits to determine which water fixtures to upgrade.	0
2.	Amend purchasing policy to require that when purchasing or replacing new toilets only low flow fixtures will be purchased.	?
3.	Install waterless urinals where appropriate.	?
4.	Implement, as funds allow, a system to capture and use rainwater and gray water for turf and landscape irrigation at municipal facilities.	0
Objective e.2: Reduce storm water runoff.		
1.	Partner with the Ingham County Drain Commissioner on reduction in storm water runoff.	1
2.	Review and change policies as needed to accommodate expected changes in storm surges and extreme weather events.	?
3.	Increase the number of street trees.	?
4.	Use porous pavement, rain gardens, bioswales, riparian buffers, and retention ponds as appropriate. Use township parks and other properties to demonstrate these strategies.	1
5.	Provide credits on water bills for rain barrels, porous pavement, and rain gardens.	?
6.	Encourage projects that reuse storm water for irrigation purposes.	1
7.	Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas. Strengthen the Township wetlands ordinance in order to increase wetland acreage in the Township.	1
Objective e.3: Provide educational opportunities concerning water conservation and management.		
1.	Use signs, brochures, and other outreach materials to describe why we conserve water and what the Township is doing to conserve water, alternatives to fertilizer use and how it affects stream ecosystems, drought resistant grasses, native plants, rain barrels, water efficient appliances such as low-flow toilets, and how one's water usage compares to a typical home's water usage.	1
2.	Use media, web page, HOM-TV, public forums, and other means to encourage water conservation.	0
Objective e.4: Explore opportunities for water efficiency improvements within Meridian's water supply and sewage treatment systems.		
1.	Work with East Lansing Sewage Treatment Plant and Lansing Board of Water and Light to identify ways to reduce water use and sewage.	?
2.	As a member of the East Lansing Meridian Water & Sewer Authority, identify ways to reduce water use.	?
3.	Review water safety and supply plans and strategies.	1
<b>Percent of action steps with progress</b>		38%
<b>f. Monitoring and Evaluation</b>		
Objective f. 1: Monitor greenhouse gas reductions and energy and cost savings and determine benefits to the community.		
1.	Conduct a greenhouse gas inventory of the Township government operations.	0
2.	An annual progress report will be prepared by township management on activities related to the Climate Sustainability Plan.	1
3.	Evaluate cost-effective energy monitoring systems, software, assistance, and equipment including WeGoWise and Consumers Municipal Energy Efficiency Pilot and invest in monitoring equipment as needed	0
4.	Prioritize top energy-using sites, buildings, and equipment for more frequent monitoring.	1
5.	Explore opportunities with Consumers' E-Billing Program, smart metering, street lighting, and other pilot programs.	1
6.	Calculate annual water, energy, and cost savings and reductions in greenhouse gases. Reporting metrics would make annual comparisons and include:	
1)	Annual greenhouse gas reductions for municipal operations and the community (tons)	0
2)	Annual municipal and community energy consumption (MBTU)	0
3)	Annual energy and cost savings from energy improvements to municipal buildings (MBTU, \$)	1
4)	Annual renewable energy generated from township facilities or purchases (kWh)	1
5)	Annual renewable energy generation in the community (kWh)	1
6)	Materials recycled communitywide (tons)	1
7)	Number of participants recycling (#residents, #businesses)	1
8)	Annual municipal water consumption (gallons)	1
9)	Annual community water consumption (gallons)	1
10)	Number of electric, electric hybrid, or alternative fuel vehicles in the township fleet	0
11)	Annual fuel savings in the township fleet (gallons of petroleum-based fuel)	?
12)	Percent sustainable commutes by mode type (%walked, %biked, % public transportation)	?
7.	Objectives and strategies in this plan should be revisited every 5 years and a summary of accomplishments prepared.	
<b>Percent of action steps with progress</b>		59%



**CLIMATE EMERGENCY RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the \_\_\_\_ day of \_\_\_\_\_, 2020 at 6:00 p.m. local time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following Resolution was offered by the Meridian Environmental Commission and supported by \_\_\_\_\_.

**WHEREAS**, on October 8, 2018, the United Nations released a special report that projected that limiting warming to 1.5 degrees Celsius this century will require an unprecedented transformation of every sector of the global economy over the next 12 years; and

**WHEREAS**, on November 23, 2018, the U.S. Fourth National Climate Assessment was issued, which detailed the massive threat that climate change poses to the American economy and underscored the need for emergency climate action at all levels of government; and

**WHEREAS**, the impacts of climate change and ocean acidification include increasingly devastating wildfires, communities overwhelmed by smoke, drinking water compromised by algal blooms, a rise in sea levels resulting in flooding and the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and food sources, extreme weather events, severe harm to this state’s agriculture, forestry and tourism industries, and introduction of new vectors for infectious disease, increased asthma and other human health-related problems; and

**WHEREAS**, climate change has a disproportionate effect on fish and wildlife populations, many of which require specific habitat conditions and are therefore particularly vulnerable to warmer temperatures, modified precipitation patterns, diminished snowpack, ocean acidification and other effects of climate change; and

**WHEREAS**, climate change and the global economy’s overshoot of ecological limits are driving the sixth mass extinction of species, causing a 60 percent decline in global wildlife populations since 1970, could devastate much of life on Earth for the next 10 million years and pose as great a risk to humanity as climate change, according to the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services; and

**WHEREAS**, one million animal and plant species are now threatened with extinction according to a sweeping new United Nations report (May 6 2019); and

**WHEREAS**, the death and destruction already wrought by global warming of approximately 1.1 degrees Celsius above late 19th century levels demonstrates that Earth is already too hot for safety and justice; and

**WHEREAS**, climate change has a disproportionate effect on impacted communities, such as indigenous tribes, rural communities, coastal communities, workers, low-income households and people of color, who typically have fewer resources for adapting to climate change and are therefore the most vulnerable to displacement, adverse health effects, job loss, property damage and other effects of climate change; and

**WHEREAS**, the world’s leading climate scientists, including those in the Great Lakes Integrated Sciences and Assessments Center, predict that these serious impacts of climate change will worsen if prompt action is not taken to curb emissions; and

**WHEREAS**, Our Children’s Trust May 9, 2019 press release, [“Groundbreaking Report Shows the United States Can Lead the Way Toward Climate Recovery Without Economic Hardship – The Report Details the Technically and Economically Feasible Pathways for a U.S. Transition Off of Fossil Fuels...”](#) is the first analysis completed in the United States to provide a detailed roadmap for placing all sectors of the U.S. energy system on an emissions path consistent with returning global atmospheric CO2 to 350 ppm by 2100, which means global heating of 1 degree Celsius, not 2;” and

**WHEREAS**, restoring a safe and stable climate requires a “climate mobilization” at all levels of government on a scale not seen since World War II to reach net zero greenhouse gas emissions; and

**WHEREAS**, in the absence of effective federal engagement, it is the responsibility of the individual states, counties and cities deemed to be the laboratories of progress, to take immediate leadership actions to address climate change;

**THEREFORE, BE IT RESOLVED**, we as members of the Meridian Township Board of Trustees, having adopted our own climate goals and policies to combat this climate emergency, will make it a priority to implement the township operations and community initiatives outlined in our Climate Sustainability Plan. Elected and appointed officials, boards and commissions, and staff shall consider Climate Change impacts and issues as they plan and implement various projects and activities.

ADOPTED:      YEAS:  
                         NAYS:





## Background on Coal Tar-Based Pavement Sealants

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The Environmental Commission invites you to consider prohibiting the use of certain pavement sealants in Meridian Township. Specifically, scientific studies of coal tar and coal tar pitch-based driveway sealants have found them to contain high levels of polycyclic aromatic hydrocarbons (PAHs). This chemical class is known to be both acutely toxic and highly carcinogenic via skin contact or inhalation. The wide distribution of dust and runoff contaminants from treated pavement surfaces raises health and environmental concerns, including increased cancer risk to humans and wildlife, and impaired water quality.

The Commission began seriously exploring this issue in early 2018. Rebecca Esselman, Executive Director of the Huron River Watershed Council, presented at a Green Theme Presentation in April, 2018 (See <http://meridianmi.swagit.com/play/04042018-870>). We have since contacted groups familiar with the issue including Michigan municipalities, sealcoat applicators, manufacturers, and others to share information and gather their perspectives.

Township staff decided to test the performance and availability of alternatives such as asphalt-based sealants, similar to those sold in stores like Home Depot, Menards, and Lowes. A request for proposals was issued, a contract awarded, and several parking lots were treated in 2019. Based upon this experience, along with the growing acceptance and affordability of alternatives, staff and Commissioners feel comfortable moving forward to prohibit these sealants, joining 16 other Michigan Communities, as well as the states of Minnesota and Washington, and the District of Columbia.

Attached is a brochure that describes the issue in greater detail. Also attached is a draft ordinance.

Additional resources include:

- Bans: Ann Arbor <http://bit.ly/A2-BAN> Minnesota: <http://bit.ly/PAH-MN>
- The State of Michigan Proposed Legislation HB 5174: <http://bit.ly/PAH-MI>
- Tip of the Mitt Watershed Council: <http://bit.ly/pah-TIP>
- Washington DC Ban and Resource Page: <https://doee.dc.gov/coaltar>

Planning and Public Works staff have met to discuss ways to smoothly administer the ordinance. If we move forward, we currently envision requiring contractors to register with the Township at no cost, similar to the way we work with Sewer Contractors. An on-line application would include a list of types, PAH content, and CAS numbers of sealants to be applied.

Staff and the Environmental Commission invite your suggestions and support as we move forward. Thank you for your consideration of this matter.



Photo by E. Riggs.

Runoff from freshly applied coal tar sealcoat caused death of fish and aquatic invertebrates weeks to months after application.

## What to Avoid

Look at product label or request the Material Safety Data Sheet and avoid products labeled with any of these terms\*:

CAS#65996-92-1, CAS#65996-93-2, CAS#65996-89-6, CAS#8007-45-2, Coal Tar, Coal Tar Pitch, Coal Tar Distillates, RT-12, CAS#64742-90-1, CAS#69013-21-4, Steam-cracked Petroleum Residues, Steam-cracked Asphalt, Pyrolysis oil, Heavy fuel oil (HFO)

\*full list at [hrwc.org/coalatar](http://hrwc.org/coalatar)

## Banning Toxic Sealcoats

Already, Minnesota, Washington, and the District of Columbia have statewide bans. Dozens of municipalities throughout the US have also banned the use of coal tar sealcoat. In 2015, Van Buren Township became the first to pass a comprehensive PAH ban in Michigan. Ask your legislators to do the same.

*Hazardous levels of PAH's have been found in pond sediments in the Huron River watershed*

## Learn More

HRWC's coal tar webpage

[hrwc.org/coalatar](http://hrwc.org/coalatar)

United States Geological Survey

[tx.usgs.gov/sealcoat.html](http://tx.usgs.gov/sealcoat.html)

Coal Tar Free America

[coalatarfreeamerica.blogspot.com](http://coalatarfreeamerica.blogspot.com)

## Select References

International Agency for Research on Cancer, 1987. Coal-tar Pitches. IARC Monographs on the Evaluation of Carcinogenic Risks to Humans, Supplement 7, pp 174-175.

Mahler et al. 2015. Acute Toxicity of Runoff from Sealcoated Pavement to *Ceriodaphnia dubia* and *Pimephales promelas*. Environmental Science and Technology.

Mahler et al. 2012. Coal-Tar-Based Pavement Sealcoat and PAHs: Implications for the Environment, Human Health, and Stormwater Management. Environmental Science and Technology 46, 3039-3045

Van Metre et al, 2010. Contributions of PAHs from Coal Tar Pavement Sealcoat and Other Sources to 40 U.S. Lakes, Science of the Total Environment. Vol. 409, pg.334-344.



*The Huron River Watershed Council  
protects and restores the river  
for healthy and vibrant communities.*



Huron  
River  
Watershed  
Council

1100 N. Main Street, Suite 210 | Ann Arbor, MI 48104  
Phone: 734-769-5123 | [www.hrwc.org/coalatar](http://www.hrwc.org/coalatar)

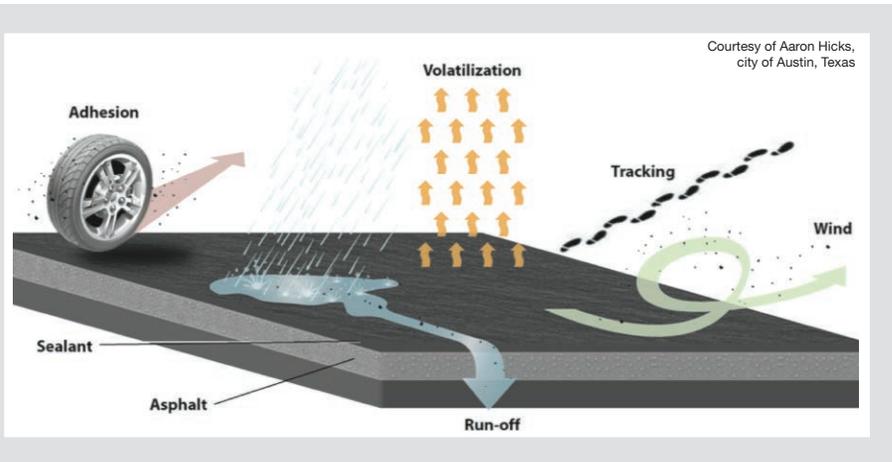


# Risks of Coal Tar-Based Sealcoat

How to avoid common pavement sealants that pose threats to human health and the environment

## What is Coal Tar Sealcoat?

Coal tar-based sealcoat is applied widely on driveways, parking lots, and even play-grounds as a maintenance practice. Coal tar sealcoats are hazardous. They are high in polycyclic aromatic hydrocarbons, or PAHs, many of which have been identified as toxic, mutagenic, teratogenic (cause birth defects) and/or carcinogenic (cause cancer). While there are many sources of PAHs, coal tar sealcoat contains significantly higher concentrations (~70,000 mg/kg) than other common sources such as gas emissions (370 mg/kg) and road dust (24 mg/kg).



Coal tar sealcoat can enter the environment when it is applied and as it wears down over time. Fumes and particles travel via air, water, and even on shoes and end up in our homes, rivers, and soils.

## Available Alternatives

There are several alternatives that have significantly lower, or no, PAH content. Asphalt-based sealcoat has 1/1000th the PAH content of coal tar, and is readily available at similar cost. There are also safer acrylic and latex based options.

You can also choose not to seal your asphalt surfaces. University of Michigan found it more cost effective to repave occasionally than to sealcoat regularly. Be aware of alternative products that are still high in PAH content.

## Human Health Risks of Coal Tar Sealcoat

For someone who spends their lifetime living adjacent to coal tar seal-coated pavement, the average excess cancer risk is estimated to be 38 times higher than those who don't. Much of the increased risk occurs during early childhood. Children play on and near these surfaces and

are, therefore, more likely to inhale or ingest PAHs associated with coal tar sealcoat. Particles also make it into homes on shoes and pets.

## Effects of Coal Tar Sealcoat on Rivers and Lakes

In rivers and lakes, PAHs are found primarily in the sediments. Several recent studies have found that runoff from coal-tar-treated surfaces causes death, developmental issues,

and other adverse effects in fish and other aquatic organisms long after application.

*Studies show 50-75% of all PAHs found in sediments within the Great Lakes region come from coal tar sealcoat.*



*An alternative sealcoat: If sealcoating cannot be avoided, asphalt-based sealcoats are an alternative with 1/1000th the PAH concentration of coal tar-based sealcoats.*

## What You Can Do

### If You are a Homeowner or Manage Private Properties Such as Churches, Daycares, or Businesses:

- Do not seal your asphalt surfaces as often or at all.
- Hire contractors that will apply asphalt-based sealcoat rather than coal tar or other high-PAH sealcoats
- See back panel to learn how to identify coal tar and other sealcoat products with high PAH content
- Urge your neighbors to do the same

### If You are a Concerned Resident or Local Official:

- Encourage local officials to stop the use of coal tar and other high PAH sealcoats on all public properties
- Advocate for a local ordinance banning coal tar and other high PAH sealcoats within your municipality



## Background on Environmental Review of Code of Ordinances

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Meridian Environmental Commission is exploring the Township Board's support for an "environmental review" of our current Code of Ordinances.

This question is inspired by several factors:

- A shared desire to preserve and enhance the "green" and many environmental features that attract (and retain) residents and businesses to the Township and our quality of life as articulated in the Meridian Master Plan and Climate Sustainability Plan
- The potential for sustainable design, building, planning and practices that support overall community resilience (e.g. by reducing impacts of climate change, preserving existing infrastructure, etc.)
- A growing list of local, state, and national examples and models to draw from (rather than reinventing the wheel). East Lansing, for example, has shared a draft Green Building Policy with us.
- The recognition that integrated planning of desired improvements may save money. For instance, green infrastructure amenities such as EV chargers are more affordable if installed during construction rather than retrofitting or fixing later.
- Offers of assistance from Tri-County Regional Planning Commission and Mid-Michigan Environmental Action Council to assist as part of their mission.

### The Environmental Commission invites you to:

- Join us in learning about opportunities and sharing suggestions.
- Develop a timeline with Manager Walsh to delegate appropriate staff (Planning, Public Works, etc.) to assist.
- Invite other boards and commissions (Planning, Transportation, EDC, Land Preservation, Parks, BRA) to get involved and assist to the extent they are willing and interested).

We are requesting this feedback by September 1, 2020 so that the Commission can help assemble recommendations to you in October.



**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
June 16, 2020**

**BOARD INFORMATION  
(BI)**

**From:** [Joyce](#)  
**To:** [Board](#)  
**Subject:** Voting Rights  
**Date:** Thursday, May 28, 2020 8:09:50 PM

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Dear Meridian Township Board Members,

I thought you should all be aware that Clerk Dreyfus was named in a recent lawsuit that was filed by the League of Women Voters and ACLU for mailing absentee ballots 15 days late under state Constitution in the March 10 Presidential Primary Election. [Here is a link: LWV ACLU Lawsuit on absentee ballots.](#) The lawsuit states: "For instance, in the March 2020 presidential primary, Meridian Township waited until 25 days before the election to begin mailing absentee ballots to voters."

Article 2, Section 4(1)(g) of the Michigan Constitution (the "Absentee Voting Clause") clearly states that: "[e]very citizen of the United States who is an elector qualified to vote in Michigan shall have the following rights: ... (g) to vote an absent voter ballot without giving a reason, during the forty (40) days before an election."

I'm very disappointed that our community was named in a lawsuit for its failure to protect voting rights. Clerk Dreyfus had the ballots, just as every other clerk across the state did. But he was the only clerk in the entire state to fail to mail them until 15 days after the deadline. This delay is inexcusable as it reduces voter participation.

I hope our community will begin paying attention to Clerk Dreyfus' mismanagement. It certainly has caught the attention of the ACLU and League of Women Voters.

Thank you,

Joyce Van Coevering  
[5882 Okemos Rd, Haslett, MI 48840](#)

Sent from my iPhone

**From:** [Brett Dreyfus](#)  
**To:** [Joyce VanCoevering](#)  
**Subject:** Board communication -- LWV vs State of Michigan  
**Date:** Thursday, June 11, 2020 12:03:00 PM

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Dear Joyce Van Coevering:

**The email you sent to the Board about voting rights was partially correct, but the allegations against the Township Clerk are factually incorrect and misleading.**

Secretary of State Jocelyn Benson was named in a lawsuit recently filed by the League of Women Voters (LWV) against the State of Michigan. No one other than the State of Michigan is involved in that lawsuit.

**Your allegation that I was named in that lawsuit is false – I was never mentioned in the court document.**

Meridian Township was briefly mentioned, in one sentence, along with a number of other cities and municipalities, as examples of issues involving Absent Voter (AV) ballots in Michigan, including a delay in mailing absentee ballots within a 40-day timeframe.

The court document references a local TV news program that was broadcast in March, 2020. That news story explained the reason Meridian Township waited before mailing AV ballots – but that information was omitted from the document.

AV ballots for the March 10 Presidential Primary began being mailed out 30 days prior to the election – the week of February 10. The reason was a decision by our Deputy Clerk and myself to wait for ballot testing software from the Ingham County Clerk. State law requires that Ingham County Clerk Barb Byrum provide cities and townships with software that allows local clerks to test AV ballots BEFORE they are mass-mailed to voters.

The need for testing ballots before they are mailed to voters is clear: a ballot defect could result in a logistical nightmare on election day if the ballots are misprinted or have a technical issue that causes them to be unreadable by tabulators, resulting in thousands of ballots not able to be counted. That is why it is so critical to test ballots well in advance of the 40 day mailing timeframe. The Meridian Township Clerk's Office contacted the Ingham County Clerk numerous times before the 40 day election timeframe, and after waiting more than a week we began sending out the AV ballots without ever testing them.

Meridian Township voters on our Permanent Absentee Voter List had ample opportunity to participate in the election. The Clerk's Office and the Township Board received no communication from citizens concerned about not receiving an Absent Voter ballot in time for the Presidential Primary – but we did receive several letters complimenting us for conducting a well-run election.

I have expressed concerns to the Bureau of Elections and to the Michigan Association of

Municipal Clerks about the need for County Clerks to be held accountable to state election law and provide mandated testing software in advance of the 40 day timeframe.

For the upcoming election, AV ballots will be mailed out to meet the 40 day timeframe, but I will be publicly calling for ballot testing software in advance of the expected AV mail date in order to prevent a catastrophic scenario of non-functional ballots being mass-mailed to Meridian voters.

Brett Dreyfus  
Meridian Township Clerk

**From:** [James Jackson](#)  
**To:** [Frank Walsh](#); [Ken Plaga](#); [Michael Hamel](#); [Derek Perry](#); [Board](#); [Peter Menser](#); [Mark Kieselbach](#); [David Premoe](#); [Phil Deschaine](#); [Jeffrey Theuer](#); [John Matuszak](#); [Joyce Van Coevering](#); [Jade Sims](#); [Stephen Gebes](#); [Kenneth P. Lane](#); [Mary Ann Groop](#); [Brandie Yates](#); [Aparna Krishnamurthy](#); [Boersema, Courtney Lyn \(boerse11@msu.edu\)](#); [Courtney Wisinski](#); [Elizabeth Hossink](#); [johnsarver3@gmail.com](#); [kielbas3@msu.edu](#); [LeRoy Harvey](#); [Martha Stanbury \(stanburym@yahoo.com\)](#); [Phil Deschaine](#); [mconn64@msu.edu](#); [Prof. Susan Masten](#); [Rose Vadnais \(rvadnais77@gmail.com\)](#); [Tom Cary](#); [Tom Frazier](#); [Roger](#); [Robert Chapman](#); [Samantha Diehi](#); [Milton Scales](#); [brixie@meridian.mi.us](#); [Marv Johansen](#)  
**Cc:** [James E. Jackson](#); [Evelyn Jackson](#)  
**Subject:** Township statement about current events  
**Date:** Tuesday, June 2, 2020 12:31:19 PM

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Dear Manager Walsh, Chiefs Plaga and Hamel, members of the Township board, EC and BRA colleagues, and other Meridian friends:

This is a time of upheaval in many of the cities and communities in our country, with threats and incitement to violence coming from the highest offices in the land.

On the other hand, in Flint and several other cities and towns, we have witnessed true community leadership and solidarity in respecting the public's need to express their outrage at the repeated injustices inflicted especially on people of color. Here are links to a couple of examples:

<https://www.mlive.com/news/flint/2020/05/flint-area-police-join-protesters-marching-to-seek-justice-for-george-floyd.html>

<https://apple.news/ALpiOWUHDTRiyrtAcMjZIRQ>)

We write to suggest that the 43,000 citizens of our township would be comforted and inspired by a strong statement responding to these issues, much like the March 17th statement on COVID-19. It should acknowledge the frightening events and sentiments bubbling up in our society (including immediate neighboring communities) while also affirming the rock-solid commitment of our administrators, law enforcement, emergency and public works personnel to genuine and equitable support of peace, mutual respect, dialogue, and service for and among ALL community members.

We do not mean to imply that this commitment has ever been lacking. But we strongly believe that speaking out is necessary now. A clear and sincere statement that rejects the despicable actions of a small minority of police in other cities (Minneapolis most recently and famously, but also many others over years) would go a long way toward reassuring citizens already anxious and stressed due to the COVID-19 quarantine and economic uncertainties. Such a proactive stance is also how we build pride in our beloved community and in the ethos of pulling together to help and value each other, whatever our skin color, economic status, or educational level.

Thank you for listening; we look forward to hearing back from you soon,

--Ned and Evy Jackson

James Jackson  
nevykab@me.com

**From:** [David Rothstein](#)  
**To:** [Township Board](#)  
**Subject:** Police Policy Questions  
**Date:** Tuesday, June 2, 2020 2:04:11 PM

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Dear Meridian Township Board Members:

I am a Meridian Township resident. In light of the recent high-profile police killings of black citizens and the ensuing protests, I have several questions about procedures and policies with respect to the Meridian Township police force. I would appreciate a response to all my questions at your earliest convenience.

Thank you for your time.

Sincerely,  
David Rothstein  
Haslett, MI

My Questions:

1. Is there any type of civilian review board for the Meridian Township Police. I did not see mention of such on their webpage.
2. If the answer to question 1 is no, will the board consider taking action to create one?
3. When is the last time the Township Board has reviewed use of force policies for the Meridian Township Police? In light of current events, are there plans to start such a review?
4. Are the Meridian Township Police allowed to use submission holds such as those that resulted in high profile killings of Eric Garner and George Floyd?
5. If the answer to #4 above is yes, are there any plans by the board to review these specifically?
6. The FBI has documented that white supremacist organizations actively attempt to infiltrate law enforcement organizations. <https://www.pbs.org/newshour/nation/fbi-white-supremacists-in-law-enforcement>. What policies and procedures does Meridian Township have to vet officers for ties to white supremacist groups?

**From:** [David Rothstein](#)  
**To:** [Frank Walsh](#); [Board](#)  
**Subject:** Re: Police Department  
**Date:** Wednesday, June 3, 2020 10:45:12 AM

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Thanks Frank:

I appreciate you taking the time for this discussion. I would encourage you, the police chief and the board to consider concrete steps to add some outside perspective to your police policies, procedures and oversight. As everyone on this email thread has acknowledged we have huge problems with policing in this country. Everything I have seen indicates that the worst abuses occur where you have an insular police culture, a lack of transparency and a lack of accountability to civilian authorities. I grew up in a big city where my dad was a parole officer, so I have some personal perspective on these dynamics as well.

I want to make clear that I am not anti police in general, all of my interactions with Meridian Township police have been positive and professional, and I do not in any way doubt the sincerity of the sentiments you and Chief Plaga have expressed. Nevertheless, the dynamic for police policies, procedures and review you have described sends up some red flags for me in terms of insularity and a lack of outside perspective. I'm sure you know from your diversity training and life experiences that there is great value in outside perspectives and that insular groups and organizations can often have significant blind spots. Over the last week we have all been inundated with messages from people in leadership with general statements about the tragedy of George Floyd's murder and how this has to stop, but I have seen very few specific actions being proposed. To quote from Chief Plaga's letter to the community: "Words are not enough, it requires action to comfort those affected by events of May 25th." I think a concerted effort to increase transparency and outside perspectives of police policies, procedures and activities would represent a concrete and important action. I would expect that you would get some good ideas for improvement that would help you achieve your goals of serving our community. If nothing else it would send a strong signal to the community that you are taking this seriously and putting actions behind words.

Thanks again for your time and consideration. I do want to reiterate that these messages are not coming from a place of accusation or antagonism towards you or the Meridian Township Police. My motivation is to ensure that in this moment we are doing everything we can in our local community to address these systemic problems that can feel overwhelming and intractable at the state or national level.

With best wishes,  
David

On Tue, Jun 2, 2020 at 8:55 PM Frank Walsh <[walsh@meridian.mi.us](mailto:walsh@meridian.mi.us)> wrote:

Hi David,

Thanks for the continued feedback.

The Board does have oversight of the township's policies and procedures. We have a 70-80 page Employee Handbook that covers all 165 employees. Any changes must be approved by the Board. The police department has their own Standard Operating Procedures (SOP) that includes how they conduct themselves. The Board does not approve their SOP. The SOP Manual is based on best practices and modeled after national and state accreditation

standards. You do raise a point, perhaps I will talk to the chief about sharing the manual with the Board.

Every police officer is subject to our policies contained in the handbook, as adopted by the Board. I hope this helps.

Please let me know if you have any other thoughts.

Frank

Sent from my iPad

On Jun 2, 2020, at 7:11 PM, David Rothstein <[davidrothstein@gmail.com](mailto:davidrothstein@gmail.com)> wrote:

Hello Mr. Walsh

Thank you very much for your prompt and thoughtful reply. I had not seen the letter from the police chief earlier. If you don't mind, I have one follow up question. I was surprised by your statement that the township board does not have a role in evaluating and setting policies and procedures for any departments. Clearly, I have not been doing my civic duty to understand my local governance structures, but I would have thought the township board would have some role here. Any clarification you or the board can provide would be appreciated.

Thanks again for your time.

With best wishes,

David

On Tue, Jun 2, 2020 at 3:28 PM Frank Walsh <[walsh@meridian.mi.us](mailto:walsh@meridian.mi.us)> wrote:

Good afternoon, Mr. Rothstein,

Thank you for your email regarding the Meridian Township Police Department. Supervisor Ron Styka asked to respond to you directly. I will copy the Board, and Police Chief Plaga, with my response.

Please see Chief Plaga's community response issued earlier today regarding the murder of George Floyd in Minneapolis. The response actually addresses one of your questions regarding "choke holds". We do not allow the use of pressure being exerted on the neck.

Question 1

We do not have a Citizens Review Board that oversees complaints lodged against our department. The Chief of Police reports to me and together we hold our department to extremely high ethical standards. We are prepared to handle any type of complaints lodged against our department. I'm ultimately responsible for the actions of our officers. I do have a high degree of experience in relating to racial issues from my prior positions in city administration. The Board's responsibility is to monitor their Chief Administrative Officer and hold them accountable for the actions of our law enforcement agency. Over the past 40 years, the community and our police department have enjoyed a harmonious relationship.

#### Question 2

There are no plans to create a Citizens Review Board. Our track record is one that our community embraces. We have four decades of excellence.

#### Question 3

The Township Board is not in a role to review departmental policies and procedures for any department. My role as the Chief Administrative Officer is to review our policies and procedures with Chief Plaga. We do this on a monthly basis. If amendments are required, we act on them.

#### Question 4

No, our officers are not allowed to perform a choke hold.

#### Question 5

N/A

#### Question 6

Our officers are required to submit to a psychological exam and comprehensive character assessment prior to joining our department. Our officers also must complete training in Implicit Bias, Fair and Impartial Policing and Verbal Defensive Influence. The Verbal Defensive Training is aimed solely at de-escalation. In the past two years, the Meridian Township Board has actually budgeted \$30,000 to seek out diverse candidates to join our department. We go much further than most Michigan police departments in recruiting diversity. The last two police candidates, Meridian Township actually paid for their academy expense. We are proud of our diversity efforts.

Not only are we diverse, we are one of only 24 Michigan police departments that is accredited by the Michigan Association of Police Chiefs. There are over 100 standards that the department must meet in order to be accredited.

We are not perfect, but we are well-trained and have a long history of excellent community service in both Meridian and Williamstown Townships.

Again, thank you for taking the time to reach out to us.

Frank Walsh

**“Be Somebody that Makes Everybody Feel Like Somebody.”**

<image003.jpg>**Frank L. Walsh**

Township Manager

[walsh@meridian.mi.us](mailto:walsh@meridian.mi.us)

W 517.853.4258 | F 517.853.4251

5151 Marsh Road | Okemos, MI 48864

[meridian.mi.us](http://meridian.mi.us)

**From:** [Barbara Clauer](#)  
**To:** [Board](#)  
**Cc:** [Chris Clauer](#)  
**Subject:** Inquiring about Meridian Township policing policies  
**Date:** Tuesday, June 2, 2020 2:48:35 PM

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Hello,

I am a Meridian Township residents and I'm writing to inquire about the policies and procedures for township police, including use of force policies, submission holds, the existence of or plans to create a civilian review board and your approaches to vetting officers for white supremacist ties.

Recent events around the country shine a light on the need for transparency, honesty, and active measures to address issues in every police department.

Please let me know where to find these policies and what other developments are in progress to proactively address these issues.

Thank you for your time,  
Barbara Clauer

**From:** [Paul Zang](#)  
**To:** [lynn.hildebrandt6@gmail.com](mailto:lynn.hildebrandt6@gmail.com); [Ken Plaga](#)  
**Cc:** [Township Board](#)  
**Subject:** Re: A note from Meridian Township Chief of Police  
**Date:** Tuesday, June 2, 2020 3:59:56 PM

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Thank you, Chief Plaga, for your open letter to the residents of our community. I have always supported our Meridian Township police department by voting to maintain, and when necessary, increase funding for it. With tensions running high, community building by our police officers is increasingly critical to resurrecting trust in law enforcement. Please stay in contact with us through out the year so we can be reminded and reassured that you and your officers are consistently practicing the values of "Understanding", "Cooperation" and "Equality."

Best regards,

Paul Zang  
[pzang4920@aol.com](mailto:pzang4920@aol.com)  
[pzang4920@gmail.com](mailto:pzang4920@gmail.com)

-----Original Message-----

From: Lynn Hildebrandt <[lynn.hildebrandt6@gmail.com](mailto:lynn.hildebrandt6@gmail.com)>  
To: Lynn Hildebrandt <[lynn.hildebrandt6@gmail.com](mailto:lynn.hildebrandt6@gmail.com)>; Ken Plaga <[plaga@meridian.mi.us](mailto:plaga@meridian.mi.us)>  
Sent: Tue, Jun 2, 2020 2:12 pm  
Subject: A note from Meridian Township Chief of Police

Hi all,

I hope you're doing well and managing through odd times.

I'm attaching a note that the Chief of Police sent around regarding the recent killing of George Floyd.

Stay safe!  
Lynn

**From:** [Joyce](#)  
**To:** [Township Board](#)  
**Subject:** Communications  
**Date:** Tuesday, June 2, 2020 8:40:23 PM

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Board

I support the majority of the boards position to have a written policy in place. It's even more concerning the board wasn't even aware of the policy. Also, I feel I have right to communicate on any topic, regardless if it's on the agenda or not. The policy must be communicated to all citizens as well.

I'm offended that my communication was characterized as political. It's my right to hold elected officials accountable and that's exactly what my letter does.

If we want to practice transparency in our government, all citizens need to be informed. Supervisor Styka, I'm confident you will resolve this issue. As stated during your discussion, this isn't the first time this has happened.

Joyce VanCoevering

Sent from my iPhone

**From:** [Debbie Kemsley](#)  
**To:** [Board](#)  
**Subject:** lawn mowing question  
**Date:** Wednesday, June 3, 2020 10:08:22 AM

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Good morning,

I am a homeowner in Okemos and a regular walker. I have noticed for weeks now that the grass on either side of the sidewalk along Bennett (between W. Sunwind and Hulett) is not getting mowed and is quite high. My dog got 3 ticks in there and the mosquitos are getting bad as you walk through not to mention just the general unsightliness.

Normally our parks and rec department does a FABULOUS job with our parks. I am just wondering if there is a reason this area is not getting mowed? I heard that the grass became so high on the roundabout by Bennett Woods School that a nearby homeowner finally mowed it.

I look forward to your response and hopefully a lawnmower taking care of that area sooner than later.

Sincerely,

Debbie Kemsley

**From:** [Donna Rose](#)  
**To:** [Dan Opsommer](#)  
**Cc:** [Board](#)  
**Subject:** Walnut Hills  
**Date:** Wednesday, June 3, 2020 2:24:00 PM

---

Dear Dan,

I just received an email from Jeff Thompson regarding your involvement in trying to help us with the Walnut Hills dilemma. Thank you for your interest and willingness to try and help us. As you know we have been living with this eye sore for a long time now. My sister lives in that neighborhood on Skyline Drive and I live just three or less blocks from there. I am wondering why the building hasn't been condemned for demolition? While I am for such an ordinance, if you pass this ordinance could it negatively affect other residents somehow in the future?

This owner is a slum lord. He knew this would happen and let it happen out of spite against the neighbors who protested his plans for a large development. The high grass brings small animals which can be a nuisance to residents, like mice, rats and other wild life. For this reason I think the grass needs to be cut near adjacent properties as well. It isn't going to kill him to have to live up to his commitment as a land-owner to his neighbors and surrounding communities. You would think he would have some pride and wouldn't want everyone to think of him as an idiot, which most of us do. Our township should have rules about people coming in from outside and leaving their property in such disgrace.

Removing the building would help the grief of residents. We all remember what the property used to be and the fun we had there. It is very sad to a lot of us the way it was just left to be spoiled.

Thanks again Dan for your help.

Go bravely,  
Donna Rose  
6207 Cobblers Drive  
East Lansing, MI 48823

**From:** [Meridian Township, MI](#)  
**To:** [Brett Dreyfus](#)  
**Subject:** Email contact from Meridian Township, MI  
**Date:** Thursday, June 4, 2020 4:18:40 PM

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Message submitted from the <Meridian Township, MI> website.

**Site Visitor Name:** Aubree McMahon  
**Site Visitor Email:** aubem@umich.edu

Good Evening,

My name is Aubree and I am from Haslett, Michigan. I am writing to call on you and your respective department as representatives of the communities you serve to adopt and implement the policies outlined in the 8 Can't Wait project by Campaign Zero (link provided below).

The following policies, when used together, can decrease police violence by 72%. Additionally, they require no monetary backing, thus allowing for divestment in the police and investment in the community.

1. Ban Chokeholds & Strangleholds
2. Require De-escalation
3. Require Warning Before Shooting
4. Exhaust All Other Means Before Shooting
5. Duty to Intervene
6. Ban Shooting at Moving Vehicles
7. Require Use of Force Continuum
8. Require Comprehensive Reporting

While your department may already implicitly follow some or all of these policies, explicit policies provide reinforcement and allow your communities to keep you in check as you serve.

I look forward to seeing these policies publicly enacted.

Sincerely,  
Aubree

[<https://8cantwait.org/>]

**From:** [Lan Chen](#)  
**To:** [Board](#)  
**Subject:** Gazebo  
**Date:** Tuesday, June 9, 2020 7:13:23 AM

---

Hello Merdian township board,

We would like to put a gazebo in our backyard. We live in the north pointe college fields neighborhood. Is there a okemos city ordinance that requires our gazebo to be 10 feet from our home?

There is a part of our house that jets out. The back of the house will be more than 10 feet from the gazebo, but one side of the gazebo where the house jets out will be less than 10 ft from the gazebo to one portion of the house.

Thank you,  
Lani

**From:** [jeri Bartley](#)  
**To:** [Board](#); [Governor Whitmer](#); [Attorney Gen.Dana Nessel](#)  
**Subject:** Walmart especially+other stories  
**Date:** Wednesday, June 10, 2020 9:49:02 AM

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Just heard the virus will get worse before better. Maybe till next year.

Walmart has sign posted at entrance indicateing city ordinance says NO ENTERING WITHOUT FACE COVERAGE

I asked the clerk at costomer service why these people AND employees are allowed to shop AND work without following rules???

She kindly said "management is a joke" I said " I know try and talk to management"

Ok who is enforcing the rules??



**DRAFT MINUTES**

**PROPOSED MOTION:**

- (1) Move to approve and ratify the minutes of the June 2, 2020 Virtual Meeting of the Township Board, as submitted.**

**ALTERNATE MOTION:**

- (1) Move to approve and ratify the minutes of the June 2, 2020 Virtual Meeting of the Township Board, with the following amendment(s):**

**[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD VIRTUAL REGULAR MEETING **-DRAFT-**  
5151 Marsh Road, Okemos MI 48864-1198  
517-349-1232, Virtual Meeting via Zoom  
TUESDAY, June 2, 2020 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski, Sundland

ABSENT: None

STAFF: Township Manager Walsh, Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning Director Kieselbach, Information Technology Director Gebes, Principal Planner Menser, Economic Development Director Lane, Finance Director Mattison, Human Resources Director Marx

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

Clerk Dreyfus called the roll of the Board.

4. PRESENTATIONS

A. 2019 Audit-Yeo & Yeo

Ms. Ali Barnes of Yeo & Yeo presented slides of the 2019 Audit findings. There were no material deficiencies and the audit was positive

B. Coronavirus Task Force Update

Chief Hamel provided an update on the Coronavirus task force.

C. Meridian EDC Small Business Relief Grant Program Update

Director Lane gave an update on the EDC Small Business Relief Grant Program.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:16 pm.

None.

Supervisor Styka closed public remarks at 6:21 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported: Farmer’s market project is underway, road construction has started, new tenant will occupy former Toys’R’Us site, outdoor service centers are opening June 8 for the public due to Covid19.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Clerk Dreyfus:

- Attended Ground Water Management Board visioning session / goal-setting
- Election update: ordered supplies & ballots, recruiting/hiring election workers and staff for in-house temporary employees, co-located Haslett precincts, citizens are being mailed Absentee Voting applications by various groups and individuals, voter turnout for the August primary is expected to be very high

Trustee Jackson:

- Attended Tri-county Regional Planning Commission meeting. Short-term Transportation Plan amendments, discussed DNR grant proposals - including 2 Meridian Township proposals - for park improvements

Trustee Opsommer:

- CATA is returning to normal operations with cautions in place for Covid19 safety

Treasurer Deschaine:

- Attended via Zoom following meetings: Chamber of Commerce, Elections Commission precinct consolidation, Brownfield Redevelopment Authority discussed Marathon Station in Haslett, Economic Development Commission reviewed Covid small grant program, Downtown Development Authority.

Supervisor Styka:

- Attended via Zoom following meetings: Corridor Improvement Authority, Downtown Development Authority, Economic Development Commission.
- Asked Director Kieselbach for information regarding feral cat colonies within the Township Director Kieselbach stated our ordinances do not address this, and other roadblocks impede a speedy resolution.

8. APPROVAL OF AGENDA

**Clerk Dreyfus moved to approve the Agenda as presented. Seconded by Trustee Opsommer.**

**Trustee Opsommer moved to add Item 13B to discuss a prospective ordinance to address the tall grass at Walnut Hills. Seconded by Treasurer Deschaine.**

ROLL CALL VOTE:

YEAS: Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski, Supervisor Styka, Clerk Dreyfus

NAYS: None

Motion carried 7 – 0

MAIN MOTION VOTE: YEAS: Trustees Jackson, Opsommer, Sundland, Wisinski, Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine

NAYS: None

Motion carried 7 - 0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

**Clerk Dreyfus moved to approve the Consent Agenda as presented. Seconded by Trustee Sundland.**

Supervisor Styka proposed amendments and changes to the Board Minutes for May 19, 2020. Clerk Dreyfus asked about reasons for proposed deletions of brief comments regarding letter that was submitted to the Board. Supervisor Styka stated letter explained itself.

Clerk inquired about deletion of brief summary of Haslett Four Corners project, concern that no language offered to replace deleted comments. Supervisor responded as per Board policy, the detail was unnecessary.

Clerk expressed concern with inconsistency in Board approval of minutes, pointed to changes made by Supervisor and approved by Board for March 3, 2020 Board Meeting. Clerk’s view that changes were very lengthy and detailed, and violated Board policy.

**Treasurer Deschaine moved that we accept the Supervisor’s revised minutes as presented. Seconded by Trustee Opsommer.**

ROLL CALL VOTE: YEAS: Trustees Opsommer, Sundland, Wisinski, Supervisor Styka, Treasurer Deschaine, Trustee Jackson

NAYS: Clerk Dreyfus

Motion carried 6 - 1

A. Communications

Clerk Dreyfus stated no communications were received prior to the deadline.

B. Approval of Minutes – May 19, 2020 Virtual Regular Meeting

**Clerk Dreyfus moved to approve and ratify the minutes of the Virtual Regular Meeting of May 19, 2020 as amended by Supervisor Styka. Seconded by Trustee Sundland.**

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Trustees Sundland, Wisinski, Supervisor Styka, Treasurer Deschaine, Trustees Jackson, Opsommer

NAYS:

Motion carried 7 - 0

C. Bills

**Clerk Dreyfus moved to approve that the Township Board approve the Manager's Bills as follows. Seconded by Trustee Sundland:**

<b>COMMON CASH</b>		<b>\$ 238,139.89</b>
<b>PUBLIC WORKS</b>		<b>\$ 35,883.88</b>
<b>TRUST &amp; AGENCY</b>		<b>\$ 299.36</b>
	<b>TOTAL CHECKS:</b>	<b>\$ 274,323.13</b>
<b>CREDIT CARD TRANSACTIONS</b>		
5/14/2020-5/26/2020		
	<b>TOTAL PURCHASES:</b>	<b>\$ 4,811.32</b>
	<b>ACH Payments</b>	<b>\$ 436,488.50</b>

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Trustees Sundland, Wisinski, Supervisor Styka, Treasurer Deschaine, Trustees Jackson, Opsommer

NAYS:

Motion carried 7 - 0

D. Ratification of New Police Officer Appointment

**Clerk Dreyfus moved to ratify the appointment of Jordan Kuhn to the position of Police Officer contingent upon successful completion of those items stipulated in the conditional offer of employment. Seconded by Trustee Sundland.**

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Trustees Sundland, Wisinski, Supervisor Styka, Treasurer Deschaine, Trustees Jackson, Opsommer

NAYS:

Motion carried 7 - 0

10. QUESTIONS FOR THE ATTORNEY - NONE

11. HEARINGS - NONE

12. ACTION ITEMS

A. Mixed Use Planned Unit Development #19034 (Hudson Senior Living)

**Trustee Opsommer moved to adopt the resolution approving Mixed use Planned Unit Development #19034 to construct a 133 unit senior housing apartment building at 1673 Haslett Road. Seconded by Trustee Jackson.**

Board discussion: Site plan revisions, extra commercial space appreciated, desire for new businesses in Haslett, applicant responsiveness noted, view that citizens are quiet on the project and neither pro nor con, commercial component still unknown, future phases important, four corners of Haslett not envisioned to be entirely senior-focused, natural environment component that links to trails – important for health and appreciated.

ROLL CALL VOTE: YEAS: Trustee Wisinski, Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland

NAYS: None

Motion carried 7-0

B. Special Use Permit #19181 (Hudson Senior Living) Pine Village

Board discussion: Special User Permit (SUP) related to MUPUD #19034

**Trustee Jackson moved to adopt the resolution approving Special Use Permit #19181 to construct a 147,721 square foot senior housing apartment building at 1673 Haslett Road. Seconded by Trustee Wisinski.**

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustee Jackson, Opsommer, Sundland, Wisinski

NAYS: None

Motion carried 7-0

C. Acceptance of 2019 Audit Findings

Board discussion: The Board thanked Director Mattison and her employees for their efforts on the audit.

**Trustee Opsommer moved to approve the 2019 audited financial statements as presented by Yeo & Yeo. Seconded by Treasurer Deschaine.**

Board discussion: appreciation to staff for assisting on audit

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski, Supervisor Styka

NAYS: None

Motion carried 7-0

D. 2020 1<sup>st</sup> quarter Budget Amendments

Board discussion: Director Mattison explained the proposed changes to the first quarter 2020 budget presented to the Board.

**Trustee Jackson moved to approve the 1<sup>st</sup> quarter budget amendments with a decrease in budgeted Fund Balance for the General Fund in the amount of \$381,950 which projects a use of Fund Balance of \$2,084,180. Based on 2109 audit results, the projected Fund Balance at December 31, 2020 will be \$8,410,239. Seconded by Trustee Opsommer.**

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski, Supervisor Styka, Clerk Dreyfus

NAYS: None

Motion carried 7-0

E. National Gun Violence Awareness Day Resolution

Board discussion: Supervisor Styka voiced his support of the resolution. He said June 5, 2020 was a day to wear orange to recognize gun safety.

**Trustee Wisinski moved to approve the National Gun Violence Awareness Day resolution. Seconded by Trustee Jackson.**

ROLL CALL VOTE: YEAS: Trustee Opsommer, Sundland, Wisinski, Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustee Jackson

NAYS: None

Motion carried 7-0

F. COVID-19 Workplace Preparedness Plan

Board discussion: Director Marx reported on Township Covid-19 safety precautions for employees and customers.

**Treasurer Deschaine moved to adopt the Policy and Safety Guidelines to reopen Meridian Township buildings as presented. Seconded by Trustee Jackson.**

ROLL CALL VOTE: YEAS: Trustee Wisinski, Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland

NAYS: None

Motion carried 7-0

13. BOARD DISCUSSION ITEMS

A. Meridian Cares Pandemic Support

Supervisor Styka mentioned financial challenges residents may experience due to Covid-19, \$12,000 available due to not dispersing all small grants to local businesses, help businesses but also help employees and families, attorney opinion that due to emergency we can expend funds to Meridian Cares.

Board discussion: types of expenses Meridian Cares can provide assistance towards, flexibility needed.

**Board consensus to place this item up for action at the next meeting.**

B. Former Walnut Hills Golf Course tall grass violation

Trustee Opsommer stated he believed the grass ordinance should be revised to address the issue of tall grass at the former site of Walnut Hills Golf Course, ordinance should be amended to require mowing within 75 feet of sidewalks. Ordinance only requires mowing 75 feet from structures, if no structure there may no mowing by sidewalk. With his proposal, can place property liens on parcel if property owner is non-compliant. Potential exemptions such as parks, land preservation properties, active golf courses.

Board discussion: Discussion with Walnut Hills management could be helpful, current regulations are mow within 75 feet of structure and 8 inches max height, 75 foot proposal to mow from sidewalks may not be right distance, some citizens have different views about lawns and tall grass, negative environmental impact of mowing, health & safety of vs aesthetics, tall grass may harbor wildlife, mice, rats, snakes, mosquitoes; view that staff has no recourse to deal with complaints, greenbelt concept has lawns mowed 10-20 feet from sidewalk and further back is in natural state, amount of feet required to be mowed is up for discussion, need to take action to address resident complaints.

**Board consensus for Planning staff to draft language for ordinance change and place this item up for discussion at the next meeting.**

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:21 pm.

Via phone call: Joyce VanCoeving, 5882 Okemos Road, Okemos; asked why her communication was not in packet and about communication policy regarding cut-off dates, asked for written policy.

Via phone call: Tom Haas, 1491 Franklin Street, Haslett; commented on project slated for Haslett Village Square, also stated "Zoom" meetings are not conducive to public comment. Tall

grass complaints at Walnut Hills should not dictate Township policy making, should reach out to property owners and work with them.

Supervisor Styka Closed Public Remarks at 8:21 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

- Trustee Jackson thanked the Township M-Team and employees for doing their best to conduct business during the Covid-19 shutdown.
- Trustee Opsommer asked the clerk to provide a written policy for communications (from the public) to the Board. Comments on inconsistent application of policy.
- Clerk Dreyfus stated the policy has been in place for years. Offered to bring written policy to Board.
- Clerk Dreyfus raised concerns about Board inconsistency in application of Board policies, such as changing draft minutes presented by the Clerk.
- Treasurer Deschaine and Trustee Wisinski commented they support having Board policies formalized in a written policy.

16. ADJOURNMENT

**Treasurer Deschaine moved to adjourn. Seconded by Trustee Jackson.**

VOICE VOTE: Motion carried 7-0

**Supervisor Styka adjourned the meeting at 8:28 pm.**

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RONALD J. STYKA,  
TOWNSHIP SUPERVISOR

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BRETT DREYFUS,  
TOWNSHIP CLERK



**To: Board Members**  
**From: Miriam Mattison, Finance Director**  
**Date: June 16, 2020**  
**Re: Board Bills**

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**Charter Township of Meridian  
Board Meeting  
6/16/2020**

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

<b>COMMON CASH</b>	<b>\$</b>	<b>456,873.61</b>
<b>PUBLIC WORKS</b>	<b>\$</b>	<b>767,845.09</b>
<b>TRUST &amp; AGENCY</b>	<b>\$</b>	<b>2,942.73</b>
<b>TOTAL CHECKS:</b>	<b>\$</b>	<b>1,227,661.43</b>

**CREDIT CARD TRANSACTIONS  
5/27/2020-6/10/2020**

**TOTAL PURCHASES:** **\$ 8,463.28**

**ACH PAYMENTS** **\$ 2,269,931.54**

06/11/2020 01:55 PM  
 User: FAULKNER  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 06/16/2020 - 06/16/2020  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
1. AIRGAS GREAT LAKES	MEDICAL OXYGEN	95.76	
2. AT & T	LEGACY TELEPHONE - JUNE	30.43	
3. AT & T	THB ALARM - SERVICE 5.2-6.1	179.44	
	PSB - SERVICE 5.2-6.1	249.25	
	PSB HVAC - SERVICE 5.2-6.1	257.82	
	DS1 PSB NORTH FIRE - SERVICE 5.2-6.1	542.73	
	DS1 TO COEL - SERVICE 5.2-6.1	582.73	
	TOTAL	1,811.97	
4. AXON ENTERPRISE, INC	REDACTION ASSISTANT	3,900.00	
5. BARYAMES CLEANERS	STANDARD POLICE UNIFORM CLEANING 4/17-5/18	475.85	
6. BOARD OF WATER & LIGHT	2020 STREETLIGHT SERVICE FOR MAY (5.1-6.1)	602.96	102842
7. BRINK WOOD PRODUCTS, INC	200 YARDS PLAYGROUND MULCH	3,272.00	
8. JEFFORY BROUGHTON	STANDING PO RADIO MAINTENANCE/EQUIPMENT	75.00	
9. CENTENNIAL ELECTRIC	EMERGENCY ELECTRICAL TO PORTABLE UNITS @ TOWNHALL	3,768.00	
10. CINTAS CORPORATION #725	MECHANICS UNIFORMS 2020	48.35	
11. CITY OF EAST LANSING	SHARED ASSESSOR SERVICES - MAY	5,090.59	
12. CMP DISTRIBUTORS INC.	COLT PATROL RIFLE	615.00	
13. COMCAST	UNION INTERNET SERVICE 6.16-7.15	153.35	
14. D & G EQUIPMENT INC	CEMETERY MOWER BLADES	147.48	
15. DBI	PAPER 8.5X11 - 2 CASES	65.80	
	PAPER 8.5X11 X 4	131.60	
	TOTAL	197.40	
16. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES	123.00	
	LEGAL FEES	105.00	
	LEGAL FEES	1,875.00	
	LEGAL FEES	882.00	
	LEGAL FEES	2,688.00	
	LEGAL FEES	150.00	
	LEGAL FEES	36.00	
	LEGAL FEES	342.00	
	LEGAL FEES	3,364.50	
	LEGAL FEES	562.50	
	LEGAL FEES	201.00	
	LEGAL FEES	4,516.00	
	LEGAL FEES	138.50	
	LEGAL FEES	914.50	
	LEGAL FEES	544.86	
	LEGAL FEES	451.28	
	LEGAL FEES	363.93	
	LEGAL FEES	1,342.39	
	LEGAL FEES	1,455.73	
	LEGAL FEES	116.41	
	LEGAL FEES	611.41	
	LEGAL FEES	363.99	
	TOTAL	21,148.00	
17. FIRST AMERICAN ADMINISTRATORS	EYEMED VISION INSURANCE - MAY 2020	694.12	

06/11/2020 01:55 PM  
 User: FAULKNER  
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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 06/16/2020 - 06/16/2020  
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Vendor Name	Description	Amount	Check #
18. FORESIGHT GROUP			
	WATER BILL MAILING 5/15 AND POSTAGE	224.05	
	WATER BILL 5/29 AND FOREIGN POSTAGE	416.75	
	TOTAL	640.80	
19. FRONTLINE MEDICAL			
	AMBULANCE COT MAINTENANCE	500.40	
20. GALLAGHER BENEFIT SERVICES, INC			
	JUNE 2020 MONTHLY CONSULTING FEE	2,779.25	
21. GOODYEAR COMMERCIAL TIRE			
	UNIT 500 T-93 - GOODYEAR STATE CONTRACT TIRES 2020	201.52	
22. GORDON CONSTRUCTION SERVICES			
	PAY ESTIMATE 6 - CONSTRUCTION OF MARKETPLACE ON TH	62,104.00	
23. GRAND LEDGE POLICE DEPARTMENT			
	LEGAL UPDATE CLASS CANCELLATION REIMBURSEMENT	20.00	
24. GRANGER			
	JUNE --RUBBISH AND RECYCLING DISPOSAL SERVICES	114.33	
	JUNE - RUBBISH AND RECYCLING DISPOSAL SERVICES	287.88	
	JUNE - RUBBISH AND RECYCLING DISPOSAL SERVICES	74.26	
	JUNE - RUBBISH AND RECYCLING DISPOSAL SERVICES	78.28	
	JUNE - RUBBISH AND RECYCLING DISPOSAL SERVICES	164.52	
	JUNE - RUBBISH AND RECYCLING DISPOSAL SERVICES	87.00	
	TOTAL	806.27	
25. H.C. BERGER COMPANY			
	COPIER USAGE 4.15-5.14	210.70	
26. HAMMOND FARMS			
	MULCH FOR PARK FLOWERBEDS	55.50	
	GLENDALDE SITE RESTORATION- STRAW AND SEED	107.50	
	MULCH FOR PARK FLOWERBEDS	55.50	
	MULCH FOR SERVICE CENTER GARDEN	83.25	
	3 YDS OF MULCH FOR HNC GARDENS	83.25	
	3 YDS OF MULCH FOR HNC GARDENS	83.25	
	TOTAL	468.25	
27. JOHN DEERE FINANCIAL			
	FLEET FUEL 2020 (5/2-6/1)	6,377.80	
28. KEBS INC			
	FARMERS MARKET CPUD	2,282.50	
	FARMERS MARKET CPUD CIVIL ENGINEERING SERVICES	567.50	
	TOTAL	2,850.00	
29. KIWANIS CLUB OF HASLETT-OKEMOS			
	FLAGS OVER MERIDIAN IN FRONT OF PARKS	400.00	
30. LANSING SANITARY SUPPLY INC			
	DEPARTMENT CLEANING SUPPLIES	44.02	
	HAND SANITIZER STAND AND DISPENSER	163.25	
	TOTAL	207.27	
31. LANSING UNIFORM COMPANY			
	STANDARD POLICE UNIFORM PURCHASES	839.55	
	STANDING PO FOR UNIFORMS	297.70	
	STANDING PO FOR UNIFORMS	457.75	
	TOTAL	1,595.00	
32. LOPEZ CONCRETE CONSTRUCTION			
	CONCRETE REPAIR CONTRACT FOR LOCAL ROAD, WATER UTI	76,085.55	
33. MACOMB POLICE ACADEMY			
	PHYSICAL FITNESS TEST APPLICATION FOR SIERRA ALVAR	45.00	102844
34. MEDICAL MANAGEMENT SYSTEMS OF			
	AMBULANCE BILLING SERVICE	4,810.06	
35. MEGAN HUNSAKER			
	REFUND FOR HASLETT SOCCER - MOVED FROM AREA	65.00	
36. MERIDIAN MAIL LIMITED PARTNERS			
	FARMERS MARKET PARKING LOT RENT	250.00	
37. MERIDIAN TOWNSHIP			
	TRANSFER FOR FLEX CHECKING FOR 6/5/2020 PAYROLL	550.69	

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Vendor Name	Description	Amount	Check #
38. MERIDIAN TOWNSHIP ECONOMIC	REFUND OF DONATION TO THE MARKET PLACE ON THE GREE TO SUPPORT BUSINESS GRANT PROGRAM	40,000.00 118,000.00	102797 102798
	TOTAL	158,000.00	
39. MERIDIAN TOWNSHIP RETAINAGE	LOPEZ CONCRETE CONSRUCTION PAY EST 1 RETAINAGE GORDON CONSTRUCTION SERVICES - PAY EST 6 RETAINAGE	8,453.95 9,815.00	
	TOTAL	18,268.95	
40. MERRILL FORD	UNTI 123 - FORD FLEET REPAIRS AND PARTS 2020	64.06	
41. MICHIGAN NATOA	ANNUAL CHAPTER MEMBERSHIP FOR BRANDIE YATES	130.00	102843
42. MICHIGAN CAT	SICKLE BAR MOWER FOR TOOL CAT	8,940.00	
43. MICHIGAN PAVING	2019 CUL-DE-SAC ROADWAY PAVING PROJECT	2,966.40	
44. MIDWEST TRAILER, LLC	2 8'X8'X8' TEMPORARY SHELTERS	11,100.00	
45. MCKESSON MEDICAL-SURGICAL	GOC SOL STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT THERMOMETERS	1,343.07 88.00 25.00 132.00 34.53 76.43 611.08	
	TOTAL	2,310.11	
46. NAPA	STOCK - FLEET REPAIR PARTS 2020 UNIT #8- FLEET REPAIR PARTS 2020 SHOP SUPPLIES - FLEET REPAIR PARTS 2020	74.76 247.49 143.91	
	TOTAL	466.16	
47. NYLA HUGHES	REUND FOR OKEMOS SOCCER - RELOCATED	35.00	
48. PEOPLEFACTS LLC	EMPLOYEE PRE-EMPLOYMENT CREDIT CHECKS	43.21	
49. POSTMASTER	REFILL BUSINESS REPLY POSTAGE	600.00	102845
50. PRINTING SYSTEMS INC	ELECTION FORMS & SUPPLIES 595 AV AND 454-0 AV	2,500.78	
51. PRINT MAKERS SERVICE INC	KIP 860 PRINTER MAINTENANCE - APRIL	149.66	
52. PROFESSIONAL SERVICES INDUSTRIES	MARKETPLACE ON THE GREEN ENG TESTING ON SITE	3,483.50	
53. QUALITY TIRE INC	UNIT 79 & UNIT 70 -STATE CONTRACT FLEET TIRES 2020	348.90	
54. RICHARD G VONTERSCH	SOLAR PANEL LANDSCAPING MUNICIPAL BUILDING	50.00	
55. ROMANOW BUILDING SERVICES	(5.11-5.31)AND CREDIT FOR MARCH - JANITORIAL SERVI JUNE - JANITORIAL SERVICES FOR TOWNSHIP BUILDINGS	568.36 6,704.20	
	TOTAL	7,272.56	

Vendor Name	Description	Amount	Check #
56. ROWERDINK AUTOMOTIVE PARTS	UNIT 125 / UNIT 90 - FLEET REPAIR PARTS 2020	169.96	
	STOCK - FLEET REPAIR PARTS 2020	78.19	
	FLEET REPAIR PARTS 2020	48.60	
	FLEET REPAIR PARTS 2020 (CREDIT)	(48.60)	
	STOCK - FLEET REPAIR PARTS 2020	63.12	
	STOCK - FLEET REPAIR PARTS 2020	126.24	
	UNIT 8 - FLEET REPAIR PARTS 2020	20.52	
	UNIT 9 - FLEET REPAIR PARTS 2020	326.25	
	CREDIT ON ACCOUNT	(260.89)	
	TOTAL	523.39	
57. SAFETY KLEEN SYSTEMS INC	REMOVE USED OIL FROM STORAGE	378.00	
58. SAFETY SYSTEMS INC	SERVICE CALL ON 5/22/20 - MUNICIPAL BUILDING	219.00	
	BATTERIES REPLACED DURING INSPECTION ON 5/22/2020	128.00	
	BATTERIES REPLACED DURING THE INSPECTION ON 5/22/2	128.00	
	TOTAL	475.00	
59. SPARROW OCCUPATIONAL	2 PHYSICALS	174.50	
	2 PHYSICALS	156.00	
	5 PHYSICALS	580.50	
	1 PHYSICAL	78.00	
	TOTAL	989.00	
60. SPARTAN BARRICADING	1/16-1/24 GRABBER CONE, SIGN ON STAND, SIDEWALK BA	201.96	
61. SPARTAN DISTRIBUTORS	UNIT #70 - TORO MOWER REPAIR PARTS 2020	845.26	
	UNIT 79 - PLANATARY HUB ASSEMBLY AND PARTS FOR	2,032.76	
	TOTAL	2,878.02	
62. STATE OF MICHIGAN	QUALITY ASSURANCE ASSESSMENT	2,654.04	
63. SWAGIT PRODUCTIONS, LLC	MAY - VIDEO STREAMING SERVICES HOMTV	3,462.00	
64. T MOBILE	SERVICES 4/24-5/20	29.64	
65. TDS	MAIN PHONE SERVICES 5/28-6/27	1,597.86	
66. TEAM FINANCIAL GROUP	COPIER LEASE - JUNE	1,471.50	
67. TELEFLEX LLC	STANDING PO FOR EZ IO SUPPLIES/EQUIP.	1,215.50	
68. VAN ATTA'S FLOWER SHOP	FLOWERS & PLANTS FOR GARDENS IN MERDIAN TWP	66.35	
	FLOWERS & PLANTS FOR GARDENS IN MERDIAN TWP	28.88	
	FLOWERS & PLANTS FOR GARDENS IN MERDIAN TWP	28.88	
	FLOWERS & PLANTS FOR GARDENS IN MERDIAN TWP	62.92	
	TOTAL	187.03	
69. VERIZON CONNECT	FLEET VERIZON CONNECT SERVICES - MAY	1,381.80	
70. VERIZON WIRELESS	VERIZON USAGE 4.24-5.23	3,898.13	
71. WASTE MANAGEMENT	JUNE - ANIMAL CARCASS REMOVAL DUMPSTER (DEAD DEER	112.19	
72. WEST MICHIGAN INTERNATIONAL LLC	WATER VACTOR UNT #10	325.91	
	FIRE ENGINE #91 UNIT #150	1,086.05	
	TOTAL	1,411.96	
73. WEST SHORE FIRE INC	SCBA N-95 FILTERS AND ADAPTORS	2,122.00	

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Vendor Name	Description	Amount	Check #
74. WHITAKER BROTHERS BUSINESS MACHINES	4 FEED BELT F/62001	61.48	
75. YEO & YEO	PROFESSIONAL SERVICES THROUGH 5.31.2020 )FINAL BIL	12,000.00	
TOTAL - ALL VENDORS		456,873.61	

Vendor Name	Description	Amount	Check #
1. BELL TITLE CO	POLL-006183-0000-03 TITLE COMPANY OVER PMT ON FINA	53.05	
2. C&D HUGHES	HASLETT&NEWMAN ROAD WATER MAIN REPLACEMENT	187,954.45	
	HASLETT&NEWMAN ROAD WATER MAIN REPLACEMENT	33,100.00	
	TOTAL	221,054.45	
3. CITY OF EAST LANSING	2019-2020 ELMWSA OPERATION COST SHARE - JUNE	269,779.17	
	SEWER-SEMI ANNUAL SEWER OPERATIONS - JUNE	215,185.80	
	TOTAL	484,964.97	
4. DUKES ROOT CONTROL INC	ROOT CONTROL 2020 FOR SEWER MAINS	9,865.74	
5. ERIC PURKISS	TWIN-005187-0000-03 OVER PMT ON FINAL BILL	21.22	
6. ERIN GAJDA	CADE-005677-0000-07 OVER PMT ON FINAL BILL	84.58	
7. FERGUSON WATERWORKS #3386	2" CORE STOPS - WATER SYSTEM REPAIR PARTS 2020	965.28	
	WATER METER READER	2,712.88	
	WATER SYSTEM REPAIR PARTS 2020	1,311.69	
	TOTAL	4,989.85	
8. FIRST AMERICAN ADMINISTRATORS	EYEMED VISION INSURANCE - MAY 2020	40.85	
9. GALLAGHER BENEFIT SERVICES, INC	JUNE 2020 MONTHLY CONSULTING FEE	470.75	
10. HYDROCORP	CROSS CONNECTION CONTROL PROGRAM SERVICES- MAY 20	2,430.00	
11. IDC CORPORATION	SERVICE CENTER GATE CONTROLLER	211.50	
12. JONATHAN ALTMAN	SNRP-003919-0000-06 OVER PMT ON FINAL BILL	134.39	
13. KELLY HANNON	HASL-002588-0000-06 OVER PMT ON FINAL BILL	99.37	
14. MERIDIAN TOWNSHIP RETAINAGE	C&D HUGHES INC -RETAINAGE- HASLETT&NEWMAN ROAD WAT	9,754.55	
15. MICHIGAN SUPPLY CO	HARD COPPER FOR METER SPLITS	302.40	
16. SCARLETT EXCAVATING	EMERGENCY SERVICE - REPAIR SANITARY SEWER AT 2072	9,114.00	
	LATERAL REPAIR AT 4360 STONEYCROFT	8,000.00	
	TOTAL	17,114.00	
17. CARL SCHLEGEL INC	SAND , GRAVEL & TOPSOIL 2020	1,288.48	
18. SME	2020 MISCELLANEOUS TESTING FOR WATER, SEWER AND PA	2,884.95	
19. TH STEEL	IMPROVEMENTS TO THE NORTH AND SOUTH ELEVATED STORA	10,400.00	
20. TITLE RESOURCE AGENCY	BISC-001450-0000-02 OVER PMT ON FINAL BILL	234.39	
	BIRO-003147-0000-05 OVER PMT ON FINAL BILL	213.17	
	TAHO-001909-0000-01 OVER PMT ON FINAL BILL	138.90	
	COLO-002898-0000-01 OVER PMT ON FINAL BILL	197.79	
	WILS-001441-0000-10 OVER PMT ON FINAL BILL	170.73	
	TACO-004324-0000-05 OVER PMT ON FINAL BILL	234.39	
	TOTAL	1,189.37	
21. USA BLUE BOOK	FLAG CARRIER/PROBE	137.95	
22. VERIZON WIRELESS	VERIZON USAGE 4.24-5.23	352.67	
TOTAL - ALL VENDORS		767,845.09	

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Vendor Name	Description	Amount	Check #
1. CAPITAL AREA DISTRICT LIBRARY	DELINQ PERSONAL PROPERTY	242.80	12914
2. CAPITAL REGION AIRPORT AUTHORITY	DELINQ PERSONAL PROPERTY	108.75	12916
3. CAPITAL AREA TRANSPORTATION	DELINQ PERSONAL PROPERTY	468.00	12915
4. EAST LANSING PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY	573.03	12917
5. LANSING COMMUNITY COLLEGE	DELINQ PERSONAL PROPERTY	592.49	12918
6. OKEMOS PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY	957.66	12919
TOTAL - ALL VENDORS		2,942.73	

**Credit Card Report 5/27/2020-6/10/2020**

<b>Posting Date</b>	<b>Merchant Name</b>	<b>Amount</b>	<b>Name</b>
2020/05/27	AMZN MKTP US*M776U4DG0 AM	\$10.55	MICHELLE PRINZ
2020/05/27	MEIJER # 025	\$21.95	CATHERINE ADAMS
2020/05/28	TRACTOR SUPPLY #1149	\$59.96	LAWRENCE BOBB
2020/05/28	AMAZON.COM*M79T86R51 AMZN	\$13.78	KRISTI SCHAEING
2020/05/28	THE HOME DEPOT #2723	\$189.70	KEITH HEWITT
2020/05/28	AMAZON.COM*M72XL1BP2 AMZN	\$36.54	MICHELLE PRINZ
2020/05/28	TARGET 00003657	\$17.94	WILLIAM PRIESE
2020/05/29	AC&E RENTALS INC	\$60.00	LAWRENCE BOBB
2020/05/29	THE HOME DEPOT #2723	\$65.88	LAWRENCE BOBB
2020/05/29	THE HOME DEPOT #2723	\$56.64	TYLER KENNEL
2020/05/29	MICHIGAN ELECTRIC SUPPLY	\$37.10	KYLE FOGG
2020/05/29	AMAZON.COM*MY5L11C11 AMZN	\$127.98	KRISTI SCHAEING
2020/05/29	SP * BLADE-TECH INDUST	\$409.91	KRISTI SCHAEING
2020/05/29	GRAINGER	\$25.11	MATT FOREMAN
2020/05/29	AMAZON.COM*M79R248F2	\$179.89	MICHELLE PRINZ
2020/05/29	OFFICEMAX/OFFICEDEPT#3379	\$32.64	WILLIAM PRIESE
2020/05/29	GALLS	\$237.27	WILLIAM PRIESE
2020/06/01	MIDWEST POWER EQUIPMENT	\$85.00	LAWRENCE BOBB
2020/06/01	AC&E RENTALS INC	\$16.25	ROBERT STACY
2020/06/01	MIDWEST POWER EQUIPMENT	\$214.00	TYLER KENNEL
2020/06/01	AC&E RENTALS INC	\$25.35	CHAD HOUCK
2020/06/01	AMZN MKTP US*M73RY7SF2	\$53.99	KRISTI SCHAEING
2020/06/01	THE HOME DEPOT #2723	(\$9.64)	MATT FOREMAN
2020/06/01	THE HOME DEPOT #2723	\$9.64	MATT FOREMAN
2020/06/01	AMAZON.COM*M77113S02 AMZN	\$336.89	MICHELLE PRINZ
2020/06/01	AMAZON.COM*MY0UG5N11 AMZN	\$310.99	MICHELLE PRINZ
2020/06/01	AMAZON.COM*M73OZ1SY2	\$673.78	MICHELLE PRINZ
2020/06/01	AMAZON.COM*MY20R2OAO	\$249.99	MICHELLE PRINZ
2020/06/01	IMS ALLIANCE	\$79.00	WILLIAM PRIESE
2020/06/02	GOOGLE*RIPL	\$127.07	DEBORAH GUTHRIE
2020/06/02	MAGNA-MATIC CORPORATION	\$206.69	CATHERINE ADAMS
2020/06/03	ADMIRAL #181	\$29.01	LAWRENCE BOBB
2020/06/03	EGL EOP TRAIN AND CERT	\$95.00	NYAL NUNN
2020/06/03	HASLETT TRUE VALUE HARDW	\$7.96	KYLE ROYSTON
2020/06/03	IDU*INSIGHT DIRECT	\$167.00	STEPHEN GEBES
2020/06/03	MIDWEST POWER EQUIPMENT	\$135.14	KEITH HEWITT
2020/06/03	SITEONE LANDSCAPE SUPPLY,	\$77.76	MATT FOREMAN
2020/06/03	MIDWEST POWER EQUIPMENT	\$49.93	MATT FOREMAN
2020/06/03	SOLDANS FEEDS & PET S	\$42.12	CATHERINE ADAMS
2020/06/03	PAYPAL *MICHIGANBLU	\$15.00	CATHERINE ADAMS
2020/06/04	THE HOME DEPOT #2723	\$24.81	LAWRENCE BOBB
2020/06/04	COMCAST	\$314.54	ANDREA SMILEY
2020/06/04	MICHIGAN CAT LANSING	\$76.60	TODD FRANK
2020/06/04	THE HOME DEPOT #2723	\$13.96	DAVID LESTER
2020/06/04	WESCO - # 3255	\$63.60	KEITH HEWITT
2020/06/04	AMAZON.COM*MY2ZM7FJ2 AMZN	\$211.97	MICHELLE PRINZ
2020/06/04	AMZN MKTP US*MY2LA0T20	\$57.40	MICHELLE PRINZ
2020/06/04	AMZN MKTP US*MY2JP2FJ2	\$25.17	MICHELLE PRINZ
2020/06/05	THE HOME DEPOT 2723	\$89.00	NYAL NUNN
2020/06/05	THE HOME DEPOT #2723	\$145.43	CHAD HOUCK
2020/06/05	LEXISNEXIS RISK SOL EPIC	\$150.00	KRISTI SCHAEING
2020/06/05	WHITAKERBROTHERS.COM	\$61.48	BRETT DREYFUS

2020/06/05	FEDEX OFFIC40600004069	\$101.17	ROBIN FAUST
2020/06/05	BUILDASIGN.COM	\$463.93	BRANDIE YATES
2020/06/05	THE HOME DEPOT #2723	\$35.82	DAVID LESTER
2020/06/05	THE HOME DEPOT #2723	\$35.88	KENNITH PHINNEY
2020/06/05	THE HOME DEPOT #2723	\$8.45	MATT FOREMAN
2020/06/05	AMZN MKTP US*MY8WK8000	\$69.98	MICHELLE PRINZ
2020/06/05	AMZN MKTP US*MY4NO0XD1	\$59.96	MICHELLE PRINZ
2020/06/05	APOLLO FIRE EQUIPMENT CO	\$89.00	WILLIAM PRIESE
2020/06/05	THE HOME DEPOT #2723	\$55.96	CATHERINE ADAMS
2020/06/08	GFS STORE #1901	\$23.96	LAWRENCE BOBB
2020/06/08	THE HOME DEPOT #2723	\$119.76	LAWRENCE BOBB
2020/06/08	THE HOME DEPOT #2723	\$150.00	LAWRENCE BOBB
2020/06/08	ASFPM MADISON WI	\$80.00	NYAL NUNN
2020/06/08	MEIJER # 025	\$7.16	KYLE FOGG
2020/06/08	IDU*INSIGHT DIRECT	\$142.99	TROY KAMINGA
2020/06/08	EGLD DW TRAIN AND CERT	\$95.00	ROBERT MACKENZIE
2020/06/08	THE HOME DEPOT #2723	\$9.88	DAN PALACIOS
2020/06/08	ACE CLEANS	\$110.00	KEN PLAGA
2020/06/08	AMAZON.COM*MY8BC8Q81 AMZN	\$11.88	MICHELLE PRINZ
2020/06/08	AMZN MKTP US*MY7CO6G90	\$8.80	MICHELLE PRINZ
2020/06/08	AMZN MKTP US*MY5C56EW2	\$13.76	MICHELLE PRINZ
2020/06/08	AMAZON.COM*MY7NS6V20	\$16.73	MICHELLE PRINZ
2020/06/09	AMAZON.COM*MY6VX4B40	\$25.72	MICHELLE PRINZ
2020/06/10	WAL-MART #2866	\$24.80	ROBERT STACY
2020/06/10	AMZN MKTP US*MY7E587A1	\$54.99	KRISTI SCHAEING
2020/06/10	AMZN MKTP US*MY7UH4VR2	\$54.97	KRISTI SCHAEING
2020/06/10	AMZN MKTP US*MY3OC4V22	\$236.93	ROBERT MACKENZIE
2020/06/10	THE HOME DEPOT #2723	\$35.58	MATT FOREMAN
2020/06/10	EATON FARM COOP MASON	\$200.09	MATT FOREMAN
2020/06/10	TARGET 00003657	\$273.00	WILLIAM PRIESE
2020/06/10	MEIJER # 025	\$6.39	WILLIAM PRIESE
2020/06/10	WAL-MART #2866	\$15.88	CATHERINE ADAMS
2020/06/10	SOLDANS FEEDS & PET S	\$10.14	CATHERINE ADAMS

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Total	\$8,463.28
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ACH Transactions

Date	Payee	Amount	Purpose
5/27/2020	Blue Care Network	\$ 60,860.72	Employee Health Insurance
5/27/2020	Blue Care Network	\$ 8,386.04	Employee Health Insurance
5/27/2020	Mers Purchase	\$ 1,735,568.54	Employee Retirement
6/3/2020	Blue Care Network	\$ 74,289.00	Employee Health Insurance
6/5/2020	Nationwide	\$ 3,824.41	Payroll Deductions 6/5/2020
6/5/2020	ICMA	\$ 35,233.28	Payroll Deductions 6/5/2020
6/5/2020	Invoice Cloud	\$ 470.35	Utility Transaction Fee
6/5/2020	Various Financial Institutions	\$ 252,648.43	Direct Deposit 6/5/2020
6/5/2020	IRS	\$ 89,837.03	Payroll Taxes 6/5/2020
6/8/2020	Delta Dental	\$ 33.54	Employee Dental Insurance
6/10/2020	Blue Care Network	\$ 8,780.20	Employee Health Insurance
<b>Total ACH Payments</b>		<u><u>\$ 2,269,931.54</u></u>	

# Fahey Schultz Burzych Rhodes

ATTORNEYS AT LAW      FSBLAW.COM  
4151 OKEMOS ROAD      TEL: 517.381.0100  
OKEMOS, MI 48864 USA      FAX: 517.381.5051

Frank Walsh, Manager  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

(labor) 101-170.173-808.200 \$2,801.43  
(land) 209-000.000-808.000 \$150.00  
101-170.173-808.000 \$18,196.57  
\$21,148.00

## STATEMENT

Bill Date	Matter	Inv #	Billed	Paid	Due	Aging
6/01/20	2150 Kent	53012	123.00	0.00	123.00	<=30 days
6/01/20	Clerk Matters	53013	105.00	0.00	105.00	<=30 days
6/01/20	Collective Bargaining	53014	1,875.00	0.00	1,875.00	<=30 days
6/01/20	DDA Matters	53015	882.00	0.00	882.00	<=30 days
6/01/20	EDC Matters	53016	2,688.00	0.00	2,688.00	<=30 days
6/01/20	Land Preservation Acquisition/Closing	53017	150.00	0.00	150.00	<=30 days
6/01/20	Lick Appeal (Sactuary Appeal)	53018	36.00	0.00	36.00	<=30 days
6/01/20	Marihuana Regulation	53019	342.00	0.00	342.00	<=30 days
6/01/20	Police FOIA	53020	3,364.50	0.00	3,364.50	<=30 days
6/01/20	Retirement Eligibility Grievance (IAFF)	53021	562.50	0.00	562.50	<=30 days
6/01/20	Eyde Family, LLC 19-001713	53022	201.00	0.00	201.00	<=30 days
6/01/20	Hannah Lofts 2018	53023	4,516.00	0.00	4,516.00	<=30 days
6/01/20	Hannah Lofts 2019	53024	138.50	0.00	138.50	<=30 days
6/01/20	Sanlyse, LLC 19-002657	53025	914.50	0.00	914.50	<=30 days

FLW ✓  
6-9-2020

mmmm  
6-2-2020

# Fahey Schultz Burzych Rhodes

ATTORNEYS AT LAW  
4151 OKEMOS ROAD  
OKEMOS, MI 48864 USA

FSBRLAW.COM  
TEL: 517.381.0100  
FAX: 517.381.5051

Frank Walsh, Manager  
Meridian Township-Retainer  
5151 Marsh Road  
Okemos, MI 48864

## STATEMENT

Bill Date	Matter	Inv #	Billed	Paid	Due	Aging
6/01/20	Community Planning & Development	53026	544.86	0.00	544.86	<=30 days
6/01/20	FOIA/OMA	53027	451.28	0.00	451.28	<=30 days
6/01/20	Human Resources/Labor	53029	363.93	0.00	363.93	<=30 days
6/01/20	Manager	53030	1,342.39	0.00	1,342.39	<=30 days
6/01/20	Parks & Recreation	53031	1,455.73	0.00	1,455.73	<=30 days
6/01/20	Public Works	53032	116.41	0.00	116.41	<=30 days
6/01/20	Township Board	53033	611.41	0.00	611.41	<=30 days
6/01/20	Treasurer	53034	363.99	0.00	363.99	<=30 days
Totals			\$5,250.00	\$0.00	\$5,250.00	

Balance Due and Owing

\$5,250.00

PLEASE REMIT PAYMENT TO  
FAHEY SCHULTZ BURZYCH RHODES PLC, 4151 OKEMOS ROAD, OKEMOS, MI 48864



9. D.

**To: Township Board Members**  
**From: Derek N. Perry, Deputy Township Manager**  
**Director of Public Works & Engineering**  
**Date: June 2, 2020**  
**Re: Disposal of Surplus Vehicles**

---

The following Motor Pool vehicles have been declared surplus by the Department of Public Works. We are requesting authorization to sell the vehicles at public auction, internet auction, direct sale to another municipality or by sealed bid.

- Unit #51- 2002 Chevy Tahoe. 96,206 miles
- Unit #26- 2011 Ford van. 109,719 miles

**Proposed motion:**

**“Move to authorize the disposal of vehicle #51 (2002 Chevy Tahoe), and vehicle #26 (2011 Ford van) by public auction, internet auction, direct sale to another municipality or by sealed bid.”**



**To: Board Members**  
**From: Frank L. Walsh, Township Manager**  
**Date: June 12, 2020**  
**Re: Meridian Cares Pandemic Support**

---

Recently, the Township Board, and the Economic Development Corporation, (EDC) combined revenue to create a Meridian Township COVID-19 Small Business Grant Assistance Program.

The Board chose to re-appropriate \$130,000 from the Redevelopment Fund and the EDC committed \$50,000. The grant program began with an initial corpus of \$180,000. The plan was to award 45 grants of \$4,000 each.

The COVID-19 EDC Committee met and evaluated grant applicants. I was asked to serve on the committee with Supervisor Ron Styka, Trustee Jackson, EDC Chair Sims, DDA Chair Fulk and Economic Development Director Lane. Each of us committed approximately 10 hours in evaluating and reviewing the 94 applicants.

The committee unanimously recommended a total of 42 grants be awarded. On Friday, May 29<sup>th</sup>, the EDC Board of Directors unanimously approved the committee's recommendation. On Tuesday, June 2<sup>nd</sup>, the \$168,000 in grants were sent directly to the recipients. There is \$12,000 remaining from the Board/EDC funds.

Based on the Board's discussion at the June 2<sup>nd</sup> meeting, it appeared that several members had a strong desire to assist residents as well as businesses. COVID-19 has certainly made us rethink our priorities.

Please see the attached legal opinion from William Fahey. According to Mr. Fahey, it is permissible for the governing body to redirect funds during a disaster to assist those in dire financial needs.

Supervisor Styka is requesting that the Board reallocate the remaining \$12,000 to support Meridian Cares. The funds will help support residents who struggle to make ends meet during this national pandemic.

The follow motion is proposed for Board consideration:

**MOVE TO ALLOCATE \$12,000 FROM THE MERIDIAN REDEVELOPMENT FUND TO MERIDIAN CARES TO SUPPORT MERIDIAN TOWNSHIP RESIDENTS DURING THE DISASTER.**

**Attachment:**

1. Legal Opinion from William Fahey

May 22, 2020

**CONFIDENTIAL LEGAL OPINION**

Frank Walsh, Township Manager  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864

**via email**

Dear Frank:

**Re: Meridian Cares Expenditure Legal Opinion**

You requested an opinion as to whether Meridian Charter Township may appropriate or expend its general fund tax dollars to fund Meridian Cares, which would provide grants to residents financially affected by the COVID-19 pandemic to subsidize rent, food, utilities, etc. In our opinion the expenditure would be lawful.

The Michigan Constitution limits the Township's authority to appropriate public funds to matters otherwise provided by law, but requires such laws be liberally construed in favor of the Township. Const 1963, art VII, § 34 and art X, § 12. To be a valid expenditure, "there must be a statute or constitutional provision that expressly or impliedly authorizes that type of expenditure." *Hess v Cannon Twp*, 265 Mich App 582, 592 (2005).

During a state of disaster or state of emergency, the Emergency Management Act provides townships with certain powers so long as they have appointed an "emergency management coordinator." MCL 30.410. If the Township has not appointed an emergency management coordinator, such position shall be designated to the Supervisor Styka. MCL 30.409; MCL 30.402. The Emergency Management Act confers on Supervisor Styka the authority to coordinate all of the matters pertaining to emergency management and recovery assistance, including the authority to:

- (1) "**Appropriate and expend funds**, make contracts, and obtain and distribute equipment, materials, and supplies for disaster purposes; [and]
- (2) Provide for the health and safety of persons and property, **including emergency assistance to the victims of a disaster.**" MCL 30.410(1)(c).

Here, the liberally-construed, implied powers provided to the Township by the Michigan Constitution and the Township's statutory authority under Emergency Management Act authorize the Township's expenditure for Meridian Cares.



COVID-19 is a respiratory disease that can result in serious illness or death. At this time, COVID-19 has caused a global pandemic, affecting not only Meridian Charter Township residents but people all over the world. The State of Michigan has declared a state of emergency across the state of Michigan under section 1 of article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 et seq., and the Emergency Powers of the Governor Act of 1945, 1945 PA 302, as amended, MCL 10.31 et seq. Executive Order 2020-96.

Any funds expended for Meridian Cares will be spent providing emergency assistance to the victims of COVID-19 by offering rent relief, utility payment, or the purchasing of food or essential care items. By expending funds for COVID-19 disaster relief purposes, an appropriation of the Township's general fund tax dollars for Meridian Cares will "provide for the health and safety of persons and property" by alleviating COVID-19's economic effects. According to the Township's own data:

"34% of Meridian Township households, or about 13,600 residents, either live below the poverty level (15%) or regularly earn less than the basic cost of living (19%)." <https://www.meridian.mi.us/residents/join-the-community/meridian-cares>.

These households will be impacted the most by the economic effects of COVID-19. Without emergency assistance, materials, or supplies, Township households will suffer. Those unable to pay for utilities may lose essential services necessary for basic survival, others may lose their housing, and some may not have the resources to feed their families. An expenditure by the Township for Meridian Cares is therefore lawful pursuant to MCL 30.410(1)(c) as part of its authority to appropriate and expend funds for disaster purposes and to provide emergency assistance to victims of a disaster.

Although the expenditure at issue would be authorized under MCL 30.410(1)(c), it might otherwise be argued to be unlawful because it is made for a "private purpose." We do not think this is a strong argument, however.

An expenditure must be made for a "public purpose" to be lawful, as opposed to a private purpose. It is difficult, if not impossible, to give "public purpose" a definite meaning that will be applicable under all circumstances. "The courts as a rule have attempted no judicial definition of a public purpose as distinguished from a private purpose, but have left each case to be determined by its own peculiar circumstances." *Hays v Kalamazoo*, 316 Mich 443, 453–54 (1947). In general, a public purpose "has for its objective the promotion of the public health, safety, morals, general welfare, security, prosperity, and contentment of" Township inhabitants and residents. *Id.* at 454.

The modern trend is to expand and liberally construe the term "public purpose." *Id.* at 454. The courts are especially deferential toward municipal legislative determinations of public purpose because "what constitutes a public purpose involves considerations of economic and social philosophies and principles of social science and government; such determinations should be made by the elected representatives of the people." *Hess v Cannon Twp*, 265 Mich App 582, 595 (2005). The Michigan Supreme Court held that it is sometimes necessary to "look beyond the expenditures which are absolutely needful to the continued existence of organized government, and embrace others which may tend to make government subserve the general well-being of society, and advance

the present and prospective happiness and prosperity of the people.” *Hays*, 316 Mich at 458. For example, the Attorney General has opined that contributing money to provide recreational activities for children is a valid public purpose. 1957 OAG 476.

A “private purpose” is typically identified when the expenditure at issue involves a relationship of the municipality with a private business. *Moshier v Romulus*, 54 Mich App 65 (1974); *Kaplan v Huntington Woods*, 357 Mich 612 (1959). Meridian Cares is not a private business, however, but a program implemented by the Township to provide financial assistance to struggling households.

In light of the Court’s liberal interpretation of “public purpose” and for the reasons discussed above, we think it is unlikely a court would find an expenditure of the Township’s general fund tax dollars to Meridian Cares to provide COVID-19 relief would be merely a “private purpose.”

In the alternative, an expenditure for Meridian Cares for COVID-19 relief might be argued as unlawful because it constitutes a “gift.” The Michigan Supreme Court stated: “Municipalities may not give away public property without consideration.” *Kaplan*, 357 Mich at 619. “A gift or donation of money or property . . . would . . . constitute a violation of the [Michigan Constitution].” *Id.* Therefore, the MML and MTA regularly advise against making charitable donations.<sup>1</sup> The Michigan Department of Treasury also advises against municipalities making donations, including “contributions to churches, veterans, non-profit organizations,” or “donations to community organizations.”<sup>2</sup>

In this case, the Township would be directly administering the funds for the benefit of the public, pursuant to the authority identified above, and would not be making a “gift” to another organization. The “consideration” received by the Township in this instance is the amelioration of the financial consequences of the COVID-19 pandemic to the public within the Township.

By analogy, MCL 123.851 permits townships to expend money for the maintenance and employment of a township band “for musical purposes for the benefit of the public.” The only “consideration” the Township receives from funding a band is the benefit to the public. Since the expenditure is authorized by statute, that benefit to the public is itself sufficient “consideration.”

Similarly here, the Township will receive sufficient consideration from the benefits to the public provided by the expenditures authorized by the Emergency Management Act, as discussed above. Thus, it would not constitute a “gift.” It would be contrary to the intent of the Emergency Management Act to require any other consideration or benefit to the Township.

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<sup>1</sup> (MTA) <https://documentcenter.eventpedia.us/Events/355b42e5-43d9-4df1-b290-6b85eea3582a/Documents/00f289cc-391e-42c2-a5f9-69250f9ec325.pdf>.

(MML) [https://www.mml.org/resources/publications/one\\_pagers/x%20FS%20Muni%20Expenditures.pdf](https://www.mml.org/resources/publications/one_pagers/x%20FS%20Muni%20Expenditures.pdf).

<sup>2</sup> (Treasury) [https://www.mml.org/resources/publications/one\\_pagers/lawful\\_expenditures.pdf](https://www.mml.org/resources/publications/one_pagers/lawful_expenditures.pdf).

For the reasons discussed above, the liberally-construed, implied powers provided to the Township by the Michigan Constitution and the statutory authority to expend funds for disaster management and to provide emergency assistance pursuant to MCL 30.410(1)(c) authorize the Township's expenditure for Meridian Cares to provide COVID-19 economic relief. Since the nature of emergencies is that they are time-sensitive, please note that the support and reasoning for the expenditure will naturally diminish as the emergency abates. If the Township decides to move forward with this expenditure, therefore, we recommend action be taken sooner rather than later.

Thank you for allowing us to be of service. If you have any further questions or concerns regarding the above, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "William K Fahey". The signature is written in a cursive style with a long, sweeping underline.

**WILLIAM K. FAHEY**  
**MEMBER**

Direct: 517.381.3150

[wfahey@fsbrlaw.com](mailto:wfahey@fsbrlaw.com)



**To: Township Board**

**From: Mark Kieselbach, Director of Community Planning and Development**  
**Peter Menser, Principal Planner**

**Date: June 11, 2020**

**Re: Final Preliminary Plat #17012 extension – Silverstone Estates**

---

Mayberry Homes has submitted a letter dated May 12, 2020 requesting a two year extension of the final preliminary plat approval for Silverstone Estates, a 25 lot subdivision located on the east side of Powell Road, north of Grand River Avenue. The installation of utilities is currently underway on the site. An application for final plat approval is expected later this year. Once final plat approval has been granted the applicant can begin building and selling homes.

The final preliminary plat for Silverstone Estates was approved by the Township Board on June 5, 2018 for a period of two years. A wetland use permit (WUP #18-01) to enclose 192 feet of the Unruh Drain to facilitate a road crossing over the drain and into the subdivision was granted by the Board at its regular meeting on February 20, 2018. Approval for WUP #18-01 runs concurrent with the final preliminary plat and will renew for a two year period if the extension is granted.

The Township's Land Division ordinance requires the proprietor of the plat to request an extension in writing prior to the expiration date. The current final preliminary plat approval would have expired on June 5, 2020 if the applicant had not applied for an extension. If approved the new expiration date will be June 5, 2022.

### **Township Board Options**

The Township Board has the option to approve, approve with modifications, or deny the extension request. If the extension is denied, the applicant must resubmit the final preliminary plat. A resolution to approve the plat extension is provided.

- **Move to adopt the resolution extending final preliminary plat approval for Silverstone Estates to June 5, 2022.**

### **Attachments**

1. Resolution to approve.
2. Letter from David Straub requesting plat extension dated May 12, 2020.
3. Sierra Ridge Estates Final Preliminary Plat approval letter dated June 6, 2018.
4. Final Preliminary Plat.

G:\Community Planning & Development\Planning\PLATS (PLAT)\2017\Plat #17012 (Mayberry)\Final Preliminary Plat\FPP 17012 2020.docx

**RESOLUTION TO APPROVE  
(EXTENSION)**

**Final Preliminary Plat #17012  
Mayberry Homes  
Silverstone Estates**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 16th day of June, 2020, at 6:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Mayberry Homes in a letter dated May 12, 2020 requested an extension of the Final Preliminary Plat approval for Silverstone Estates (FPP #17012), a single family subdivision of 25 lots located on the east side of Powell Road, north of Grand River Avenue; and

WHEREAS, the Township Board has reviewed the material forwarded by staff under a cover memorandum dated June 11, 2020; and

WHEREAS, the final preliminary plat remains consistent with the design approved by the Township Board on June 5, 2018; and

WHEREAS, the Township’s Land Division Ordinance and the State Land Division Act allow for the extension of a final preliminary plat.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants the extension of Final Preliminary Plat #17012, Silverstone Estates, for a period of two years, from June 5, 2020 to June 5, 2022, with the following condition:

- 1. All previous conditions placed on the final preliminary plat approval shall remain in effect.

ADOPTED: YEAS: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

**Resolution to Approve (Extension)**  
**Final Preliminary Plat #17012 (Mayberry Homes)**  
**Silverstone Estates**  
**Page 2**

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 16th day of June, 2020.

---

Brett Dreyfus  
Township Clerk



May 12, 2020

Community Planning and Development  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

RE: Final Preliminary Plat #17012  
Silverstone Estates

The Township Board, at its meeting held on June 5, 2018, voted to approve the final preliminary plat for Silverstone Estates, a single family subdivision of 25 lots, located on the east side of Powell Road, north of Grand River Avenue.

Although significant progress has been made on this subdivision, we will fall just short of a recorded Final Plat prior to the June 5, 2020 expiration of the Final Preliminary Plat.

Mayberry Homes respectfully requests an extension of the Final Preliminary Plat and the Wetland Use Permit #WUP 18-01 for Silverstone Estates.

If you have any questions regarding this matter, please contact me.

Sincerely,

David Straub  
Mayberry Homes  
dstraub@mayberryhomes.com  
248-303-0455

# CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka  
Brett Dreyfus  
Julie Brixie  
Frank L. Walsh

Supervisor  
Clerk  
Treasurer  
Manager



Phil Deschaine  
Patricia Herring Jackson  
Dan Opsommer  
Kathy Ann Sundland

Trustee  
Trustee  
Trustee  
Trustee

June 6, 2018

Bob Schroeder  
Mayberry Homes  
1650 Kendale Blvd.  
East Lansing, MI 48823

**RE: Final Preliminary Plat #17012  
Silverstone Estates**

Mr. Schroeder,

The Township Board, at its meeting held on June 5, 2018, voted to approve the final preliminary plat for Silverstone Estates, a single family subdivision consisting of 25 lots, located on the east side of Powell Road, north of Grand River Avenue. Approval of the final preliminary plat was granted subject to the following conditions:

1. Approval is recommended based on the revised Final Preliminary Plat dated May 30, 2018 and received by the Township on May 31, 2018 prepared by Enger Surveying and Engineering.
2. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Department, Michigan Department of Environmental Quality (MDEQ), Ingham County Health Department, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development. Construction shall not commence until the applicant has obtained all necessary permits and approvals noted above.
3. Approval is granted subject to meeting the applicable conditions of Wetland Use Permit #18-01 for the road crossing over the Unruh Drain.
4. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.
5. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering. All residences constructed in the subdivision shall be connected to an approved outlet.
6. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.

## **Final Preliminary Plat #17012 (Mayberry Homes)**

**June 6, 2018**

**Page 2**

7. Prior to any construction or grading on the site the applicant shall install silt fencing at the upland edge of water feature setbacks. The silt fencing shall be removed after construction once the area is stabilized and vegetation has been established.
8. Powell Road shall be paved from the northern extent of the plat southward to Grand River Avenue in accordance with the requirements of the Ingham County Road Department.
9. A paved shoulder shall be constructed along Powell Road as shown on the Pedestrian-Bicycle Master Plan. The final location of the paved shoulder shall be subject to the approval of the Director of Public Works and Engineering and the Ingham County Road Department. The design and construction of the paved shoulder shall be in accordance with Ingham County Road Department and Township Engineering Design and Construction Standards.
10. Five foot wide concrete sidewalks shall be constructed along both sides of Silverstone Way. The final location of the sidewalk shall be subject to the approval of the Director of Public Works and Engineering. The design and construction of the sidewalk shall be in accordance with Township Engineering Design and Construction Standards.
11. The natural vegetation strip associated with wetlands and open county drains shall be clearly identified with permanent markers. The size, number, location, and the language on the markers shall be subject to the approval of the Director of Community Planning and Development.
12. Street trees shall be required along the east side of Powell Road and along both sides of Silverstone Way within the subdivision. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.
13. Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.

All lots contained in the plat shall be developed in accordance with applicable Township ordinances, regulations, and permitting requirements including, but not limited to, building permits that may include conditions for the protection and preservation of trees, soils, and other natural resources.

Approval of the final preliminary plat grants the proprietor no rights to begin installation or construction of improvements, including grading, tree removal, or land clearing. No installation or construction of any improvements shall be made until engineering plans and specifications have been approved by the Director of Public Works and Engineering and any other authorities which have jurisdiction over the improvements.

**Final Preliminary Plat #17012 (Mayberry Homes)**

**June 6, 2018**

**Page 3**

**Final preliminary plat approval is valid for a period of two (2) years.** Consequently, the final preliminary plat for Silverstone Estates is valid until June 5, 2020. The tentative preliminary plat may be extended if a request for an extension is submitted to the Township prior to the expiration of the two (2) year period.

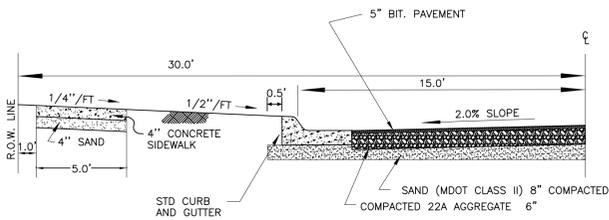
If you have any questions regarding this matter, please contact me.

Sincerely,

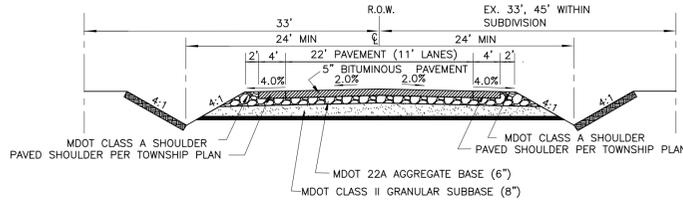
Mark Kieselbach  
Director of Community Planning and Development

CC: Derrick Quinney, Ingham County Register of Deeds  
Patrick Lindemann, Ingham County Drain Commissioner  
William Conklin, Ingham County Road Department  
Derrick Perry, Director of Public Works and Engineering  
John Heckaman, Chief Building Inspector

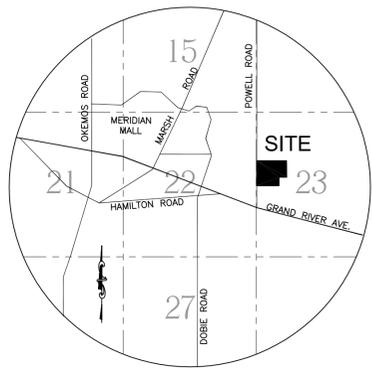
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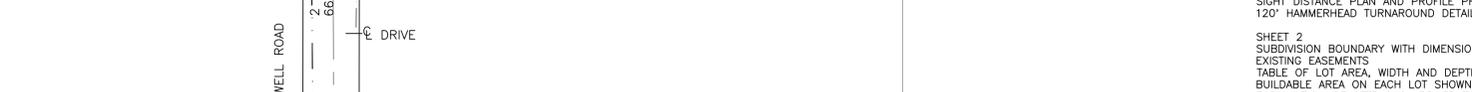
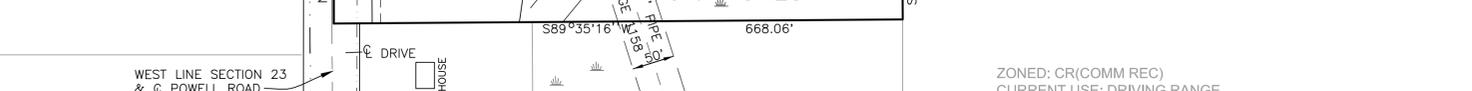
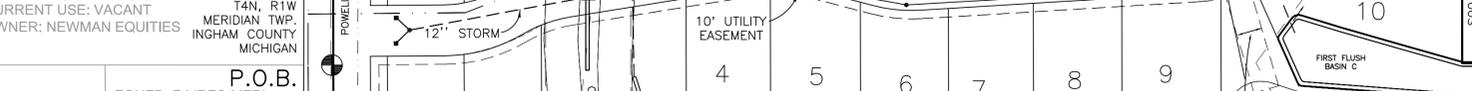
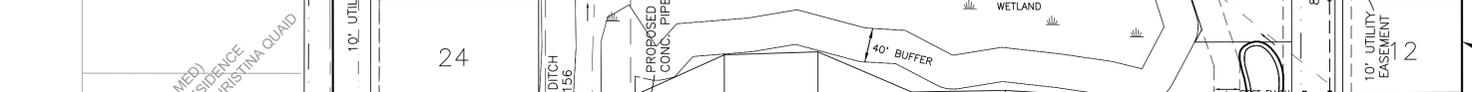
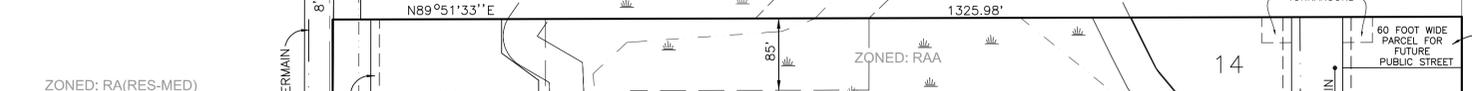
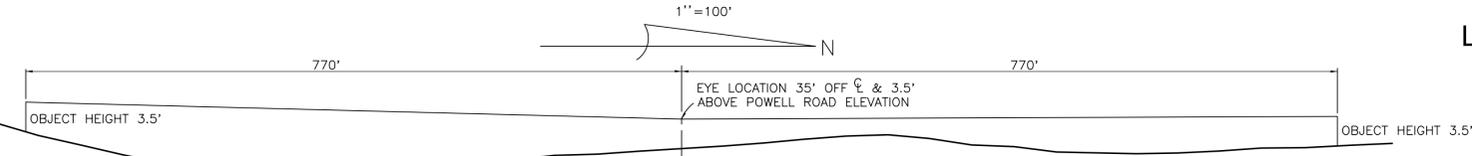
APPLIES TO SILVERSTONE WAY



APPLIES TO POWELL ROAD (PROPOSED)  
TO NORTH LINE OF PROPOSED SUBDIVISION - ± 1600 FEET



LOCATION MAP



PROPOSED SUBDIVISION NAME: SILVERSTONE ESTATES

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR THE SUBDIVISION:

A parcel of land in the Northwest 1/4 and Southwest 1/4 of Section 23, T4N, R1W, Meridian Township, Ingham County, Michigan; the surveyed boundary of said parcel being described as BEGINNING at the West 1/4 Corner of Section 23, T4N, R1W, Michigan Meridian; thence N00°04'18"E, along the West section line, 593.98 feet; thence N89°51'33"E, 1325.98 feet; thence S00°02'33"E, along the East line of the West 1/2 of the Northwest 1/4 of Section 23, 593.97 feet to the East-West 1/4 line; thence N89°51'33"E, along said East-West 1/4 line, 33.00 feet; thence S00°15'17"E, 100.00 feet; thence S89°51'33"W, 691.98 feet; thence S00°19'35"E, 279.61 feet; thence S89°35'16"W, 668.06 feet; thence N00°19'35"W, along the West section line, 382.79 feet to the point of beginning; said parcel contains 25.52 acres.

LAND PROPOSED FOR SUBDIVISION IS ZONED RAA

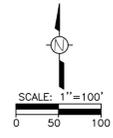
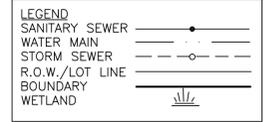
ZONED: RR(RURAL RES)  
CURRENT USE: VACANT  
OWNER: OKEMOS PUBLIC SCHOOLS

MDEQ PERMIT WRP004822  
FOR CULVERT IN WETLAND  
IN UNRUH DRAIN

PRIVATE PARK A  
5.9 ACRES

PRIVATE PARK B  
3.0 ACRES

PRIVATE PARK C  
0.7 ACRES



SHEET INDEX

SHEET 1	LEGAL DESCRIPTION VICINITY MAP SUBDIVISION BOUNDARY WITH DIMENSIONS EXISTING EASEMENTS PROPERTY LINES FOR ADJACENT LAND ADJACENT LAND OWNER NAMES ZONING CLASSIFICATION OF SITE AND ADJACENT PROPERTIES NAME, LOCATION AND WIDTH EXISTING PUBLIC ROAD UTILITIES ADJACENT TO SITE LOCATION OF EXISTING PERMANENT STRUCTURES PROPOSED STREET LAYOUT, WIDTH AND CROSS-SECTION SIGHT DISTANCE PLAN AND PROFILE PROPOSED ROAD AT POWELL ROAD 120' HAMMERHEAD TURNAROUND DETAIL
SHEET 2	SUBDIVISION BOUNDARY WITH DIMENSIONS EXISTING EASEMENTS TABLE OF LOT AREA, WIDTH AND DEPTH BUILDABLE AREA ON EACH LOT SHOWN AS BUILDING ENVELOPE EXPLANATION OF SETBACKS APPLIED TO DETERMINE BUILDING ENVELOPE LOCATION, WIDTH AND USE OF PROPOSED EASEMENTS DIMENSIONS OF PROPOSED LOTS LOCATION AND DIMENSIONS OF THE 3 PRIVATE PARKS
SHEET 3	TOPOGRAPHIC RELIEF OF SITE AND WITHIN 100 FEET SLOPES GREATER THAN 8 PERCENT EXISTING STORM WATER DRAINAGE PATTERNS GENERAL TOPOGRAPHY AND FEATURES OF ADJACENT LAND
SHEET 4	SOILS BASED ON COUNTY SOIL SURVEY WETLAND AND WETLAND BUFFER LINES
SHEET 5	STREET TREE PLAN

REV. 1 DATE: MAY 30, 2018  
PLAN DATE: MAY 23, 2017

HORIZ SCALE: 1" = 100'  
SHEET 1 OF 5

SILVERSTONE ESTATES  
FINAL PRELIMINARY PLAT

OWNER/DEVELOPER:  
MAYBERRY HOMES  
1650 KENDALE BLVD., SUITE 200  
EAST LANSING, MI 48823  
CONTACT: SCOTT FAIRMONT  
PHONE: 517-927-0203

ENGINEERING & SURVEYING  
805 N CEDAR PO BOX 87  
EAST LANSING, MICHIGAN 48854-0087  
517-666-6666  
FAX 517-676-6675



PREPLAT.DWG  
ESE JOB#33-2952

ZONED: RR(RURAL RES)  
CURRENT USE: SINGLE FAMILY RESIDENCE  
OWNER: DAVID & JANE LEDEBUHR

ZONED: CR(COMM REC)  
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OWNER: FRANK & CHRISTINA QUAD

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OWNER: NEWMAN EQUITIES

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OWNER: STEPHEN SEGER

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OWNER: HAIBLOO ZHANG

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OWNER: FEDERAL HOME LOAN MORTGAGE CO.

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12.C

**To:** Township Board

**From:** Mark Kieselbach, Director of Community Planning and Development  
Peter Menser, Principal Planner

**Date:** June 11, 2020

**Re:** Hotel Liquor License 2736 Grand River Avenue

---

East Lansing Lodge, Inc., the owner of the Clarion Pointe motel (formerly Super 8) at 2736 Grand River Avenue, is requesting Township Board approval as part of their application to the State of Michigan for a B-Hotel license to sell beer, wine, and spirits for on premise consumption. The 78 room, 26,396 square foot motel was constructed in 1959.

The Michigan Liquor Control Commission (MLCC), under authority from the Michigan Department of Licensing and Regulatory Affairs (LARA), reviews and issues the license. A certified copy of a resolution from the Township Board approving the license request must be included in the owner's application to the MLCC, along with other required application materials. The MLCC has final approval on issuance of the license.

- **Move to adopt the resolution approving the B-Hotel liquor license for East Lansing Lodge, Inc. to sell beer, wine, and spirits for on premise consumption at the Clarion Pointe motel at 2736 Grand River Avenue.**

#### **Attachments**

1. Resolution to approve license application.
2. Letter from Ryan Nofar dated June 8, 2020.

G:\Community Planning & Development\Planning\MISC\LIQUOR LICENSES\Clarion Pointe 2020\Clarion Pointe staff memo.tb1.docx

**RESOLUTION TO APPROVE**

**Liquor License Request  
2736 Grand River Avenue**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 16th day of June, 2020, at 6:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, East Lansing Lodge, Inc. requested Township Board approval for a B-Hotel license to sell beer, wine, and spirits for on premise consumption at the Clarion Pointe motel at 2736 Grand River Avenue; and

WHEREAS, the subject property is located in the C-2 (Commercial) zoning district, which allows motels by special use permit, subject to site plan review; and

WHEREAS, the 78 room, 26,396 square foot motel has been operating on the site since 1959; and

WHEREAS, the request is consistent with Goal 3 of the 2017 Master Plan to enhance the viability of Township businesses; and

WHEREAS, East Lansing Lodge, Inc. is responsible for complying with all applicable laws related to the sales of beer, wine, and spirits as permitted by the Michigan Liquor Control Commission (MLCC) and any other relevant entities.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of the B-Hotel liquor license request from East Lansing Lodge, Inc. to sell beer, wine, and spirits at 2736 Grand River Avenue.

ADOPTED: YEAS: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

**Resolution to Approve  
Clarion Pointe liquor license  
Page 2**

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 16th day of June, 2020.

---

Brett Dreyfus  
Township Clerk

6/08/2020

Dear Township Board,

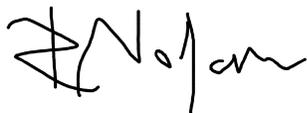
My name is Ryan Nofar. My brother, Brandon, and I are applying for a class B hotel beer, wine and liquor license for our new renovation development at 2736 East Grand River Ave, East Lansing, MI 48823. This property has been a long-standing motel since it was the Poplars Motel back in the 1950's. Before we took over ownership in mid 2019, very little had been done to improve this historical property, and since we took over, major improvements have taken place to convert the property to midscale, and add value to beautiful Meridian Township and East Lansing.

We have partnered up with Choice Hotels to become one of their newest brands: Clarion Pointe. Clarion Pointe is a fresh lifestyle brand that is geared toward bringing in young families, millennials, and business crowds. As part of the renovations process, our rooms are all modern, simplistic, and fresh with their own unique flair. The same goes for our brand new lobby, breakfast room, and fitness area. And as part of this fresh new look, Choice has mandated that our food and beverages are stylistic and fresh, which includes healthy breakfast, healthy and natural snacks for sale, and craft beers.

Choice requires that we provide these fresh and new food and beverage items to provide our guests a memorable experience that goes along with the chic Clarion Pointe brand, which is why it is incredibly important to obtain a liquor license for this reason. We agree that offering craft beers, and select small size liquor options with our food and beverage package would be a welcome experience for our sophisticated millennial and business crowd. Our staff is fully competent and capable of selling and regulating usage on property.

Brandon and I are accustomed to selling both beer and liquor in hotels because our Downtown Detroit hotel property has a bar, and we've sold beer, wine, and liquor there for many years with no issues because of excellent staff training. Our family has been in the hotel business since the 1980, and we are confident that we add value to our neighborhood and leave a beautiful lasting mark for years to come.

Regards,

A handwritten signature in black ink, appearing to read "R. Nofar". The signature is stylized with a large initial "R" and a cursive "Nofar".

Ryan Nofar



**To: Board Members**  
**From: Ronald J. Styka, Township Supervisor**  
**Date: June 12, 2020**  
**Re: Environmental Commission Appointment**

---

The Environmental Commission currently has a vacancy due to the resignation of Kirk Lapham. His term was scheduled to end on 12/31/2021.

The Environmental Commission is recommending Tom Frazier, the legislative liaison with the Michigan Townships Association (MTA), to fill the remaining term left by Mr. Lapham. One of Mr. Frazier's primary roles at the MTA is to handle all environmental related legislation impacting local units of government.

The following motion is proposed for Board consideration:

**MOVE TO APPROVE THE APPOINTMENT OF TOM FRAZIER TO THE ENVIRONMENTAL COMMISSION FOR A TERM ENDING 12/31/2021.**

**Attachment:**

1. Application for Public Service

## Riley Millard

---

**From:** webmaster@meridian.mi.us  
**Sent:** Monday, January 7, 2019 5:15 PM  
**To:** Michelle Prinz; Deborah Guthrie; Erin Cornett; Brett Dreyfus; Riley Millard  
**Subject:** Public Service Form Received

A new entry to a form/survey has been submitted.

**Form Name:** Public Service Application Form  
**Date & Time:** 01/07/2019 5:15 PM  
**Response #:** 19  
**Submitter ID:** 8330  
**IP address:** 172.25.96.105  
**Time to complete:** 14 min. , 22 sec.

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### Survey Details

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Page 1



## Public Service Application Form

I am interested in service on one or more of the following public bodies as checked below:

**\*Special conditions restrict eligibility for appointment**

1.

Environmental Commission

**2. Occupation:**

Legislative Liaison/lobbyist

**3. Indicate areas not included above which may warrant special attention or study that are of interest to you:**

Not answered

**4. Describe education, experience or training which will assist you if appointed:**

I have extensive experience in working on environmental legislation and issues (please see attached cover letter) at the federal, state and local levels. In addition, I have a strong interest in this area and a desire to ensure environmental protection, pollution prevention, and the preservation of our natural areas and water bodies within the township and throughout the state.

**5. Contact Information:**

<b>Name:</b>	Tom Frazier	<b>Occupation:</b>	Legislative liaison/lobbyist
<b>Place of Employment:</b>	MI Townships Association	<b>Home Address:</b>	5861 Bois Ile, Haslett, MI 48840
<b>Phone (days):</b>	(517) 492-9239	<b>Phone (evenings):</b>	(517) 339-2731
<b>Date:</b>	01/07/2019		

**6. Attach Resume and Cover Letter**

Resume is attached [January 5.Meridiandocx.docx](#)

Thank you,  
Meridian Township, MI

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This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

January 5, 2019

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

Dear Meridian Township Board:

I am writing to seek appointment to the current vacancy on the Meridian Township Environmental Commission. This vacancy was recently brought to my attention by LeRoy Harvey, Environmental Programs Coordinator.

I would be interested in serving on the Environmental Commission due to a long history and interest in working on environmental issues. I currently serve as the legislative liaison with the Michigan Townships Association. In that capacity, one of my primary roles is to handle all environment related legislation impacting local units of government. This involves testifying before legislative committees on environmental issues, working with the Department of Environmental Quality on issues impacting local units of government, and serving on various workgroups dealing with environmental issues.

I also serve as MTA's representative on the Michigan Green Communities Network, which is a collaboration between the three local government organizations: MTA, the Michigan Municipal League and the Michigan Association of Counties along with several state departments. Part of this responsibility involves overseeing the Michigan Green Communities Challenge, a benchmarking program for environmental sustainability for which Meridian Township recently received a silver certificate for its efforts.

Previous experience related to environmental issues included handling issues dealing with the U.S. Environmental Protection Agency and U.S. Army Corps of Engineers as a staff person for former U.S. Senator Spencer Abraham. Additional involvement included serving as the deputy campaign manager for the 1998 Clean Michigan Initiative Proposal (Proposal C), which the voters passed to provide funding for brownfield redevelopment and other essential programs.

Further, I began my interest at a young age when I served on the board of directors for the Recyclers of Ingham, Eaton and Clinton Counties. One of the primary functions of this organization was to provide curbside recycling services for residents of East Lansing and drop off recycling services to other communities before many municipalities took on this role directly.

I feel that I have the background, experience, and most importantly the interest that would qualify me to serve on the Environmental Commission. I believe that I could provide valuable insight related to environmental protection, pollution protection, and the preservation of natural areas to the Commission and the Board.

January 5, 2019  
Meridian Charter Township Board of Trustees  
Page 2

I look forward to discussing my interest and experience in serving on the Environmental Commission at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Frazier". The signature is written in a cursive style with a large, sweeping initial "F".

Thomas E. Frazier  
5861 Bois Ile Dr.  
Haslett, MI 48840  
(H) 517 339-2731  
(O) 517 492-9239  
(C) 517 927-4311  
[tom@michigantownships.org](mailto:tom@michigantownships.org)



**To: Meridian Township Board Members**  
**From: Ken Lane, Economic Development Director**  
**Date: June 16, 2020**  
**Re: 2019 Downtown Development Authority Annual Report**

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The Recodified Tax Increment Financing Act (2018 PA 57, as amended, MCL 125.4101 *et seq*) requires any municipal authority capturing tax increment revenues to submit an annual report to its governing body (township board, village council, etc), the Michigan Department of Treasury, and all entities subject to tax capture.

In accordance with this requirement, attached for your review is the fiscal year 2019 report for the Meridian Township Downtown Development Authority (“DDA”). The attached report has been reviewed and approved by the DDA.

In 2019, the DDA captured \$32,448.00. 2019 DDA expenditures totaled \$105,215, but included beautification projects, utilities, advanced redevelopment, and principal and interest payments on the street lighting debt. The expectation is for increased capture as development occurs over the coming years.

The following motion is proposed for Board consideration:

**MOVE TO APPROVE THE 2019 DOWNTOWN DEVELOPMENT AUTHORITY ANNUAL REPORT AND APPROVE DISSEMINATION TO THE PUBLIC, STATE TREASURY, AND REQUIRED TAXING JURISDICTIONS AS REQUIRED BY THE RECODIFIED TAX INCREMENT FINANCING ACT.**

**Attachments:**

1. 2019 Meridian Township Downtown Development Authority Annual Report

## Annual Report on Status of Tax Increment Financing Plan

<b>Send completed form to:</b> <a href="mailto:Treas-StateSharePropTaxes@michigan.gov">Treas-StateSharePropTaxes@michigan.gov</a>	<b>Meridian Township</b>	TIF Plan #	For Fiscal Years ending in
<small>Issued pursuant to 2018 PA 57, MCL 125.4911                  Filing is required within 180 days of end of Authority's fiscal year 2018-2019.</small>	<b>DDA</b>		<b>2019</b>

Year AUTHORITY (not TIF plan) was created:	2005
Year TIF plan was created or last amended to extend its duration:	2018
Current TIF plan scheduled expiration date:	2038
Did TIF plan expire in FY19?	no
Year of first tax increment revenue capture:	2019
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	no
If yes, authorization for capturing school tax:	Choose from list
Year school tax capture is scheduled to expire:	

<b>Revenue:</b>	Tax Increment Revenue		\$ 32,376
	Property taxes - from DDA levy		\$ -
	Interest		\$ -
	State reimbursement for PPT loss (Forms 5176 and 4650)		\$ -
	Other income (grants, fees, donations, etc.)		\$ -
	Total		\$ 32,376

<b>Tax Increment Revenues Received</b>	From counties		\$ 12,086
	From municipalities (city, twp, village)		\$ 18,864
	From libraries (if levied separately)		\$ -
	From community colleges		\$ -
	From regional authorities (type name in next cell)	airport auth	\$ 1,498
	From regional authorities (type name in next cell)		\$ -
	From regional authorities (type name in next cell)		\$ -
	From local school districts-operating		\$ -
	From local school districts-debt		\$ -
	From intermediate school districts		\$ -
	From State Education Tax (SET)		\$ -
	From state share of IFT and other specific taxes (school taxes)		\$ -
	<b>Total</b>		<b>\$ 32,448</b>

<b>Expenditures</b>	Consumers Energy		\$ 1,461
	Meridian Public Works		\$ 35
	VanAtta's		\$ 1,254
	Redwood Landscaping		\$ 160
	Advanced Redevelopment		\$ 71,086
	F D Hayes		\$ 740
	Meridian Interest Payment		\$ 4,485
	Meridian Principal Payment		\$ 25,000
	Credit Card Expense from 2018 paid in 2019		\$ 904
			\$ -
			\$ -
	Transfers to other municipal fund (list fund name)		\$ -
	Transfers to other municipal fund (list fund name)		\$ -
	Transfers to General Fund		\$ -
	Total		\$ 105,125

<b>Outstanding non-bonded Indebtedness</b>	Principal		\$ 124,500
	Interest		\$ 934

<b>Outstanding bonded Indebtedness</b>	Principal		\$ -
	Interest		\$ -
	<b>Total</b>		\$ 125,434

**Bond Reserve Fund Balance** \$ -

**CAPTURED VALUES**

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value
Ad valorem PRE Real	\$ 642,628	\$ 633,975	\$ 8,653
Ad valorem non-PRE Real	\$ 15,984,784	\$ 15,608,833	\$ 375,951
Ad valorem industrial personal	\$ -	\$ -	\$ -
Ad valorem commercial personal	\$ 2,510,000	\$ 2,589,450	\$ (79,450)
Ad valorem utility personal	\$ 203,700	\$ 196,400	\$ 7,300

Overall Tax rates captured by TIF plan	
Overall Tax rates captured by TIF plan	TIF Revenue
27.2077000	\$235.43
27.2077000	\$10,228.76
27.2077000	\$0.00
27.2077000	(\$2,161.65)
27.2077000	\$198.62

Ad valorem other personal	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT New Facility personal property, all other	\$	-	\$	-	\$	-	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$	-	\$	-	\$	-	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$	-	\$	-	\$	-	0.0000000	\$0.00
Commercial Rehabilitation Act	\$	-	\$	-	\$	-	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$	-	\$	-	\$	-	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$	-	\$	-	\$	-	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$	-	\$	-	\$	-	0.0000000	\$0.00
<b>Exempt (from all property tax) Real Property</b>	\$	-	\$	-	\$	-	<b>0.0000000</b>	<b>\$0.00</b>
Total Captured Value			\$	19,028,658	\$	312,454		<b>\$8,501.15 Total TIF Revenue</b>



**To: Board Members**  
**From: Patricia Herring Jackson, Courtney Wisinski and Dan Opsommer, Township Trustees**  
**Date: June 16, 2020**  
**Re: Resolution Declaring Racism a Health Crisis**

---

The American Public Health Association, National Association of County and City Health Officials, the American Academy of Pediatrics, and Ingham County have declared racism as a public health crisis.

We believe it is incumbent that this Board commit to following their lead to achieve racial and health equity.

We also believe it is necessary to compel the Michigan Legislature and state of Michigan to join us in this effort, which is why the attached resolution is prepared to be transmitted to Governor Gretchen Whitmer, DHHS Director Robert Gordon, Speaker of the House Lee Chatfield, Senate Majority Leader Mike Shirkey, and the Michigan Townships Association.

A motion is prepared for Board consideration:

**MOVE TO ADOPT THE ATTACHED RESOLUTION TO JOIN INGHAM COUNTY IN DECLARING RACISM AS A PUBLIC HEALTH CRISIS.**

**Attachment:**

1. Resolution Declaring Racism a Health Crisis

**RESOLUTION TO JOIN INGHAM COUNTY IN DECLARING  
RACISM AS A PUBLIC HEALTH CRISIS**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, hosted online amidst the COVID-19 pandemic, on Tuesday, June 16, 2020 at 6:00 p.m.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_  
and supported by \_\_\_\_\_.

**A resolution to join Ingham County in declaring racism as a public health crisis.**

**WHEREAS**, Racism is a system of structuring opportunity and assigning value based on the social interpretation of how someone looks. This system unfairly advantages some, while unfairly disadvantaging others resulting in the diminishment of the strength and health of a community. While the manifestation of prejudice has undergone structural changes over time, the underlying problem remains. Non-white people have been disadvantaged and subjected to hardships and brutality since the founding of our nation; and

**WHEREAS**, History has contributed to the current health disparities that non-white residents experience, creating segregated communities with limited access to health care, healthy food, clean water and other essential resources. This leads to a wide disparity in health issues; and

**WHEREAS**, Non-white people suffer disproportionately from significantly worse health outcomes and increased premature mortality rates as compared to other races. Non-white people are disproportionately suffering due to longstanding, unaddressed health disparities, systemic racism and other socioeconomic inequities; and

**WHEREAS**, Deaths due to COVID 19 among non-white people are more than three times greater than their proportion of the population in Michigan. Meridian Township joined the State of Michigan and Ingham County in establishing a Coronavirus Task Force to identify and address factors that contribute to racial inequities and make recommendations for policy change to address them; and

**WHEREAS**, The American Public Health Association, National Association of County and City Health Officials, the American Academy of Pediatrics, and Ingham County have declared racism as a public health crisis, and this Board believes now is the time to commit to follow their lead to achieve racial and health equity; and





**To: Township Board Members**

**From: Derek N. Perry, Deputy Township Manager  
Director of Public Works & Engineering**

**Date: June 12, 2020**

**Re: Nemoka Drain- Full Disclosure Certificate**

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In June of 2009, property owners submitted a petition to the Ingham County Drain Commissioner (ICDC) to perform maintenance and improvements to the Nemoka Drain in Meridian Township. The Nemoka Drain is located in the northeast corner of the Township and affects property owners along the western edge of Lake Lansing on Edson, Potter and Shaw Street and some portions of the Hillbrook Park neighborhood.

Since 2009, the Drain Commissioner has been developing plans to implement the necessary improvements to the Nemoka Drain. As part of that planning process, we have been working with them to coordinate our local road program work, so that all work could be accomplished at the same time, and limit the amount of construction impacts to our residents. As the Township Board is aware, we have been delaying necessary roadwork in that area in anticipation of the Drain project for several years.

Late this spring, the ICDC put the project out to bid with plans to start construction in the late summer/fall of 2020. In partnership with the County, resurfacing work for Shaw, Potter, Edson, Lake Lansing (Park) and the conversion of Colby from gravel to asphalt was incorporated into the plans. In addition to the roadwork, we also included plans for a pathway along Shaw on the east side between Lake Drive and Park Street, as it is identified on the Pathway Master Plan (Exhibit A) for future construction. Both items are being treated as special benefit to the Township, as we will be using dedicated funding from the local road program (bond) and the pathway millage versus a direct assessment to the adjacent property owners. Total direct costs (special benefit) to the Township for both these improvements is budgeted at \$887,940.90 (\$777,941.00 roads, \$110,000.00 pathway).

It is also important to clarify, that Meridian Township is also responsible for its share of the at-large, public benefit for the overall Nemoka Drain improvements beyond the road and pathway work. The Township costs are anticipated to be \$3.32 million or 39% and will be assessed over a 20-year period for the overall \$8.5 million Nemoka drain improvement project.

Because of our significant financial participation in this project, and the need for Ingham County to sell bonds to finance the improvement project, we have been requested by Ingham County to approve, participate and provide an Official Statement and Continuing Disclosure Certificate for the Nemoka Drainage District Bonds. Our participation will allow Ingham County to offer the sale of the bonds for the Nemoka Drainage project through a public offering, which will ultimately allow for lower interest costs and savings to all participants.



## 12. G.

Our bond attorney, Roger Swets, of Dickinson Wright PLLC, has prepared a memo (attached), with additional detail regarding the disclosure certificate request, and has prepared a resolution for your consideration and adoption. Please also note that the Continuing Disclosure Certificate has several blanks that will be completed once the ICDC has successfully sold the bonds and the actual bond amount and dates have been finalized.

### **Proposed Motion**

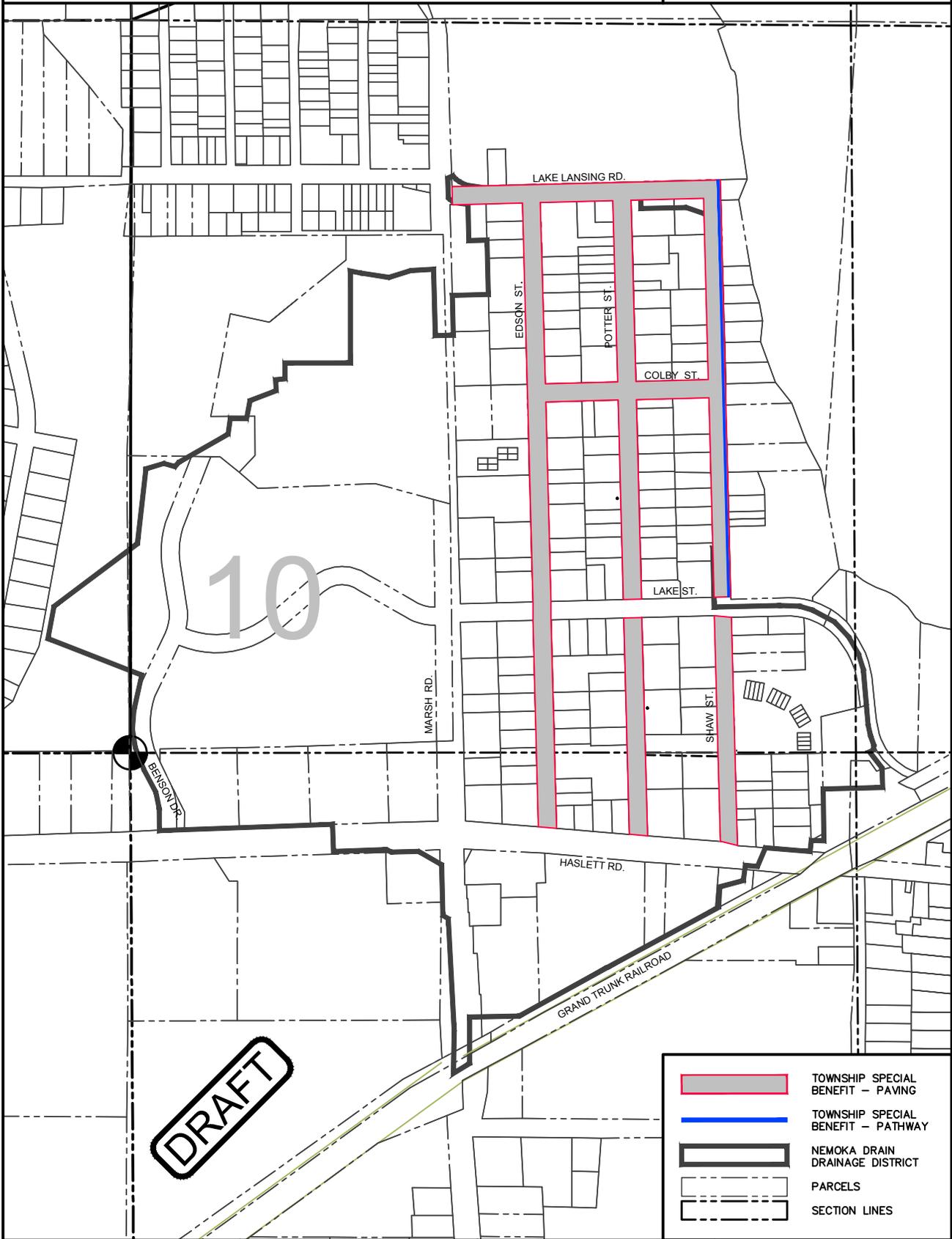
**“Move to approve and execute the Resolution to Authorize Official Statement and Continuing Disclosure Certificate for Nemoka Drain Drainage District Bonds as presented”.**

OWNER:  
 INGHAM COUNTY DRAIN COMMISSIONER  
 707 BUHL AVE., P.O. BOX 220  
 MASON, MI 48854

# EXHIBIT A

**LSG** Engineers & Surveyors  
 exceptional service

3135 PINE TREE ROAD, SUITE D • LANSING, MI 48911  
 PH. (517) 393-2902 • FAX (517) 393-2608 • www.lsg-es.com



	TOWNSHIP SPECIAL BENEFIT - PAVING
	TOWNSHIP SPECIAL BENEFIT - PATHWAY
	NEMOKA DRAIN DRAINAGE DISTRICT
	PARCELS
	SECTION LINES

SCALE: 1" = 150'

DRAWN BY: SEP/GKL  
 CHECKED BY: ADB

DATE: 6/12/2020  
 SHEET 1 OF 1

JOB#: 1070  
 DWG: EXHIBIT A DRAIN ROW.DWG

FILE: G:\MPS\0450 (JEROME, DRINK) \0450 PLAN\EXHIBIT A DRAIN ROW.DWG - PLOT DATE: 6/17/2020 4:18 PM BY: Gregory Lumicki, SCALE: 1:250

M E M O R A N D U M

**To:** Meridian Charter Township

**From:** Roger Swets

**Date:** June 12, 2020

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Attached with this Memo is a resolution for Meridian Charter Township (the “Township”) to approve participating in disclosure and entering into a continuing disclosure certificate for the bonds that will be issued for the Nemoka Drain Drainage District (the “Drainage District”) project.

In general, for some larger projects a municipality may be considered to be party that has significant enough involvement in a drain bond project that the federal securities law requires that a section be included in the official statement for the drain bond issue giving some disclosure regarding the municipality and requiring continuing disclosure from the municipality. For these bonds that will be issued by Drainage District, the Township will be in this situation. This is not an unusual circumstance. The Township has adopted resolutions for this purpose in the past and this resolution and the continuing disclosure certificate will follow closely the format the Township has used in the past for disclosure. The documents attached to this memo are the documents necessary for this step.

With the resolution provided to the Township, it will be possible for the Drainage District to sell its bonds through a public offering, which is the method the Drainage District’s registered municipal advisor has advised will provide the lowest interest cost to the Drainage District (and thus to the Township) on the bond issue. Without the resolution and certificate from the Township, the Drainage District would have to sell its bonds by some other method of sale, which the registered municipal advisor believes would lead to a higher interest rate for the bonds (and the Township) and a much higher annual debt service. Thus, by passage of the resolution and providing the Drainage District with the certificate when the bonds close, the Township will facilitate obtaining the lowest interest cost with respect to the project.

In summary, this action on the part of the Township will help provide the Township and its property owners in the service area of the Drainage District with the best interest cost for the project and lowest annual debt service in the eyes of the registered municipal advisor. Please let me know if you have any questions on this material.

**CHARTER TOWNSHIP OF MERIDIAN**  
(Ingham County, Michigan)

**RESOLUTION TO AUTHORIZE OFFICIAL STATEMENT AND  
CONTINUING DISCLOSURE CERTIFICATE FOR NEMOKA  
DRAIN DRAINAGE DISTRICT BONDS**

Minutes of a meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held on \_\_\_\_\_, 2020, at \_\_\_\_ p.m., local time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_:

WHEREAS, Nemoka Drain Drainage District, Ingham, County, Michigan (the “Drainage District”) intends to issue its Nemoka Drain Drainage District Bonds, Series 2020 (the “Bonds”) for the purpose of paying the costs of constructing improvements to the Nemoka Drain (the “Project”); and

WHEREAS, the Charter Township of Meridian (the “Township”) will be assessed a share of the cost of the Project; and

WHEREAS, in connection therewith the Township has been asked to participate in the preparation of an official statement for the Bonds and enter into a continuing disclosure certificate for the Bonds.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Township is authorized to participate in the preparation of a preliminary and final official statement for the Bonds (the “Official Statement”).
2. The Continuing Disclosure Certificate (the “Disclosure Certificate”) is approved in substantially the form submitted herewith, with such changes and completions as are approved by the officer of the Township signing the Disclosure Certificate, and the Supervisor, the Township Manager, the Treasurer and the Finance Director of the Township or any one of them are hereby authorized and directed to approve and sign the Disclosure Certificate and the Official Statement.

3. The Authorized Officer is also authorized to execute any documents or certificates necessary to complete the transaction, including, but not limited to, any applications, an Application for State Treasurer’s Approval to Issue Long-Term Securities or any other applications or supporting documents to the Michigan Department of Treasury, applications for waivers and the submission of any supporting or related documents, any certificates, receipts, orders, agreements, instruments, and any certificates relating to federal or state securities laws, rules or regulations.

4. All resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

YEAS: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
Brett Dreyfus, Clerk

**CERTIFICATION**

I, Brett Dreyfus, hereby certify that he foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Meridian at a regular meeting held on \_\_\_\_\_ 2020, and that public notice of said meeting was given pursuant to Act 267, Public Acts of Michigan, 1976, as amended, and the Governor’s Executive Order 2020-75.

Date: \_\_\_\_\_, 2020

\_\_\_\_\_  
Brett Dreyfus, Clerk

## CONTINUING DISCLOSURE CERTIFICATE

### CHARTER TOWNSHIP OF MERIDIAN

§ \_\_\_\_\_

### NEMOKA DRAIN DRAINAGE DISTRICT NEMOKA DRAIN DRAINAGE DISTRICT BONDS, SERIES 2020

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by the Charter Township of Meridian (the “Township”) in connection with the issuance by the Nemoka Drain Drainage District, Ingham County, Michigan (the “Issuer”) of its Nemoka Drain Drainage District Bonds, Series 2020 (the “Bonds”). The Township covenants and agrees as follows:

#### **Section 1. Purpose of the Disclosure Certificate.**

(a) This Disclosure Certificate is being executed and delivered by the Township for the benefit of the Bondholders and the Beneficial Owners and in order to assist the Participating Underwriter in complying with subsection (b)(5) of the Rule.

(b) In consideration of the purchase and acceptance of any and all of the Bonds by those who shall hold the same or shall own beneficial ownership interests therein from time to time, this Disclosure Certificate shall be deemed to be and shall constitute a contract between the Township and the Bondholders and Beneficial Owners from time to time of the Bonds, and the covenants and agreements herein set forth to be performed on behalf of the Township shall be for the benefit of the Bondholders and Beneficial Owners of any and all of the Bonds.

**Section 2. Definitions.** The following capitalized terms shall have the following meanings:

“1934 Act” shall mean the Securities Exchange Act of 1934, as amended.

“Annual Report” shall mean any Annual Report of the Township provided by the Township pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Beneficial Owner” shall mean any person who has or shares the power, directly or indirectly, to make investment decisions concerning ownership of any Bonds (including any person holding Bonds through nominees, depositories or other intermediaries).

“Bondholder” shall mean the registered owner of any Bonds.

“Dissemination Agent” shall mean the Township or any successor Dissemination Agent appointed in writing by the Township and which has filed with the Township a written acceptance of such appointment.

“EMMA” shall mean the Electronic Municipal Market Access system of the MSRB. As of the date of this Disclosure Certificate, the EMMA Internet Web site address is <http://www.emma.msrb.org>.

“Financial Obligation” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, and existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

“GAAP” shall mean generally accepted accounting principles, as such principles are prescribed, in part, by the Financial Accounting Standards Board and modified by the Governmental Accounting Standards Board and in effect from time to time.

“Listed Events” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“MSRB” shall mean the Municipal Securities Rulemaking Board established in accordance with the provisions of Section 15B(b)(1) of the 1934 Act. As of the date of this Disclosure Certificate, the address and telephone and telecopy numbers of the MSRB are as follows:

Municipal Securities Rulemaking Board  
1900 Duke Street, Suite 600  
Alexandria, Virginia 22314  
Tel: (703) 797-6600  
Fax: (703) 797-6700

“Official Statement” shall mean the final Official Statement for the Bonds dated \_\_\_\_\_, 2020.

“Participating Underwriter” shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with the primary offering of the Bonds.

“Rule” shall mean Rule 15c2-12 (17 CFR Part 240, § 240.15c2-12) promulgated by the SEC pursuant to the 1934 Act, as the same may be amended from time to time, together with all interpretive guidances or other official interpretations or explanations thereof that are promulgated by the SEC.

“SEC” shall mean the United States Securities and Exchange Commission.

“Securities Counsel” shall mean legal counsel expert in federal securities law.

“State” shall mean the State of Michigan.

### **Section 3. Provision of Annual Reports.**

(a) Each year, the Township shall provide, or shall cause the Dissemination Agent to provide, not later than the date seven months after the end of the Township’s fiscal year, commencing with the Township’s Annual Report for its fiscal year ending December 31, 2020, to the MSRB an Annual Report for the preceding fiscal year which is consistent with the requirements of Section 4 of this Disclosure Certificate. Not later than 15 business days (or such

lesser number of days as is acceptable to the Dissemination Agent) prior to said date, the Township shall provide the Annual Report to the Dissemination Agent (if other than the Township). Currently, the Township's fiscal year commences on January 1. In each case, the Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by specific reference other information as provided in Section 4 of this Disclosure Certificate; provided, however, that if the audited financial statements of the Township are not available by the deadline for filing the Annual Report, they shall be provided when and if available, and unaudited financial statements in a format similar to the audited financial statements then most recently prepared for the Township shall be included in the Annual Report.

(b) If the Township is unable to provide to the MSRB an Annual Report of the Township by the date required in subsection (a), the Township shall file a notice, in a timely fashion, with the MSRB, in substantially the form attached as Exhibit A.

(c) If the Township's fiscal year changes, the Township shall file written notice of such change with the MSRB, in substantially the form attached as Exhibit B.

(d) Whenever any Annual Report or portion thereof is filed as described above, it shall be attached to a cover sheet in substantially the form attached as Exhibit C.

(e) If the Dissemination Agent is other than the Township, the Dissemination Agent shall file a report with the Township certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, stating the date it was provided.

(f) In connection with providing the Annual Report, the Dissemination Agent (if other than the Township) is not obligated or responsible under this Disclosure Certificate to determine the sufficiency of the content of the Annual Report for purposes of the Rule or any other state or federal securities law, rule, regulation or administrative order.

**Section 4. Content of Annual Reports.** The Township's Annual Report shall contain or include by reference the following:

(a) The audited financial statements of the Township for its fiscal year immediately preceding the due date of the Annual Report.

(b) An update of the financial information and operating data relating to the Township of the same nature as that contained in the following tables in Appendix D of the Official Statement: [To come]

The Township's financial statements shall be audited and prepared in accordance with GAAP with such changes as may be required from time to time in accordance with State law.

Any or all of the items listed above may be included by specific reference to other documents available to the public on the MSRB's Internet Web site or filed with the SEC. The Township shall clearly identify each such other document so included by reference.

**Section 5. Reporting of Significant Events.**

(a) The Township covenants to provide, or cause to be provided, notice of the occurrence of any of the following events with respect to the Bonds in a timely manner not in excess of ten (10) business days after the occurrence of the event and in accordance with the Rule:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
- (7) Modifications to rights of security holders, if material;
- (8) Bond calls, if material;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the securities, if material;
- (11) Rating changes;
- (12) Tender offers;
- (13) Bankruptcy, insolvency, receivership or similar event of the obligated person;
- (14) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (15) Appointment of a successor or additional trustee or the change of name of a trustee, if material;

(16) Incurrence of a financial obligation of the Issuer or obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer or obligated person, any of which affect security holders, if material; and

(17) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the Financial Obligation of the Issuer or obligated person, any of which reflect financial difficulties.

(b) Whenever the Township obtains knowledge of the occurrence of a Listed Event described in subsection (a)(2), (7), (8), (10), (14), (15), or (16), the Township shall as soon as possible determine if such Listed Event would be material under applicable federal securities laws. The Township covenants that its determination of materiality will be made in conformance with federal securities laws.

(c) If the Township determines that (i) a Listed Event described in subsection (a)(1), (3), (4), (5), (6), (9), (11), (12), (13), or (17) has occurred or (ii) the occurrence of a Listed Event described in subsection (a)(2), (7), (8), (10), (14), (15), or (16) would be material under applicable federal securities laws, the Township shall cause a notice of such occurrence to be filed with the MSRB within ten (10) business days of the occurrence of the Listed Event, together with a cover sheet in substantially the form attached as Exhibit D. In connection with providing a notice of the occurrence of a Listed Event described in subsection (a)(9), the Township shall include in the notice explicit disclosure as to whether the Bonds have been escrowed to maturity or escrowed to call, as well as appropriate disclosure of the timing of maturity or call.

(d) In connection with providing a notice of the occurrence of a Listed Event, the Dissemination Agent (if other than the Township), solely in its capacity as such, is not obligated or responsible under this Disclosure Certificate to determine the sufficiency of the content of the notice for purposes of the Rule or any other state or federal securities law, rule, regulation or administrative order.

(e) The Township acknowledges that the “rating changes” referred to in subsection (a)(11) above may include, without limitation, any change in any rating on the Bonds or other indebtedness for which the Township is liable.

(f) The Township acknowledges that it is not required to provide a notice of a Listed Event with respect to credit enhancement when the credit enhancement is added after the primary offering of the Bonds, the Township does not apply for or participate in obtaining such credit enhancement, and such credit enhancement is not described in the Official Statement.

#### **Section 6. Mandatory Electronic Filing with EMMA.**

All filings with the MSRB under this Disclosure Certificate shall be made by electronically transmitting such filings through the EMMA Dataport at <http://www.emma.msrb.org> as provided by the amendments to the Rule adopted by the SEC in Securities Exchange Act Release No. 59062 on December 5, 2008.

**Section 7. Termination of Reporting Obligation.**

(a) The Township's obligations under this Disclosure Certificate shall terminate upon the legal defeasance or the prior redemption or payment in full of all of the Bonds. If the Township's obligation to pay a portion of the principal of and interest on the Bonds is assumed in full by some other entity, such entity shall be responsible for compliance with this Disclosure Certificate in the same manner as if it were the Township, and the Township shall have no further responsibility hereunder.

(b) This Disclosure Certificate, or any provision hereof, shall be null and void in the event that the Township (i) receives an opinion of Securities Counsel, addressed to the Township, to the effect that those portions of the Rule, which require such provisions of this Disclosure Certificate, do not or no longer apply to the Bonds, whether because such portions of the Rule are invalid, have been repealed, amended or modified, or are otherwise deemed to be inapplicable to the Bonds, as shall be specified in such opinion, and (ii) files notice to such effect with the MSRB.

**Section 8. Dissemination Agent.** The Township, from time to time, may appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. Except as otherwise provided in this Disclosure Certificate, the Dissemination Agent (if other than the Township) shall not be responsible in any manner for the content of any notice or report prepared by the Township pursuant to this Disclosure Certificate.

**Section 9. Amendment; Waiver.**

(a) Notwithstanding any other provision of this Disclosure Certificate, this Disclosure Certificate may be amended, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(i) if the amendment or waiver relates to the provisions of Section 3(a), (b), (c), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, a change in law or a change in the identity, nature or status of the Township, or type of business conducted by the Township;

(ii) this Disclosure Certificate, as so amended or taking into account such waiver, would, in the opinion of Securities Counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(iii) the amendment or waiver does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Bondholders.

(b) In the event of any amendment to, or waiver of a provision of, this Disclosure Certificate, the Township shall describe such amendment or waiver in the next Annual Report and shall include an explanation of the reason for such amendment or waiver. In particular, if the amendment results in a change to the annual financial information required to be included in the Annual Report pursuant to Section 4 of this Disclosure Certificate, the first Annual Report that contains the amended operating data or financial information shall explain, in narrative

form, the reasons for the amendment and the impact of such change in the type of operating data or financial information being provided. Further, if the annual financial information required to be provided in the Annual Report can no longer be generated because the operations to which it related have been materially changed or discontinued, a statement to that effect shall be included in the first Annual Report that does not include such information.

(c) If the amendment results in a change to the accounting principles to be followed in preparing financial statements as set forth in Section 4 of this Disclosure Certificate, the Annual Report for the year in which the change is made shall include a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of such differences and the impact of the changes on the presentation of the financial information. To the extent reasonably feasible, the comparison shall also be quantitative. A notice of the change in accounting principles shall be filed by the Township or the Dissemination Agent (if other than the Township) at the written direction of the Township with the MSRB.

**Section 10. Additional Information.** Nothing in this Disclosure Certificate shall be deemed to prevent the Township from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Township chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Township shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

**Section 11. Failure to Comply.** In the event of a failure of the Township or the Dissemination Agent (if other than the Township) to comply with any provision of this Disclosure Certificate, any Bondholder or Beneficial Owner may bring an action to obtain specific performance of the obligations of the Township or the Dissemination Agent (if other than the Township) under this Disclosure Certificate, but no person or entity shall be entitled to recover monetary damages hereunder under any circumstances, and any failure to comply with the obligations under this Disclosure Certificate shall not constitute a default with respect to the Bonds. Notwithstanding the foregoing, if the alleged failure of the Township to comply with this Disclosure Certificate is the inadequacy of the information disclosed pursuant hereto, then the Bondholders and the Beneficial Owners (on whose behalf a Bondholder has not acted with respect to this alleged failure) of not less than a majority of the aggregate principal amount of the then outstanding Bonds must take the actions described above before the Township shall be compelled to perform with respect to the adequacy of such information disclosed pursuant to this Disclosure Certificate.

**Section 12. Duties of Dissemination Agent.** The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate.

**Section 13. Beneficiaries.** This Disclosure Certificate shall inure solely to the benefit of the Township, the Dissemination Agent, the Participating Underwriter, the Bondholders and the Beneficial Owners, and shall create no rights in any other person or entity.

**Section 14. Transmission of Information and Notices.** Unless otherwise required by law or this Disclosure Certificate, and, in the sole determination of the Township or the Dissemination Agent, as applicable, subject to technical and economic feasibility, the Township or the Dissemination Agent, as applicable, shall employ such methods of information and notice transmission as shall be requested or recommended by the herein-designated recipients of such information and notices.

**Section 15. Additional Disclosure Obligations.** The Township acknowledges and understands that other State and federal laws, including, without limitation, the Securities Act of 1933, as amended, and Rule 10b-5 promulgated by the SEC pursuant to the 1934 Act, may apply to the Township, and that under some circumstances, compliance with this Disclosure Certificate, without additional disclosures or other action, may not fully discharge all duties and obligations of the Township under such laws.

**Section 16. Governing Law.** This Disclosure Certificate shall be construed and interpreted in accordance with the laws of the State, and any suits and actions arising out of this Disclosure Certificate shall be instituted in a court of competent jurisdiction in the State. Notwithstanding the foregoing, to the extent this Disclosure Certificate addresses matters of federal securities laws, including the Rule, this Disclosure Certificate shall be construed and interpreted in accordance with such federal securities laws and official interpretations thereof.

**CHARTER TOWNSHIP OF MERIDIAN**

By: \_\_\_\_\_

Dated: \_\_\_\_\_, 2020

Its: \_\_\_\_\_

**EXHIBIT A**

**NOTICE OF FAILURE TO FILE ANNUAL REPORT**

Name of Obligated Person: Charter Township of Meridian, Michigan

Name of Bond Issue: \$\_\_\_\_\_ Nemoka Drain Drainage District Bonds, Series 2020

Date of Bonds \_\_\_\_\_, 2020

---

**NOTICE IS HEREBY GIVEN** that the Charter Township of Meridian has not provided an Annual Report with respect to the above-named Bonds as required by Section 3 of its Continuing Disclosure Certificate with respect to the Bonds. The Charter Township of Meridian anticipates that the Annual Report will be filed by \_\_\_\_\_, \_\_\_\_.

**CHARTER TOWNSHIP OF MERIDIAN**

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT B**

**NOTICE OF CHANGE IN TOWNSHIP'S FISCAL YEAR**

Name of Obligated Person: Charter Township of Meridian, Michigan

Name of Bond Issue: \$\_\_\_\_\_ Nemoka Drain Drainage District Bonds,  
Series 2020

Date of Bonds \_\_\_\_\_, 2020

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**NOTICE IS HEREBY GIVEN** that the Charter Township of Meridian's fiscal year has changed. Previously, the Charter Township of Meridian's fiscal year ended on \_\_\_\_\_. It now ends on \_\_\_\_\_.

**CHARTER TOWNSHIP OF MERIDIAN**

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT C**

**ANNUAL REPORT COVER SHEET**

This cover sheet and the attached Annual Report or portion thereof should be filed electronically with the Municipal Securities Rulemaking Board through the EMMA Dataport at <http://www.emma.msrb.org> pursuant to Securities and Exchange Commission Rule 15c2-12(b)(5)(i)(A) and (B).

Issuer's /Other Obligated Person's Name: Charter Township of Meridian

Issuer's Six-Digit CUSIP Number(s): \_\_\_\_\_

or Nine-Digit CUSIP Number(s) to which the attached Annual Report relates: \_\_\_\_\_

Number of pages of the attached Annual Report or portion thereof: \_\_\_\_\_

Name of Bond Issue to which the attached Annual Report relates: \$ Nemoka Drain  
Drainage District Bonds, Series 2020

Date of such Bonds: \_\_\_\_\_, 2020

I hereby represent that I am authorized by the Issuer/Other Obligated Person or its agent to distribute this information publicly:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Employer: \_\_\_\_\_

Address: \_\_\_\_\_

Township, State, Zip Code: \_\_\_\_\_

Voice Telephone Number: \_\_\_\_\_

**EXHIBIT D**

**EVENT NOTICE COVER SHEET**

This cover sheet and the attached Event Notice should be filed electronically with the Municipal Securities Rulemaking Board through the EMMA Dataport at <http://www.emma.msrb.org> pursuant to Securities and Exchange Commission Rule 15c2-12(b)(5)(i)(C) and (D).

Issuer's and/or Other Obligated Person's Name: Charter Township of Meridian

Issuer's Six-Digit CUSIP Number(s): \_\_\_\_\_

or Nine-Digit CUSIP Number(s) to which the attached Event Notice relates: \_\_\_\_\_

Number of pages of the attached Event Notice: \_\_\_\_\_

Description of the attached Event Notice (Check One):

- |     |       |  |
|-----|-------|--|
| 1.  | _____ | Principal and interest payment delinquencies   |
| 2.  | _____ | Non-Payment related defaults   |
| 3.  | _____ | Unscheduled draws on debt service reserves reflecting financial difficulties   |
| 4.  | _____ | Unscheduled draws on credit enhancements reflecting financial difficulties   |
| 5.  | _____ | Substitution of credit or liquidity providers, or their failure to perform   |
| 6.  | _____ | Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security  |
| 7.  | _____ | Modifications to rights of securities holders  |
| 8.  | _____ | Bond calls   |
| 9.  | _____ | Defeasances  |
| 10. | _____ | Release, substitution, or sale of property securing repayment of the securities  |
| 11. | _____ | Rating changes   |
| 12. | _____ | Tender offers  |
| 13. | _____ | Bankruptcy, insolvency, receivership or similar event of an obligated person   |
| 14. | _____ | The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of an obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms |
| 15. | _____ | Appointment of a successor or additional trustee, or the change of name of a trustee   |
| 16. | _____ | Incurrence of a financial obligation of an obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of an obligated person, any of which affect security holders, if material  |
| 17. | _____ | Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of an obligated person, any of which reflect financial difficulties  |
| 18. | _____ | Failure to provide annual financial information as required  |
| 19. | _____ | Other material event notice (specify) _____  |

I hereby represent that I am authorized by the Issuer/Other Obligated Person or its agent to distribute this information publicly:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Employer: \_\_\_\_\_

Address: \_\_\_\_\_

Township, State, Zip Code: \_\_\_\_\_

Voice Telephone Number: \_\_\_\_\_

**Please format the Event Notice attached to this cover sheet in 10 point type or larger. Contact the MSRB at (202) 223-9503 with questions regarding this form or the dissemination of this notice.**



**To: Township Board**  
**From: Peter Menser, Principal Planner**  
**Date: June 11, 2020**  
**Re: Haslett Marathon Brownfield Plan**

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CBG Holdings, LLC has submitted a brownfield plan for the property at 1619 Haslett Road, located at the southeast corner of Marsh Road and Haslett Road. The site is currently developed with a 1,674 square foot gasoline station, which is slated for demolition. A new 6,622 square foot building consisting of a convenience store and motor vehicle repair shop was approved by the Township Board for development on the site in 2017. The 0.81 acre subject site is zoned C-2 (Commercial).

The proposed brownfield plan is for \$304,483 over 27 years. The Meridian Township Brownfield Redevelopment Authority (BRA) would capture \$17,672 for administrative costs and \$17,672 for the local brownfield revolving fund (LBRF). No interest is proposed in the brownfield plan. Dave Van Haaren from Triterra, the Township’s brownfield consultant, has submitted a report summarizing the brownfield plan (attached) and will be in attendance at the meeting to provide an overview of the request and answer any questions.

The MTBRA discussed the brownfield plan at its meeting on May 28, 2020 and voted to recommend approval of the plan to the Township Board.

Decision Criteria

In considering the brownfield plan, the Brownfield Redevelopment Financing Act (Public Act 381 of 1996) requires that the “governing body shall determine whether the plan constitutes a public purpose,” however it does not provide a definition of the term “public purpose.” The Natural Resources and Environmental Protection Act (specifically Part 196 of Public Act 451 of 1994), which is used by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) staff in evaluating brownfield grant and loan applications, provides some guidance that includes whether or not a project provides significant and measureable environmental, community, and economic benefits. Economic benefits are comprised of private investment, increases in taxable value, and job creation.

If the Township Board determines that the plan does not constitute a public purpose it can deny the brownfield plan. If a public purpose is identified, the Board can approve the plan, reject the plan, or approve it with modifications, based on the following considerations:

- Whether the plan meets the requirements of Section 13 of the Act, which references items required for inclusion in the plan itself, including information on financing, descriptions of eligible activities, and details on how the tax increment revenues generated by the project will be used.

**1619 Haslett Road Brownfield Plan  
Township Board (June 16, 2020)  
Page 2**

- Whether the proposed method of financing the costs of eligible activities is feasible and the MTBRA, on behalf of the developer, has the ability to arrange the financing.
- Whether the costs of eligible activities proposed are reasonable and necessary to carry out the purposes of this act.
- Whether the amount of captured taxable value estimated to result from adoption of the plan is reasonable.

The bullet points above are technical in nature and have been vetted and confirmed by the Township's brownfield consultant and are detailed in the attached review letter. The consideration of the plan constituting a public purpose must be determined by the Township Board.

**Township Board Options**

The Township Board has the option to approve, approve with modifications, or deny the proposed brownfield plan. A resolution will be provided at a future meeting.

**Attachments**

1. Review memo prepared by Triterra dated May 14, 2020.
2. 1619 Haslett Road Brownfield Plan prepared by PM Environmental dated March 3, 2020 (Revision Date May 22, 2020).

G:\Community Planning & Development\Planning\BROWNFIELDS\2020\Haslett Marathon\1619 Haslett Road brownfield plan.tb1.docx

To: Peter Menser, Principal Planner – Meridian Township  
Meridian Township Brownfield Redevelopment Authority

From: Dave Van Haaren - Triterra

Date: May 14, 2020

Subject: Review of Draft Brownfield Plan for Haslett Marathon

---

In preparation for your BRA meeting, the following is a review of the Draft Brownfield Plan titled “Haslett Marathon, 1619 Haslett Road, Haslett, Meridian Charter Township, Michigan” (the “Plan”), dated March 3, 2020.

On May 8, 2020, township staff received the complete application (i.e. application fee) for the draft Plan.

**General Description of the Project:**

The Plan is for the Haslett Marathon site located at 1619 Haslett Road (Tax ID #33-02-02-10-430-009). The project includes the demolition of the existing gasoline service station and convenience store and construction of a new gasoline service station and retail space.

The current pump locations and existing 1,674 square foot building will be demolished and replaced with a new 6,622 square foot building and four (4) gasoline/diesel dispenser islands located beneath a new canopy. The existing underground storage tank (UST) system will remain and a new approximately 6,000-gallon diesel fuel UST will be installed at the site. The proposed building will include a mix of retail, restaurant and automotive service uses with 4,343 square feet dedicated for the retail/restaurant space and an automobile service center consisting of 2,279 square feet and three (3) service bays.

The redevelopment project proposes 20 parking spaces on site, bike parking and an outdoor seating area adjacent to the convenience store. The building location will be moved to sit on the corner of Haslett and Marsh with the intent to allow for a more downtown, urban feel. The project is also intended to improve walkability, traffic flow and the retention and addition of jobs in Meridian Township.

Total capital investment of approximately \$1,000,000 and the project is estimated to retain 7 local full-time equivalent (FTE) jobs and create 5 local FTE jobs. Construction is scheduled to begin upon consideration of the Brownfield Plan by the Township Board.

The Plan is requesting reimbursement to the Developer of \$304,483 (including a 15% contingency of \$33,264) and an estimated capture of \$17,672 to the MTBRA for administration and \$17,672 to the MTBRA for deposits into the Local Brownfield Revolving Fund. Eligible Activities included in the Plan total \$339,826. There is no interest proposed in the Plan.

The Plan includes an estimated total reimbursement/capture period of 27 years beginning in 2021.

No state school capture is assumed to reimburse eligible activity costs in this Plan. The eligible activities identified in the Plan are as local-only tax capture costs by the Authority.

**Basis for Eligibility of subject Property as defined by Act 381:**

The Property is considered “Eligible Property,” as defined by Act 381, Section 2 because the Property is currently utilized for a commercial purpose and it has been deemed a “property” as defined in Part 213 of Michigan’s Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

**Required Items under Section 13 of Act 381:**

All items required under Section 13(2) of Act 381 are included in the Draft Brownfield Plan except for the following:

- The base taxable value of the Eligible Property identified in and subject to this Plan is \$179,721 which is reported as based on 2019 tax year taxable values. Triterra recommends the base taxable value be based on the current 2020 taxable value for the Property which is \$183,135.
- The Project Summary of the Plan indicates \$16,108 in estimated deposits into the Local Brownfield Revolving Fund (LBRF) while the remainder of the Plan and supporting tax increment reimbursement estimates (Tables 1 and 3) indicate \$17,672 in estimated deposits into the LBRF.
- Section II.B. of the Plan provides a summary of the environmental investigations conducted at the Property in 2010 and August 2017, however, Triterra recommends this section of the Plan include a description of investigation activities conducted in March 2017. Additionally, the current Plan provides analytical comparison tables for the year 2010 only. Triterra recommends the inclusion of soil, groundwater and soil gas analytical tables for 2010 and 2017 in comparison to current Risk Based Screening Levels (RBSLs), Csat (as referenced in Section II.B.) and site-specific volatilization to indoor air criteria (SSVIAC), if available.
- Section II.E. of the Plan indicates the estimated amount of tax increment revenue capture that will be used to reimburse the Developer and Brownfield Redevelopment Authority is \$336,700, however, the remainder of the Plan and supporting tax increment reimbursement estimates (Tables 1 and 3) indicate \$339,826 in estimated total tax increment revenue capture.

**Eligible Activities as defined by Act 381:**

References to eligible activity costs are “estimates” and the total amount for reimbursement will cap the Developer eligible activity costs at \$304,483 so long as there are available funds. If the actual costs of eligible activities are lower than the estimates identified in the Plan, reimbursement to the Developer will be lower or if the Taxable Value is higher than estimated, the Developer reimbursement may be sooner.

### **Financial Impact:**

Financial impact to Taxing Jurisdictions is provided in Section II.H. of the Plan.

The initial taxable value used is \$179,721 and the estimated future taxable value at completion is \$469,343. This estimated future taxable values is a reasonable assumption; however, the BRA may choose to get an opinion from the Township Assessor if the Developer has not already done so. Changes in this assumption will result in a longer or shorter estimated reimbursement period.

The Plan assumes an annual appreciation of 1% in total taxable value. This is a reasonable assumption; however, the BRA may choose to get an opinion from the Township Assessor if the Developer has not already done so. Changes in this assumption will result in a longer or shorter estimated reimbursement period.

### **Recommended Modifications to the Plan:**

The following modifications to the Plan are recommended:

- edits to Section II.D and Table 2 regarding the base taxable value of the Eligible Property as noted above,
- edits to the Project Summary, Section II.B and Section II.E. as noted above,
- edits to the estimated financial impact to the taxing jurisdictions, tax increment revenue estimates, etc. as a result of using the current taxable value for the Property as the base taxable value,
- add reference to Appendix E in the table of contents,
- update to Section II.A. regarding demolition commencement date (currently indicates Spring 2020),
- remove reference to “Act 381 Work Plan” in Section II.C.5 and Table 1, and
- replace reference to “City Council” with “Township Board” in Section II.K.

# MERIDIAN TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY

HASLETT MARATHON  
1619 HASLETT ROAD,  
HASLETT, MERIDIAN CHARTER TOWNSHIP, MICHIGAN

**BROWNFIELD PLAN**

**March 3, 2020**  
**Revised May 22, 2020**

Approved by Meridian Township BRA:  
Approved by Meridian Charter Township Board of Trustees:

**Prepared on Behalf of:**

CBG Holdings, LLC  
Robert Saroki  
3650 Stallion Way, Commerce, MI  
248-396-5667

**Prepared By:**

PM Environmental, Inc.  
Jessica DeBone  
3340 Ranger Road, Lansing, MI  
616-328-5297  
debone@pmenv.com



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- Appendix A Legal Description
- Appendix B Property Location Boundary
- Appendix C Site Plans
- Appendix D Soil Boring/Soil Gas/Monitoring Well Location Maps with Analytical Results and 2010 Through 2017 Sample Location Map with Composite Contaminant Extents
- Appendix E Documentation of Eligibility

**TABLES**

- Table 1: Estimated Eligible Activities Costs
- Table 2: Tax Increment Revenue Capture Estimates
- Table 3: Tax Increment Reimbursement Estimates

**PROJECT SUMMARY**

Project Name: 1619 Haslett Road – Marathon Redevelopment

Project Location: The eligible Property consists of one (1) parcel of land, with an address and tax identification number of 1619 Haslett Road (33-02-02-10-430-009), at the southeast corner of Haslett Road and Marsh Road in Haslett, Meridian Charter Township, Ingham County, Michigan.

Type of Eligible Property: The property is determined to be a “property” as described in Part 213 of the Michigan Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451, as amended.

Eligible Activities: Pre-Approved Activities, Department Specific Activities, Demolition, and Preparation and Implementation of a Brownfield Plan.

Estimated Developer Reimbursable Costs: \$304,483 (includes eligible activities and 15% contingency)

Local Brownfield Revolving Fund Estimated Capture: \$17,502

Years to Complete Reimbursement : 27 years from start of capture

Estimated Capital Investment: \$1 million

Estimated Jobs Retained: 7

Estimated Jobs Created: 5

Project Overview: The redevelopment plan for the project includes the demolition of the existing gasoline service station and convenience store on the Property and construction of a new gasoline service station and retail space. The new gasoline dispensing station will include a 6,622 square foot building with 4,343 square feet dedicated for convenience store retail and restaurant usage and 2,279 square feet for an automobile service center. The project will revamp the site for improved walkability, traffic flow and the retention and addition of jobs in Meridian Township.

## **I. INTRODUCTION AND PURPOSE**

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of Meridian Charter Township (“the Township”), the Township has established the Meridian Charter Township Brownfield Redevelopment Authority (MTBRA) the “Authority” pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (“Act 381”).

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in the eligible “Brownfield” Property within the Township and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the Township will facilitate financing of eligible activities at eligible properties and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the Brownfield Property, this Plan is intended to promote economic growth for the benefit of the residents of the Township and all taxing units located within and benefited by the Authority.

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

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

This Brownfield Plan contains information required by Section 13(2) of Act 381, as amended

## **II. GENERAL PROVISIONS**

### **A. Description of the Eligible Property (Section 13 (2)(h)) and Project**

The Eligible Property consists of one (1) legal parcel totaling approximately 0.89 acres with a street address of 1619 Haslett Road, Meridian Charter Township, Ingham County, Michigan. The parcel and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

The Property is situated to the south of Haslett Road and to the east of Marsh Road, parcel information is outlined below.

<b>Property Address</b>	<b>Former Parcel ID</b>	<b>Approximate Acreage</b>	<b>Eligibility</b>
1619 Haslett Road	30-02-02-10-430-009	0.886 acres	“property”

CBG Holdings, LLC, or any affiliate, or such other developer as approved by the Authority, are collectively the project developer (“Developer”).

The parcel is currently zoned C-2: Commercial and is commercially developed with a 1,674 square foot building used as a service garage and convenience store.

In 1959, the Property was first developed and used as a gasoline dispensing station, which was located on the northwest portion of the Property. The original gasoline dispensing station was demolished in 1972 for the construction of the gasoline service station that currently occupies the Property. The Property has been occupied by the current gasoline service station from at least 1972 to the present. The Property is a closed leaking underground storage tank (LUST) site with one release reported (confirmed release number C-0206-95). The release was granted a Tier I Closure with deed restrictions by the Department of Environment, Great Lakes and Energy (EGLE) in December 2013. A Baseline Environmental Assessment (BEA) was completed by the developer prior to taking ownership and the developer has maintained the appropriate tank tightness testing and records since.

The Property's legal description is included in Appendix A. Property location maps are included in Appendix B.

The redevelopment will involve the raze and rebuild of the gasoline service station on the Property. The current pump locations and existing 1,674 square foot building will be demolished for the new construction of a 6,622 square foot building and four (4) gasoline/diesel dispenser islands located beneath a new canopy, which will be connected to the existing underground storage tank (UST) system. A new approximately 6,000-gallon diesel fuel UST will also be installed to better serve patrons. The proposed building will include a mix of retail, restaurant and automotive service uses with 4,343 square feet dedicated for the retail/restaurant space and an automobile service center consisting of 2,279 square feet and three (3) service bays. The plan proposes 20 parking spaces on site, bike parking and an outdoor seating area adjacent to the convenience store. To better serve the community, the building location will be moved to sit on the corner of Haslett and Marsh to allow for a more downtown, urban feel. This new placement on the parcel will appeal to and improve the intersection's walkability.

The project will revamp the site for the replacement of driveways to improve traffic flow through the addition of green space and an updated convenience store and modernized automobile service center. The project will allow for expanded business hours of operation, job retention and creation, and an increase to the local tax base following brownfield reimbursement.

The total anticipated investment for the project is approximately \$1 Million; retaining an existing 7 jobs, creating approximately 5 new jobs and 15 temporary construction jobs. Demolition is anticipated to begin in the summer of 2020. Due Care and construction activities are scheduled to continue over a 6-month period.

Site plans and renderings are included in Appendix C.

**B. Basis of Eligibility (Section 13 (2)(h) and Section 2(o))**

The Property is considered "Eligible Property" as defined by Act 381, Section 2 because: (a) it was previously utilized or is currently utilized for a commercial purpose; and, (c) the parcel comprising the Property has been determined to be a "property" as described in Part 213 of P.A. 451 of the Michigan NREPA, as amended.

There has been one confirmed gasoline release on the Property from a leaking UST (LUST), which was discovered on February 22, 1995 (C-0206-95). Between 2010 and 2013, Inland Seas

completed site characterization to determine LUST closure. In August 2013, it was determined that no evidence of a new release was identified, and a LUST Closure Report was filed.

Analytical results from subsurface investigations identified concentrations of various volatile organic compounds (“VOCs”) which remain in the soil and groundwater above Part 213 Residential and Nonresidential Soil Volatilization to Indoor Air Inhalation (“SVII”), Drinking Water Protection (“DWP”), Groundwater Surface Water Interface Protection (“GSIP”) Risk Based Screening Levels (“RBSLs”).

A BEA and Documentation of Due Care Compliance (DDCC) was completed on behalf of the current owner and applicant to obtain liability protection from the state of Michigan within 45 days of purchase of the Property. The scope of work consisted of the advancement of four soil borings (SB-10 through SB-13), the installation of four temporary in-boring soil gas sampling points (SG-10 through SG-13), and the collection of four soil gas samples for laboratory analysis.

In March, 2017 PM Environmental, Inc. (PM) completed a scope of work at the Property to assess the vapor intrusion pathway at the southeast portion of the parcel. This assessment took place prior to the redesign of the development, with the building at the northwest corner of the parcel. Concentrations of various VOCs were detected in the soil gas samples collected from the subject property above laboratory method detection limits (MDLs), but below the most restrictive Residential vapor intrusion screening levels (VISLs).

Due to the change in design, in August, 2017, PM completed a scope of work at the Property to characterize soils in the area of the proposed new subject building to determine if a vapor intrusion concern is present. PM’s scope of work consisted of the advancing nine soil borings (SB-14 through SB-22), installing three soil gas sample points (SG-17, SG-18, and SG-20), and collecting nine soil samples and three soil gas samples. The soil samples were submitted for laboratory analysis of VOCs, polynuclear aromatic hydrocarbons (PNAs), and lead. The soil gas samples were submitted for laboratory analysis of VOCs.

Concentrations of various VOCs were detected in the soil samples analyzed from soil borings SB-14, SB-21, and SB-22 above the DWP and GSIP RBSLs, and/or the vapor intrusion screening levels. Concentrations of VOCs were also detected in the soil gas sample analyzed from soil boring SB/SG-20 above the VISLs. Based on the analytical results, a vapor intrusion concern exists within the footprint of the proposed subject building.

For reference, Soil Boring/Soil Gas/Monitoring Well Location Maps with Analytical Results and 2010 Through 2017 Sample Location Map with Composite Contaminant Extents figures are included in Appendix D.

Based upon documented exceedances of the Part 213 Residential and Nonresidential DW/DWP and GSI/GSIP RBSLs and the Csat screening levels, and the Closed LUST status, the subject property would be classified as a “property”, as defined by Part 213 of P.A. 451 of the Michigan NREPA, as amended.

Additional documentation and description of the property’s “property” status is provided in Appendix E.

**C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b))**

Tax Increment Financing revenues will be used to reimburse the costs of “eligible activities” (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act that include: Pre-Approved Activities, Department Specific Activities, Demolition, and Preparation and Implementation of a Brownfield Plan. A complete itemization of these activities and associated expenses is included in Table 1.

The following eligible activities and budgeted costs are intended as part of the development of the property and are to be financed solely by the developer. All activities are intended to be “Eligible Activities” under the Brownfield Redevelopment Financing Act. The Authority is not responsible for any cost of eligible activities and will incur no debt.

1. Pre-Approved Activities include a Phase I Environmental Site Assessment (ESA), Phase II ESA, BEA, DDCC, and Asbestos Containing Materials Survey as part of the pre-purchase due diligence and due care planning conducted on the Property at a total cost of \$19,460.
2. Department Specific Activities include the design and installation of a vapor barrier system and post installation activities including smoke testing and indoor air sampling to ensure the system’s effectiveness and compliance with Due Care.

EGLE required assessment activities will be conducted during the removal of existing product lines, which includes onsite labor, oversight, sampling, lab and reporting fees.

Contaminated soil transport and disposal to a Type II Landfill will be required for soil removal associated with building footings (462 tons), installation of utilities and cut/grading (578 tons), new product piping (198 tons), dispenser islands (41 cubic yards) and installation of a diesel UST (454 tons). A total of 1,733 tons of soil is estimated to be transported and disposed of at a Type II Landfill in association with these activities. A total of 50 tons of soil is estimated to require potential disposal as hazardous soil associated with elevated lead soil concentrations that were identified in samples collected beneath the existing building footprint, where the new dispenser islands will be located.

Development activities require the excavation of/handling of groundwater present within excavated areas of the property; therefore, the developer is required to properly to handle and dispose of contaminated media encountered/generated in association with the proposed redevelopment. This is necessary to ensure successful completion of project. Approximately 5,000 gallons of contaminated groundwater is anticipated to be disposed of during development activities.

Oversight/sampling/reporting by an environmental professional and completion of a post development DDCC is required to ensure compliance both during and after development takes place.

Department Specific Activities are estimated at a total of \$158,759.

3. Demolition Activities includes a pre-demolition survey, building demolition, foundation removal, fill/compaction/rough grading to balance site where building and site improvements were located, removal of parking lots, removal of curbs and gutters,

removal of sidewalks and fees related to demolition engineering and design at an estimated of \$63,000.

4. Preparation and implementation of the Brownfield Plan and associated activities (e.g. meetings with BRA, review by Township Attorney etc.) at a cost of approximately \$30,000.
5. A 15% contingency of \$33,264 is established to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Baseline Environmental Assessment Activities and preparation of the Brownfield Plan.

All activities are intended to be “Eligible Activities” under the Brownfield Redevelopment Financing Act. The total estimated cost of Eligible Activities subject to reimbursement from tax increment revenues is \$271,219 with a potential \$33,264 contingency, resulting in a total cost of \$304,483. Therefore, the total cost for reimbursement to the applicant is a not-to-exceed amount of \$304,483 (including contingency), unless the Plan is amended and approved by the BRA and Township Board.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c))**

Incremental taxes on real property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2020 tax year tax values, which is \$183,135. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2021 or when full redevelopment is completed whichever occurs first. The estimated taxable value of the completed development is \$469,343. An annual increase in taxable value of 1% has been used for calculation of future tax increments in this Plan. Table 2 details the estimate of captured tax increment revenues for each year of the Plan from the eligible property.

The MTBRA has established a Local Brownfield Revolving Fund (LBRF). Capture for the LBRF is included in this plan on an annual basis of 5% of the total estimated tax increment revenue, currently estimated at \$17,502 over the length of the Plan. The funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended.

Prior to reimbursement of tax increment revenue to the Developer, payment of Brownfield Redevelopment Authority Administrative fees will occur first.

**E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d))**

Eligible activities will be financed by CBG Holdings, LLC. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by CBG Holdings, LLC will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by future development of the property. The estimated amount of tax increment revenue capture that will be used to reimburse the Developer and Brownfield Redevelopment Authority is \$339,487. This includes Developer reimbursement, Local Brownfield Revolving Funds and Brownfield Redevelopment Authority Administrative fees.

No advances will be made by the MTBRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

**F. Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))**

No note or bonded indebtedness will be incurred by any local unit of government for this project.

**G. Duration of Brownfield Plan (Sec. 13 (2)(f))**

In no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan. The Property will become part of this Plan on the date this Plan is approved by the Township.

**H. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (2)(g))**

Taxes will continue to be generated to taxing jurisdictions on local captured millages at the base taxable value of \$183,135 throughout the duration of this Plan totaling approximately \$233,577 or \$8,651 annually.

Non-capturable local millages and state millages will have an immediate increase in tax revenue following redevelopment of approximately \$99,712 and \$228,502 respectively, throughout the duration of this Plan.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized below, the amount captured is the sum of developer eligible activity and interest reimbursement, administrative fees and the state brownfield revolving fund.

<b>Millage</b>	<b>Rate</b>	<b>Developer Reimbursement</b>	<b>Administrative Fees</b>	<b>Local Brownfield Revolving Fund</b>
Haslett Bldg/Sit	1.9994	\$16,558	\$952	\$952
Meridian Oper.	4.1670	\$34,510	\$1,984	\$1,984
Rec/Srs/Hum Serv.	0.3316	\$1,231	\$71	\$71
Meridian Bikepath	0.3316	\$2,746	\$158	\$158
Meridian Fire	0.6353	\$5,261	\$302	\$302
Meridian Parks	0.6612	\$5,476	\$315	\$315
Meridian Police	0.6030	\$4,994	\$287	\$287
Land Preserve	0.3273	\$2,711	\$156	\$156
Police and Fire	1.4804	\$12,260	\$705	\$705
CATA/Regular	3.0070	\$24,903	\$1,431	\$1,431
Cadl-Library	1.5300	\$12,919	\$743	\$743
Ingham County	11.3400	\$93,914	\$5,398	\$5,398
Ingham Intermediate	5.9987	\$49,679	\$2,856	\$2,856
Airport Auth.	0.6990	\$5,789	\$333	\$333

Lansing Comm. College	3.8072	\$31,530	\$1,812	\$1,812
<b>Subtotal</b>	<b>36.7658</b>	<b>\$304,483</b>	<b>\$17,502</b>	<b>\$17,502</b>

See Table 2 for a complete breakdown of available tax increment revenue and Table 3 for the estimated annual reimbursement.

**I. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))**

The legal description of the Property included in this Plan is attached in Appendix A.

Property location maps are included in Appendix B.

Documentation of characteristics that qualify the property as eligible property is provided in Appendix D and E.

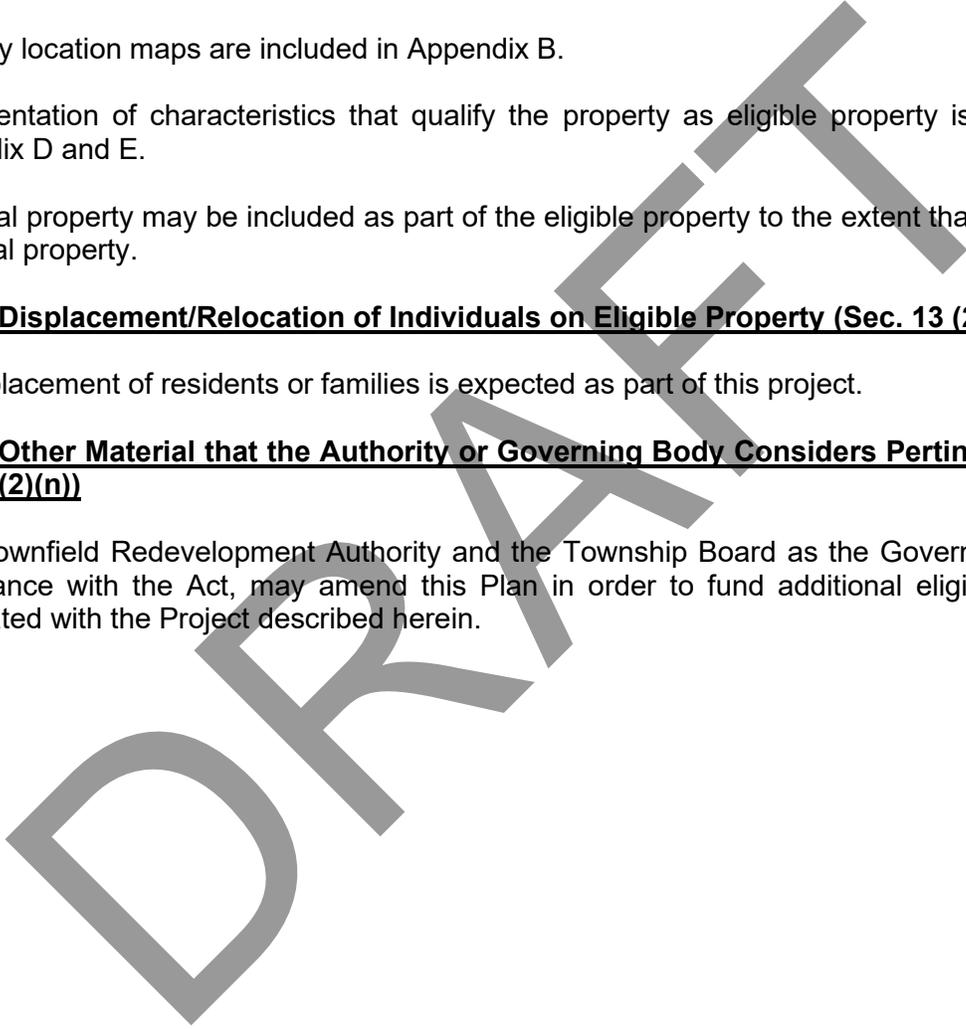
Personal property may be included as part of the eligible property to the extent that it is taxable personal property.

**J. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l))**

No displacement of residents or families is expected as part of this project.

**K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (2)(n))**

The Brownfield Redevelopment Authority and the Township Board as the Governing Body, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the Project described herein.



Appendix A

DRAFT

1619 Haslett Road, Meridian Township, Ingham County

Parcel ID 33-02-02-10-430-009

Legal Description:

LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SW'LY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB SEC 10

DRAFT

Appendix B

DRAFT

### Image/Sketch for Parcel: 33-02-02-10-430-009



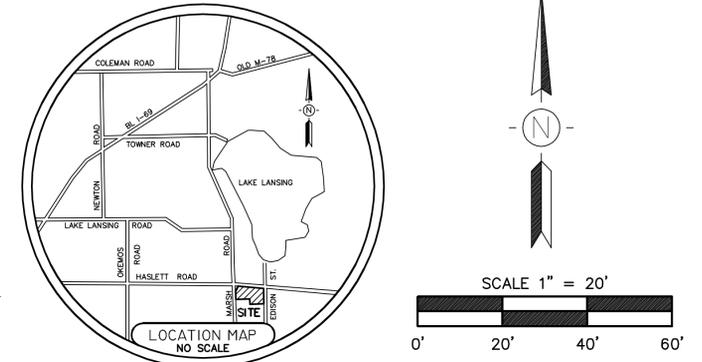
**\*\*Disclaimer:** BS&A Software provides AccessMyGov.com as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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Appendix C

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# CONSTRUCTION PLANS FOR: 1619 Haslett Road MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

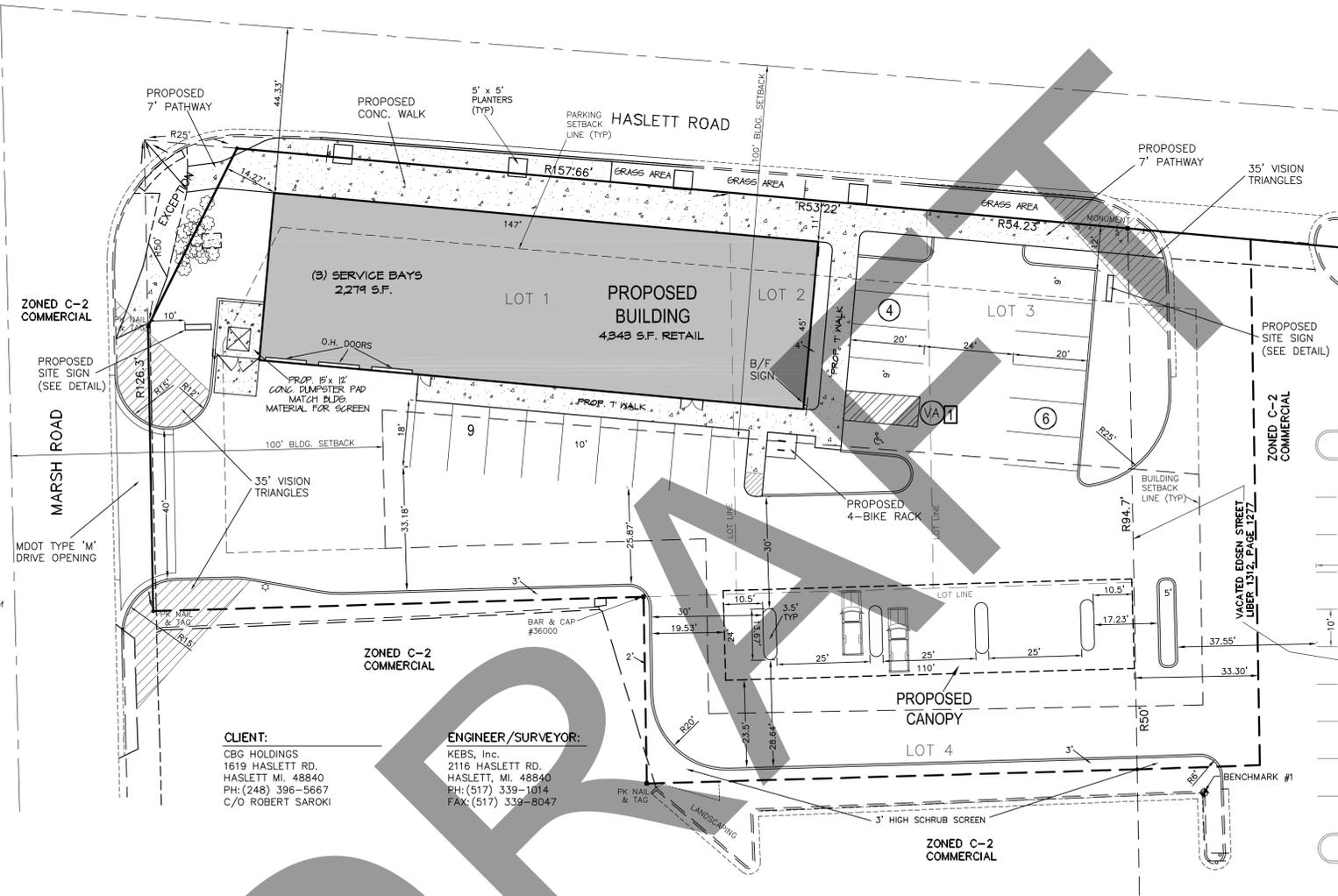


- STANDARD CONSTRUCTION NOTES**
- The Contractor shall notify the Charter Township of Meridian, Department of Public Works, Office of Engineering, ph# 517-853-4440, a minimum of 72 hours prior to the start of construction of public utilities or of construction within the public right-of-way.
  - All construction shall conform to the current standards and specifications of the Charter Township of Meridian which are included as part of these plans in effect at the time of construction.
  - After the completion of construction of public utilities or construction within public right-of-way, the contractor must request a final inspection. Any punchlist items resulting from the final inspection must be resolved prior to final release and acceptance.
  - The existing utilities indicated on the plans are in accordance with available information. It shall be the contractor's obligation to verify the exact location of all existing utilities, which might affect this job.
  - The contractor shall notify "MISS DIG" 1-800-482-7171 at least 72 hours prior to the start of construction.
  - The contractor shall be aware of incineration caused by the obnoxious property owners and the general public. Where the contractor does not remedy undue inconveniences, the Meridian Charter Township, upon four hours notice, reserves the right to perform the work and deduct the cost therefore from the money due the contractor.
  - A Registered Land Surveyor provided by the contractor at the contractor's expense shall replace all property irons and monuments disturbed or destroyed by the contractor's operations.
  - Contractor shall provide Owner and Township Engineer a copy of written permission to use private property for storage of equipment and materials or for his construction operations.
  - Trench backfill under existing or proposed roadways, driveways, and parking areas, shall be sand or gravel, placed in 12 layers (maximum) and consolidated to 85% of maximum density as measured by modified proctor unless otherwise noted.
  - Trees and shrubs are to be protected during construction and bared where necessary.
  - Existing fences shall be removed and restored to their original condition or better where in conflict with construction.
  - Driveways, culverts, ditches, drain tile, tile fields, drainage structures, etc., that are disturbed by the contractor's operations shall be immediately restored.
  - All established lawn areas disturbed by the contractor's operations shall be reseeded with matching sod. All other areas shall be seeded and mulched. Seeding and mulching shall be done in accordance with the General Specifications.
  - All ditch slopes shall have established vegetation and be protected from erosion.
  - All utility poles in close proximity to construction shall be supported in a manner satisfactory to the utility owner.
  - Prior to acceptance of the public utility, one complete set of acceptable sealed as-built mylers, minimum 3 miles thick, and one diskette (AutoCAD format) of the site plans shall be submitted to the Office of Engineering.
  - Onsite parking and sanitary facilities shall be provided for construction workers. The facilities shall be constructed (with minimal impact to the surrounding area) to the satisfaction of the Township.

- PATHWAY / SIDEWALK NOTES**
- Sidewalk - 5' (minimum) wide concrete 4" thick, 6" thick through single family residential driveways, 7" thick through multi-family residential and commercial driveways on 3" compacted sand backfill. To maintain continuity, all 4" wide concrete sidewalks shall be replaced with new 4" wide concrete sidewalk when appropriate.
  - Pathways - (adjacent to roadways) - 7' (minimum) (8' when next to a wall or other object) wide concrete, 4" thick, 6" thick through residential driveways on 3" compacted sand backfill.
  - Pathways - (off-road) - 8' (minimum) wide concrete, 6" thick concrete on 3" compacted sand backfill or 8' (minimum) wide asphalt 3" thick (Bituminous Mixture 1500T/L) on 6" of 21AA crushed limestone (minimum 9' wide).
  - Sidewalks and pathways shall generally be placed 1 (one) foot from the ultimate right-of-way as identified on the "Street and Highway Plan". Contact the Department of Planning and Community Development for a current copy of the plan.
  - A boardwalk may be required to be installed instead of a standard concrete sidewalk/pathway if regulations do not allow their installation.
  - Pathways and sidewalks shall be constructed so as to promote proper positive surface drainage. Where ever possible the sidewalk/pathway shall be constructed 0.5" higher than the curb.
  - Retaining walls shall only be installed where all other efforts (slope grading, assessments, tree relocation, etc.) to mitigate the need for such wall have been evaluated for cost effectiveness and dismissed.
  - Guardrails and handrails shall be installed where the slopes adjacent to the pathway/sidewalk will be considered when implementing this requirement.
  - Pathways or sidewalks that do not connect to an existing pathway/sidewalk shall provide a gradual transition to existing ground. A path end sign shall be posted at all pathway/sidewalk termini.
  - Maximum slope of sidewalk is 5%. Cross slope is 2%.
  - All existing bituminous and concrete to be removed shall be sawcut.
  - Expansion joint to be placed at 100' intervals.
  - All lumber to be pressure treated (Damoose 33 or equal) to 0.4 retention.

- SANITARY SEWER NOTES**
- All sewers to be placed in Class "B" bedding or better.
  - Wyes, risers, and house leads are to be placed at location shown on the plans or as directed by the Engineer. All wyes are incidental.
  - Each wye or house lead shall have a plug of the same type of joint as the house lead.
  - House leads shall be a minimum of 9 ft. deep at the property line. Individual site topography may require a deviation of this minimum.
  - Downspouts or other conduits carrying storm or ground water shall not be connected to the sanitary sewer.
  - Whenever existing manholes or sewer pipe are to be tapped, holes are to be drilled at 4-inch center to center spacing around the periphery of the proposed opening to create a plane of weakness joint (or core saw the diameter) - a 12 inch thick collar is to encase the new pipe and opening.
  - All sanitary sewer manholes shall be provided with watertight covers.
  - All manhole covers shall bear the legend "Meridian Sanitary Sewer" with tree logo.
  - All public sanitary sewer main lines shall be SDR 26, or ABS Truss Pipe. Clay pipe may be installed in locations approved by the Township Engineer.
  - The PVC (SDR-26) pipe material shall conform to ASTM D2241, with bell and spigot joints in accordance with ASTM F 477.
  - Pipe installation shall be in accordance with ASTM D 2321. All pipe shall be marked to provide ASTM designation, SDR number, manufacturer's name, and pipe diameter.
  - The contractor shall test the flexible pipe main for deflection by pulling a mandrel through the sewer after all backfill has been placed and compacted over the pipe. The maximum allowable deflection shall not exceed 5% of the pipe's inside diameter. The outside diameter of the test mandrel shall be equal to the inside diameter of the pipe less 5%. The initial test shall be performed at least 30 days after pipe installation. A second test shall be performed after 10 months of pipe installation or just before line intended use.
  - Inspection and testing of the sanitary system shall also include video inspection by CCTV method of sanitary main, air testing of sanitary main, and vacuum testing of sanitary manholes. All inspections and testing shall be performed in the presence of Township inspectors.

- WATER MAIN NOTES**
- Hydrant elevations and gate well top elevations shall be set to existing ground elevations unless otherwise directed by the Township Engineer.
  - All water mains shall be constructed with 5 feet of cover below finish grade, unless otherwise indicated on the plans.
  - Connection to the existing water main shall not be made until after the successful completion of pressure and bacteriological tests. Pressure testing shall be performed in accordance with AWWA standard C-600. Disinfection and bacteriological testing shall be in accordance with the AWWA Standard C-651. Before the mains are chlorinated, they shall be thoroughly flushed. All mains shall be chlorinated for a period of twenty-four (24) hours. Chlorine shall be added in sufficient quantity to give a 50-ppm residual of free chlorine after a twenty-four (24) hour period. After completion of the chlorine procedure, the main shall be flushed. Then water samples shall be taken from the main for bacteriological tests. If the tests should result in unsafe conditions, the chlorinating shall be repeated by the contractor. Two consecutive passing samples at least 24 hours apart must be obtained before the main can be connected to the existing water system.
  - All valves shall be counter-clock wise open.
  - All fire hydrants shall be EJW 5-IR (code 54915) Traffic Type with breakaway flange or approved equal.
  - There shall be a 1 inch corporation stops installed on both sides of in-line gate valves that are 12" diameter and larger.
  - Two brass wedges shall be installed at each joint on ductile iron pipe.
  - Polyethylene encasement of pipes will be required in areas with corrosive soils including swamp, marshes, alkaline soils, cedar beds, landfill areas or any other potentially corrosive location. The encasement thickness shall be 8 mil minimum and installed in accordance with ANSI/AWWA C105/A21.5.
  - For existing lines: service taps, shut off valves, and service line extensions to the property shall be made by Township Department of Public Works personnel for connections 2" and smaller.
  - Where water mains must dip to pass under a storm sewer or sanitary sewer, the sections which are deeper than normal shall be kept to a minimum length by the use of 45, 22 1/2 or 11 1/4 degree bends properly restrained.
  - Hydrants shall be painted OSHA red.
  - All manhole covers shall bear the legend "Meridian Water" with tree logo, where available.
  - All pipes, piping fittings, plumbing fittings, and fixtures that are used for potable water must comply with the new lead-free requirement and must bear the mark NSF/ANSI Standard 61, Annex G or NSF 617c.



**CLIENT:**  
CBG HOLDINGS  
1619 HASLETT RD.  
HASLETT MI, 48840  
PH: (248) 396-5667  
C/O ROBERT SAROKI

**ENGINEER/SURVEYOR:**  
KEBS, Inc.  
2116 HASLETT RD.  
HASLETT, MI, 48840  
PH: (517) 339-1014  
FAX: (517) 339-8047

**EXISTING SITE ZONING C-2 COMMERCIAL**

**TOTAL PROPERTY AREA 0.92 ACRES**

**PARKING DATA:**  
RETAIL LESS THAN 25,000 S.F.  
5/1000 GFA MIN  
5.5/1000 GFA MAX.  
4343/1000 X 5 = 21.71 OR 22 MIN.  
4343/1000 X 5.5 = 23.89 OR 24 MAX.

**AUTOMOBILE SERVICE**  
1/BAY PLUS 1/EMPLOYEE  
3 BAYS = 3 SPACES  
4 EMPLOYEES = 4 SPACES

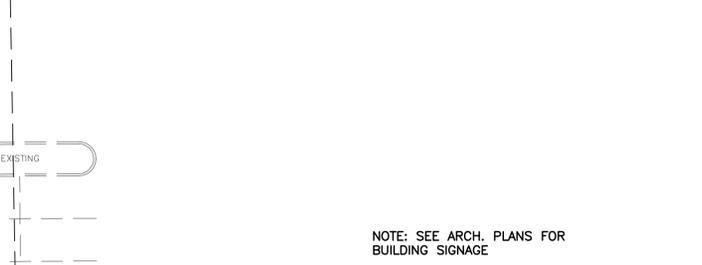
**TOTAL PARKING REQUIRED = 29-31 SPACES**  
**TOTAL PARKING PROPOSED = 20 SPACES**

**BIKE PARKING REQ'D. 1/10 VEHICLE SPACES**  
**REQUIRED 29/10 = 2.9 = 3 BIKE SPACES = 2 LOOPS**

**REQ. BLDG. SETBACKS**  
FRONT 100' FROM C/L  
SIDE 15'  
REAR 15'

**REQ. PARKING SETBACKS**  
FRONT 20' FROM R.O.W.  
SIDE 15'  
REAR 15'

**LEGAL DESCRIPTION:**  
AS PROVIDED IN TAX DESCRIPTION FOR PARCEL 33-02-02-10-430-009 PER MERIDIAN TOWNSHIP ASSESSING RECORDS:  
LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SWLY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB



**NOTE: SEE ARCH. PLANS FOR BUILDING SIGNAGE**

TOTAL SIGN AREA 36 S.F./SIDE  
TOTAL SIGN AREA ALLOWED 25 S.F./SIDE + 12 S.F./SIDE FOR DIGITAL DISPLAY AREA = 37 S.F.

**TOTAL IMPERVIOUS AREA**  
35,093 S.F./39,888 S.F. x 100 = 87.98%

**TOTAL PERVIOUS AREA**  
4,795 S.F./39,888 S.F. x 100 = 12.02%

- BENCHMARKS:**  
BENCHMARK #1 ELEVATION: 857.37  
PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING 18' EAST & 6' SOUTH OF THE SOUTHWEST CORNER OF THE SITE.
- BENCHMARK #2 ELEVATION: 857.10  
PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE, AT THE NORTHWEST CORNER OF EDSON STREET & HASLETT ROAD (78' NORTH OF THE NORTHEAST CORNER OF THE SITE).
- EX. LEGEND**
- |     |                             |   |                              |
|-----|-----------------------------|---|------------------------------|
| --- | EXT. CONTOURS               | ○ | = SANITARY MANHOLE           |
| --- | EXT. WATER MAIN             | ○ | = DRAINAGE MANHOLE           |
| --- | EXT. SANITARY SEWER         | ○ | = ELECTRIC MANHOLE           |
| --- | EXT. STORM SEWER            | ○ | = TELEPHONE MANHOLE          |
| --- | EXT. ELEVATIONS             | ○ | = CATCHBASIN                 |
| --- | PROPOSED WATER MAIN         | ○ | = SANITARY CLEANOUT          |
| --- | PROPOSED SANITARY SEWER     | ○ | = FIRE HYDRANT               |
| --- | PROPOSED STORM SEWER        | ○ | = VALVE                      |
| --- | MANHOLE (NEW)               | ○ | = GRAVEL                     |
| --- | PROPOSED C.B. MANHOLE (EX.) | ○ | = EXISTING SPOT ELEVATION    |
| --- | UTILITY EASEMENT            | ○ | = EXISTING CONTOUR ELEVATION |
| --- | CENTER LINE OF ROAD         | ○ | = UNDERGROUND TELEPHONE      |
| --- | ROAD RIGHT OF WAY           | ○ | = UNDERGROUND TELEVISION     |
| --- | PROPERTY LINE               | ○ | = UNDERGROUND ELECTRIC       |
| --- | FIRE HYDRANT                | ○ | = OVERHEAD WIRES             |
| --- | WATER VALVE                 | ○ | = DECIDUOUS TREE             |
| --- | THRUST BLOCK                | ○ | = CONIFEROUS TREE            |
| --- | PROPOSED TOP OF CURB ELEV.  | ○ | = BUSH/SHRUB                 |
- EX. TREE LEGEND:**  
A = APPLE  
CA = CRAB APPLE  
L = LOCUST
- NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.**

- EX. SEWER INVENTORIES:**
- |                                    |                        |                                  |                       |
|------------------------------------|------------------------|----------------------------------|-----------------------|
| STORM MANHOLE #148<br>TOC - 856.79 | 8" PVC SE - 854.41     | 8" CONC. SW - 854.19             | SUMP - 853.99         |
| CATCH BASIN #325<br>TOC - 857.14   | TOP OF DEBRIS - 854.74 | CATCH BASIN #598<br>TOC - 858.56 | 4" CLAY NNW - 856.82  |
| CATCH BASIN #685<br>TOC - 856.28   | 12" CONC. NW - 852.28  | CATCH BASIN #912<br>TOC - 859.21 | 12" CONC. NW - 856.07 |

- SHEET INDEX**
- DIMENSION PLAN
  - UTILITY PLAN
  - STORM, GRADING PLAN
  - SESC PLAN
  - LANDSCAPE PLAN
  - PERVIOUS/IMPERVIOUS PLAN
  - EXISTING PLAN
  - DEMOLITION PLAN
  - SESC/DETAIL SHEET
- ATTACHMENTS:**  
MERIDIAN TWP. SANITARY DETAILS  
MERIDIAN TWP. WATER DETAILS  
MERIDIAN TWP. PATHWAY DETAILS
- 0 DENOTES PROPOSED NUMBER OF 10' x 18' PARKING SPACES  
1 DENOTES NUMBER OF B/F SPACES  
VA DENOTES VAN ACCESS B/F SPACES  
0 DENOTES PROPOSED NUMBER OF 9' x 20' PARKING SPACES

- REVISIONS**
- |          |                |
|----------|----------------|
| 8-11-17  | SUBMITTAL      |
| 8-28-17  | STREET         |
| 10-16-17 | ICDC           |
| 1-22-18  |                |
| 3-14-19  | CLIENT CHANGES |
- KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047  
Marshall Office  
Ph. 269-781-9800
- 1619 Haslett Road**  
DIMENSION PLAN
- SCALE: 1" = 20'  
DATE: 9-23-15  
AUTHORIZED BY: CBG HOLDINGS
- DESIGNER: JWK  
PROJECT MGR. JWK  
JOB #: 89652
- APPROVED BY: JWK  
SHEET 1 OF 9









Sign Area

Sign Area

Sign Area Sign Area Sign Area



Sign Area

Sign Area

Sign Area

Sign Area

Sign Area



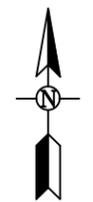
Appendix D

DRAFT

1630 HASLETT ROAD  
HASLETT COMMERCE  
CENTER

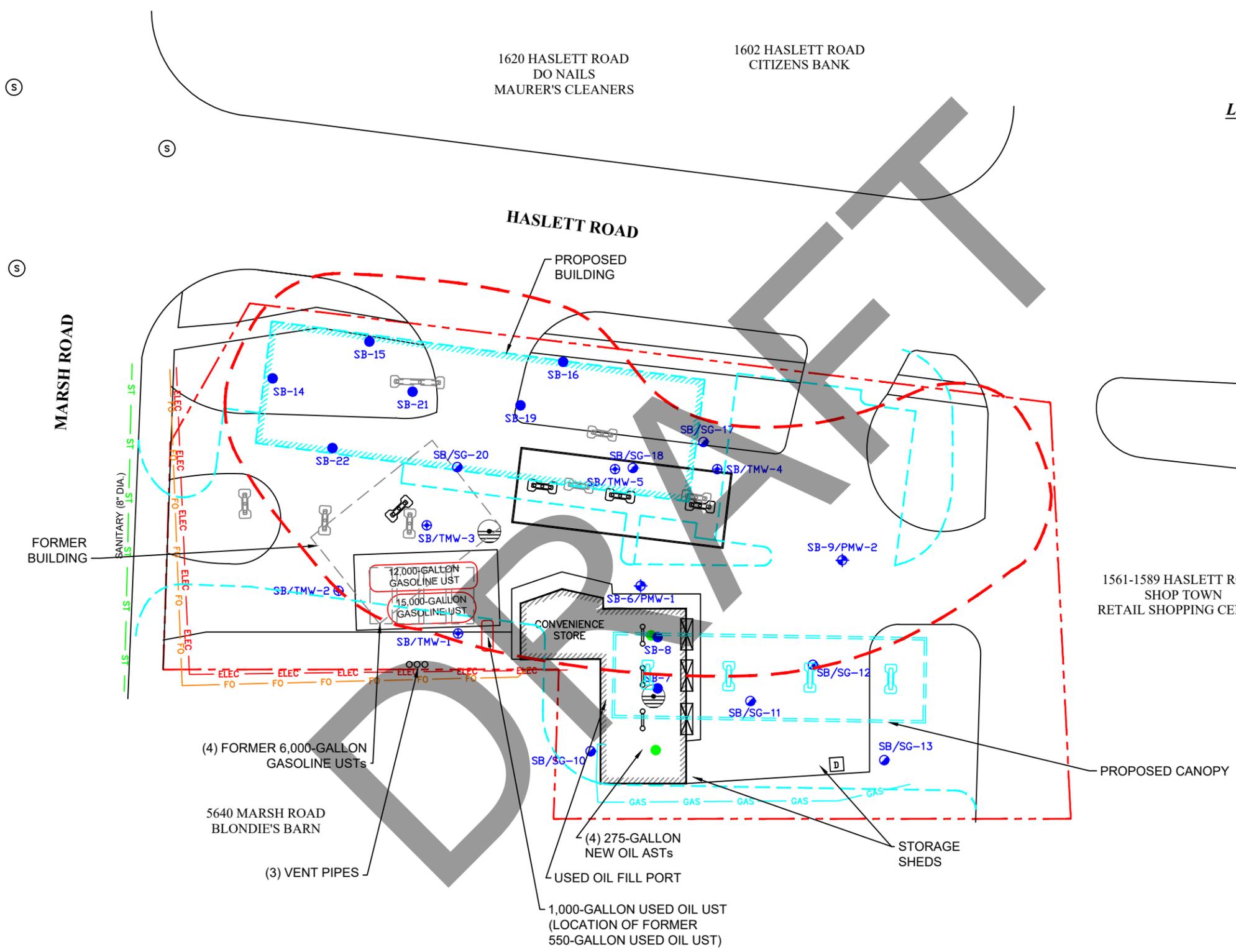
1620 HASLETT ROAD  
DO NAILS  
MAURER'S CLEANERS

1602 HASLETT ROAD  
CITIZENS BANK



**LEGEND:**

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- ELEC
- GAS
- ST
- FO
- PROPOSED SITE FEATURES
- FLOOR DRAIN
- BAYDOOR
- DUMPSTER
- CATCH BASIN
- ABOVE GROUND HOIST
- PUMP ISLAND
- FORMER PUMP ISLAND
- PROPOSED PUMP ISLAND
- UST
- AST
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL BORING / MONITORING WELL
- SOIL BORING / SOIL GAS
- APPROXIMATE EXTENT OF SOIL, GROUNDWATER, AND SOIL GAS CONCENTRATIONS EXCEEDING THE PART 213 RISK-BASED SCREENING LEVELS AND SCREENING LEVELS PROTECTIVE OF VAPOR INTRUSION (COMPOSITE)



1621 HASLETT ROAD  
PNC BANK

MARSH ROAD

1561-1589 HASLETT ROAD  
SHOP TOWN  
RETAIL SHOPPING CENTER

(4) FORMER 6,000-GALLON  
GASOLINE USTs

5640 MARSH ROAD  
BLONDIE'S BARN

(3) VENT PIPES

(4) 275-GALLON  
NEW OIL ASTs

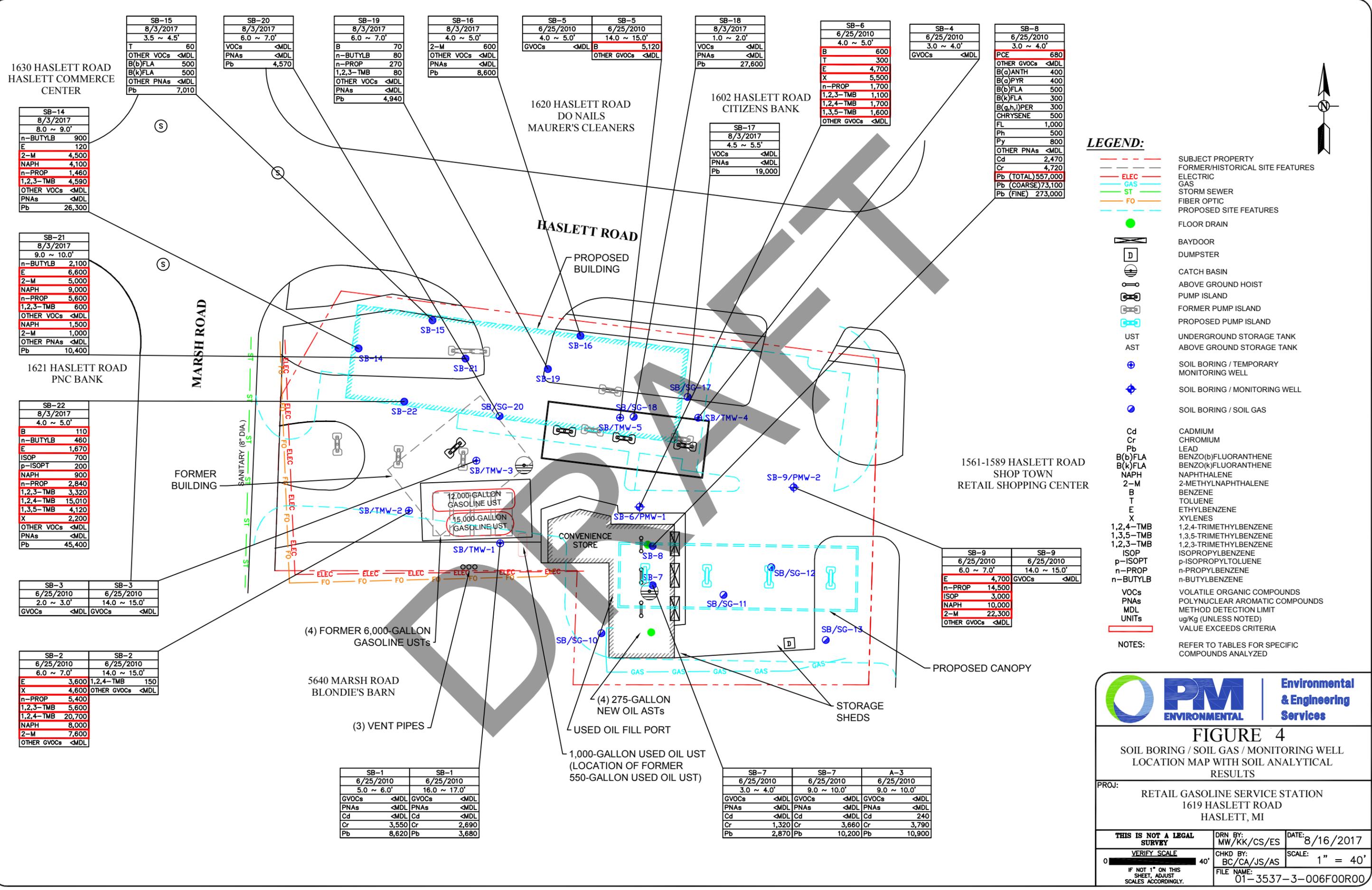
1,000-GALLON USED OIL UST  
(LOCATION OF FORMER  
550-GALLON USED OIL UST)



**FIGURE 3**  
2010 THROUGH 2017 SAMPLE LOCATION MAP  
WITH COMPOSITE CONTAMINANT EXTENTS

PROJ: RETAIL GASOLINE SERVICE STATION  
1619 HASLETT ROAD  
HASLETT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/KK/CS/ES/CS	DATE: 5/19/2020
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**Environmental & Engineering Services**

**FIGURE 4**  
SOIL BORING / SOIL GAS / MONITORING WELL LOCATION MAP WITH SOIL ANALYTICAL RESULTS

PROJ: RETAIL GASOLINE SERVICE STATION  
1619 HASLETT ROAD  
HASLETT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/KK/CS/ES	DATE: 8/16/2017
VERIFY SCALE	CHKD BY: BC/CA/JS/AS	SCALE: 1" = 40'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
FILE NAME: 01-3537-3-006F00R00		

1630 HASLETT ROAD  
HASLETT COMMERCE  
CENTER

1620 HASLETT ROAD  
DO NAILS  
MAURER'S CLEANERS

1602 HASLETT ROAD  
CITIZENS BANK

1621 HASLETT ROAD  
PNC BANK

1561-1589 HASLETT ROAD  
SHOP TOWN  
RETAIL SHOPPING CENTER

FORMER  
BUILDING

(4) FORMER 6,000-GALLON  
GASOLINE USTs

5640 MARSH ROAD  
BLONDIE'S BARN

(3) VENT PIPES

(4) 275-GALLON  
NEW OIL ASTs

1,000-GALLON USED OIL UST  
(LOCATION OF FORMER  
550-GALLON USED OIL UST)

USED OIL FILL PORT

PROPOSED CANOPY

STORAGE  
SHEDS

CONVENIENCE  
STORE

12,000-GALLON  
GASOLINE UST  
15,000-GALLON  
GASOLINE UST

HASLETT ROAD

MARSH ROAD

SANITARY (8" DIA.)

TMW-5	
6/25/2010	
UNITS	ug/L
B	120
E	1,600
X	640
n-PROP	290
1,2,3-TMB	340
1,2,4-TMB	430
NAPH	1,000
2-M	200
OTHER GVOCS	<MDL

TMW-3	
6/25/2010	
UNITS	ug/L
B	60
E	1,670
X	730
n-PROP	480
1,2,3-TMB	450
1,2,4-TMB	460
1,3,5-TMB	270
NAPH	2,100
2-M	400
OTHER GVOCS	<MDL

TMW-4	
6/25/2010	
UNITS	ug/L
B	111
T	5
E	10
X	12
n-PROP	231
ISOP	80
OTHER GVOCS	<MDL

PMW-1	
6/25/2010	
UNITS	ug/L
B	41
E	54
X	46
n-PROP	232
ISOP	60
1,2,3-TMB	14
NAPH	170
2-M	120
OTHER GVOCS	<MDL

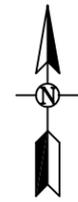
PMW-2	
6/25/2010	
UNITS	ug/L
B	62
E	110
X	22
n-PROP	263
ISOP	70
NAPH	70
2-M	80
OTHER GVOCS	<MDL

TMW-2		A-4	
6/25/2010		6/25/2010	
UNITS	ug/L	UNITS	ug/L
E	400	E	640
X	400	X	700
n-PROP	200	n-PROP	410
1,2,3-TMB	400	1,2,3-TMB	730
1,2,4-TMB	1,300	1,2,4-TMB	2,800
1,3,5-TMB	200	NAPH	1,100
NAPH	500	2-M	400
2-M	200	OTHER GVOCS	<MDL
OTHER GVOCS	<MDL	OTHER PNAs	<MDL
Cd	<MDL	Cd	<MDL
Cr	240	Cr	11
Pb	11	Pb	4

TMW-1	
6/25/2010	
UNITS	ug/L
MTBE	8
OTHER GVOCS	<MDL
PNAs	<MDL
Cr	15

**LEGEND:**

- SUBJECT PROPERTY
  - FORMER/HISTORICAL SITE FEATURES
  - ELEC ELECTRIC
  - GAS GAS
  - ST STORM SEWER
  - FO FIBER OPTIC
  - PROPOSED SITE FEATURES
  - FLOOR DRAIN
  - BAYDOOR
  - DUMPSTER
  - CATCH BASIN
  - ABOVE GROUND HOIST
  - PUMP ISLAND
  - FORMER PUMP ISLAND
  - PROPOSED PUMP ISLAND
  - UST UNDERGROUND STORAGE TANK
  - AST ABOVE GROUND STORAGE TANK
  - SOIL BORING / TEMPORARY MONITORING WELL
  - SOIL BORING / MONITORING WELL
  - SOIL BORING / SOIL GAS
  - Cd CADMIUM
  - Cr CHROMIUM
  - Pb LEAD
  - NAPH NAPHTHALENE
  - B BENZENE
  - T TOLUENE
  - E ETHYLBENZENE
  - X XYLENES
  - 1,2,4-TMB 1,2,4-TRIMETHYLBENZENE
  - 1,3,5-TMB 1,3,5-TRIMETHYLBENZENE
  - 1,2,3-TMB 1,2,3-TRIMETHYLBENZENE
  - ISOP ISOPROPYLBENZENE
  - n-PROP n-PROPYLBENZENE
  - VOCs VOLATILE ORGANIC COMPOUNDS
  - PNAs POLYNUCLEAR AROMATIC COMPOUNDS
  - MDL METHOD DETECTION LIMIT
  - UNITS ug/Kg (UNLESS NOTED)
  - VALUE EXCEEDS CRITERIA
- NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED



**FIGURE 5**  
SOIL BORING / SOIL GAS / MONITORING WELL  
LOCATION MAP WITH GROUNDWATER  
ANALYTICAL RESULTS

PROJ: RETAIL GASOLINE SERVICE STATION  
1619 HASLETT ROAD  
HASLETT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/KK/CS/ES	DATE: 8/16/2017
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1630 HASLETT ROAD  
HASLETT COMMERCE  
CENTER

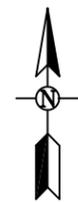
1620 HASLETT ROAD  
DO NAILS  
MAURER'S CLEANERS

1602 HASLETT ROAD  
CITIZENS BANK

1621 HASLETT ROAD  
PNC BANK

1561-1589 HASLETT ROAD  
SHOP TOWN  
RETAIL SHOPPING CENTER

5640 MARSH ROAD  
BLONDIE'S BARN

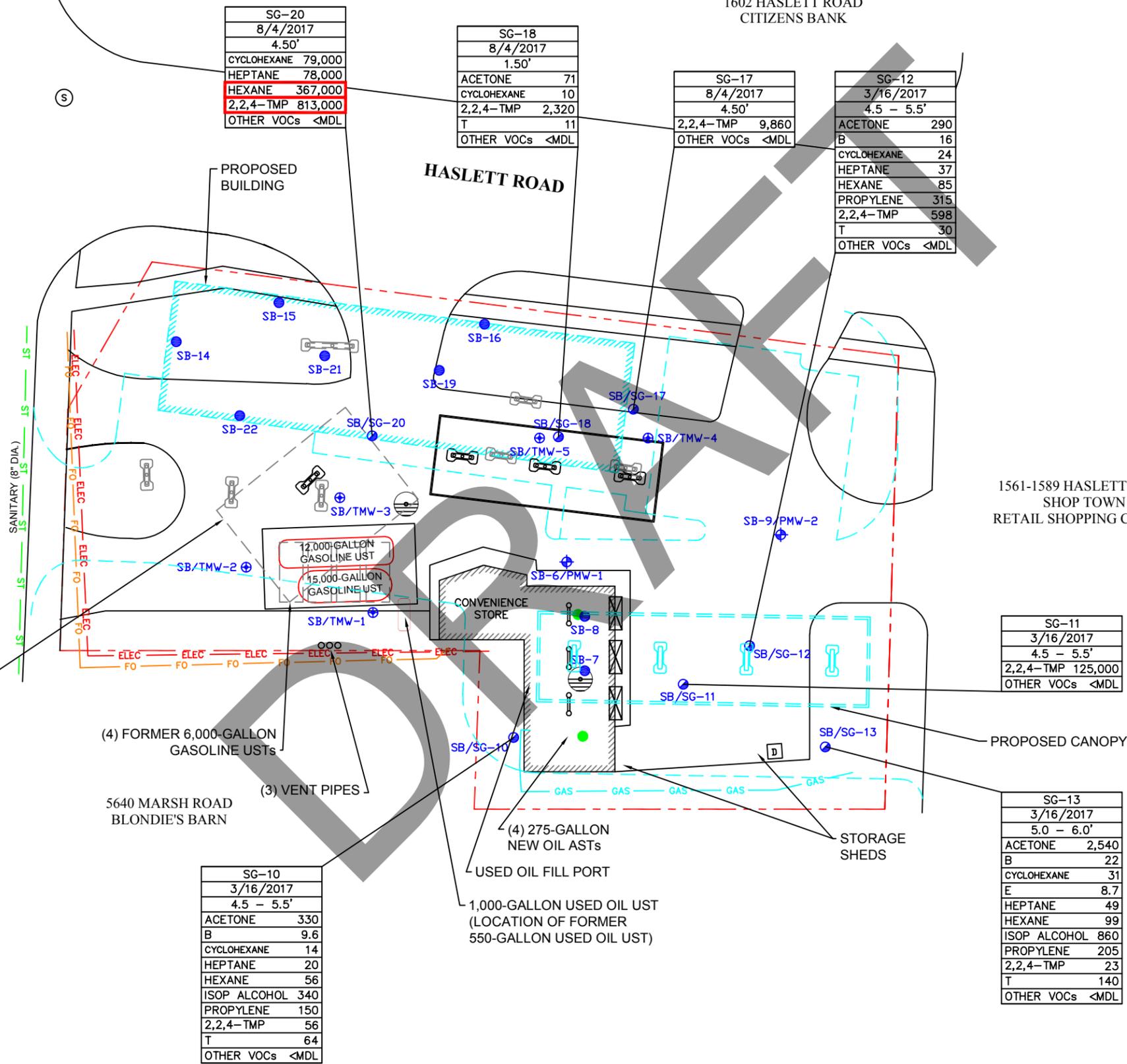


**LEGEND:**

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- ELEC ELECTRIC
- GAS GAS
- ST STORM SEWER
- FO FIBER OPTIC
- PROPOSED SITE FEATURES
- FLOOR DRAIN
- BAYDOOR
- DUMPSTER
- CATCH BASIN
- ABOVE GROUND HOIST
- PUMP ISLAND
- FORMER PUMP ISLAND
- PROPOSED PUMP ISLAND
- UST UNDERGROUND STORAGE TANK
- AST ABOVE GROUND STORAGE TANK
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL BORING / MONITORING WELL
- SOIL BORING / SOIL GAS
- B BENZENE
- T TOLUENE
- E ETHYLBENZENE
- 2,2,4-TMP 2,2,4-TRIMETHYLPENTANE
- ISOP ALCOHOL ISOPROPYL ALCOHOL
- VOCs VOLATILE ORGANIC COMPOUNDS
- MDL METHOD DETECTION LIMIT
- UNITS ug/m<sup>3</sup> (UNLESS NOTED)

NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED

MARSH ROAD



SG-20
8/4/2017
4.50'
CYCLOHEXANE 79,000
HEPTANE 78,000
HEXANE 367,000
2,2,4-TMP 813,000
OTHER VOCs <MDL

SG-18
8/4/2017
1.50'
ACETONE 71
CYCLOHEXANE 10
2,2,4-TMP 2,320
T 11
OTHER VOCs <MDL

SG-17
8/4/2017
4.50'
2,2,4-TMP 9,860
OTHER VOCs <MDL

SG-12
3/16/2017
4.5 - 5.5'
ACETONE 290
B 16
CYCLOHEXANE 24
HEPTANE 37
HEXANE 85
PROPYLENE 315
2,2,4-TMP 598
T 30
OTHER VOCs <MDL

SG-11
3/16/2017
4.5 - 5.5'
2,2,4-TMP 125,000
OTHER VOCs <MDL

SG-13
3/16/2017
5.0 - 6.0'
ACETONE 2,540
B 22
CYCLOHEXANE 31
E 8.7
HEPTANE 49
HEXANE 99
ISOP ALCOHOL 860
PROPYLENE 205
2,2,4-TMP 23
T 140
OTHER VOCs <MDL

SG-10
3/16/2017
4.5 - 5.5'
ACETONE 330
B 9.6
CYCLOHEXANE 14
HEPTANE 20
HEXANE 56
ISOP ALCOHOL 340
PROPYLENE 150
2,2,4-TMP 56
T 64
OTHER VOCs <MDL



**FIGURE 6**  
SOIL BORING / SOIL GAS / MONITORING WELL  
LOCATION MAP WITH SOIL GAS  
ANALYTICAL RESULTS

PROJ: RETAIL GASOLINE SERVICE STATION  
1619 HASLETT ROAD  
HASLETT, MI

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Appendix E



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BROWNFIELDS & ECONOMIC  
INCENTIVES CONSULTING

## BASELINE ENVIRONMENTAL ASSESSMENT

1619 Haslett Road | Haslett, Michigan  
PM Project Number 01-3537-3

*Prepared for:*

**CBG Holdings, LLC**  
3650 Stallion Way  
Commerce, Michigan 48382

*Prepared by:*

**PM Environmental, Inc.**  
4080 West 11 Mile Road  
Berkley, Michigan 48072

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**Grand Rapids**  
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Suite 301  
Grand Rapids, MI 49504  
f: 877.884.6775  
t: 616.285.8857

March 16, 2015

District Supervisor  
Michigan Department of Environmental Quality  
Lansing District Office - Constitution Hall, 1 South  
525 West Allegan  
P.O. Box 30242  
Lansing, Michigan 48909-7742

**RE: Baseline Environmental Assessment for the Gasoline Dispensing Station  
Located at 1619 Haslett Road, Haslett, Michigan  
Parcel ID Number: 33-02-02-10-430-009  
PM Environmental, Inc. Project No. 01-3537-3**

Dear District Supervisor:

Enclosed is a copy of the above-referenced document prepared in accordance with Section 21323a(1)(b)(i) of Part 213, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

If you have any questions regarding the information in this report, please contact us at 248.336.9988.

Sincerely,  
**PM ENVIRONMENTAL, INC.**

Ryan Feeny  
Staff Scientist

Jennifer Ritchie, CPG  
Regional Manager

Enclosure

March 16, 2015

Mr. Robert Saroki  
CBG Holdings, LLC  
3650 Stallion Way  
Commerce, Michigan 48382

**RE: Baseline Environmental Assessment for the Gasoline Dispensing Station  
Located at 1619 Haslett Road, Haslett, Michigan  
Parcel ID Number: 33-02-02-10-430-009  
PM Environmental, Inc. Project No. 01-3537-3**

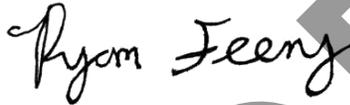
Mr. Saroki:

Enclosed is a copy of the above-referenced document prepared in accordance with Section 21323a(1)(b)(i) of Part 213, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

**THIS BASELINE ENVIRONMENTAL ASSESSMENT WAS PERFORMED FOR THE EXCLUSIVE USE OF CBG HOLDINGS, LLC AND MICHIGAN BUSINESS CONNECTION, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.**

If you have any questions regarding the information in this report, please contact our office at 248.336.9988.

**PM ENVIRONMENTAL, INC.**



Ryan Feeny  
Staff Scientist



Jennifer Ritchie, CPG  
Regional Manager

Enclosure

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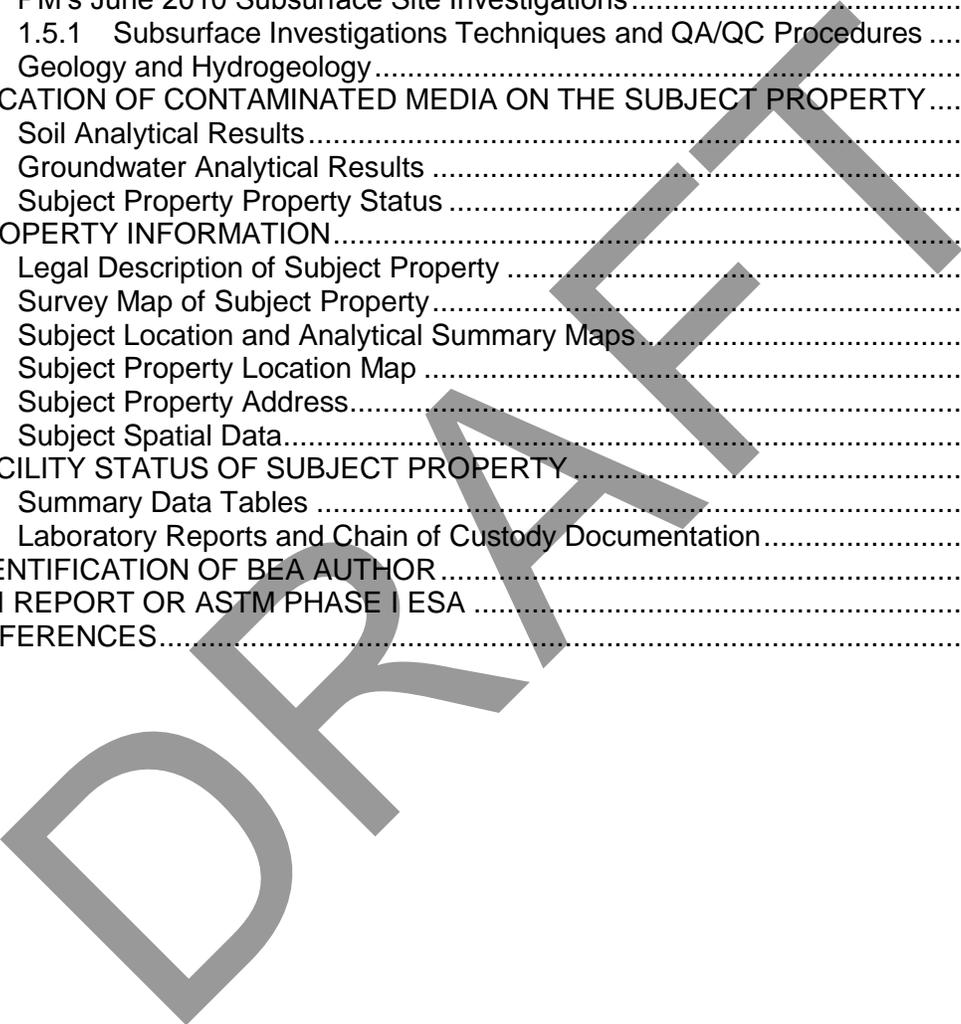
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- Table 1: Summary of Soil Analytical Results: VOCs  
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## **APPENDICES**

- Appendix A: Phase I ESA, March 13, 2015, PM  
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Appendix C: Soil Boring Logs  
Appendix D: Laboratory Analytical Report  
Appendix E: Assessing Information  
Appendix F: Professional Qualification Statements

**DRAFT**

## **1.0 INTRODUCTION AND DISCUSSION**

PM has completed a Baseline Environmental Assessment (BEA) for the gasoline dispensing station (Parcel ID number: 33-02-02-10-430-009) located at 1619 Haslett Road, Haslett, Ingham County, Michigan 48840 (hereafter referred to as the "subject property").

The subject property consists of one parcel containing approximately 0.89 acres and is located at the southeast corner of Haslett Road and Marsh Road in Haslett, Michigan (Figure 1). The subject property is developed with a one-story commercial building containing approximately 1,674 square feet and is used for retail gasoline sales, a convenience store, and a service garage (Figure 2). The current underground storage tank (UST) system consists of one 15,000-gallon gasoline UST, one 12,000-gallon gasoline UST, and one 1,000-gallon used oil UST located in a single basin west of the subject building. Four fuel dispensers are located in the central portion of the subject property. Concrete and asphalt paved areas are present throughout the subject property.

Standard and other historical sources were able to document that the property was vacant land from at least 1938 until 1955. The first developed use of the subject property occurred in 1959, with a historic gasoline dispensing station, which was located on the western portion of the property. According to historical sources, automotive service operations were not conducted within this former building. This building was demolished in 1972, prior to the construction of the current gasoline service station. The subject property has operated as a gasoline service station from at least 1972 until the present.

### **1.1 Owner/Operator Information**

CBG Holdings, LLC intends to purchase the subject property before April 15, 2015.

### **1.2 Intended Use of the Subject Property**

CBG Holdings will operate the subject property as a gasoline service station utilizing the current UST system, convenience store and service garage.

### **1.3 Summary of All Appropriate Inquiry Phase I Environmental Assessment**

PM prepared a Phase I Environmental Site Assessment (ESA), dated March 13, 2015, in conformance with the scope and limitations of ASTM Practice E 1527-05 (i.e., the 'ASTM Standard'). A copy of the March 2015 Phase I ESA, including photographs of the subject property, is included in Appendix A.

The following onsite recognized environmental conditions (RECs) were identified in PM's March 2015 Phase I ESA:

- The subject property is a closed LUST site with one release reported in 1995 that was granted a Tier I Restricted Nonresidential LUST Closure in 2013. Review of previous subsurface investigations documents that residual soil and groundwater impact is present at the subject property above the applicable Part 213 RBSLs, indicating the potential presence of residual non-aqueous phase liquid (NAPL). Based upon these analytical results, the subject property is classified as a "property" as defined by Part 213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

No adjoining and/or nearby RECs were identified.

### **1.3.1 Phase I ESA Exceptions or Deletions**

During the completion of the March 2015 Phase I ESA, there were no exceptions or deletions from the Federal All Appropriate Inquiry Rule under 40 CFR 312, or the ASTM Standard. To the best of PM's knowledge, no special terms or conditions applied to the preparation of the Phase I ESA.

### **1.3.2 Phase I ESA Data Gaps**

PM did not identify any significant data gaps during the completion of the March 2015 Phase I ESA.

## **1.4 Summary of Previous Site Investigations**

PM reviewed the following previous environmental reports for the subject property. Pertinent figures and tables from the following reports are included within Appendix C of PM's March 2015 Phase I ESA (Appendix A).

- Initial Abatement Report (IAR), March 1995, Superior Environmental Corporation (Superior);
- Final Assessment Report (FAR), September 1996, Superior;
- Audit of Corrective Actions, May 2005, Michigan Department of Natural Resources and Environment (MDNRE)
- Status Update, May 2006, Inland Seas Engineering, Inc. (Inland Seas);
- Status Update, December 2006, Inland Seas;
- Performance Monitoring Report, March 2007, Inland Seas;
- Performance Monitoring Report, May 2009, Inland Seas;
- Phase I ESA, July 2010, PM;
- BEA, August 2010, PM;
- LUST Closure Report, August 2013, Inland Seas; and
- Phase I ESA, March 2015, PM.

The subject property is a closed LUST site with one release reported (confirmed release number C-0206-95). The release was granted a Tier I Closure with deed restrictions by the MDEQ in December 2013.

During the IAR investigation, four 6,000-gallon gasoline USTs and one 550-gallon used oil UST were removed from a single basin west of the subject property building. No free product was encountered on the subject property.

Approximately 916 tons of impacted soil was removed from the UST basin and dispenser area in 1995, which were properly disposed off-site. Verification of soil remediation (VSR) samples collected from the excavation were submitted for laboratory analysis of benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX), methyl-tert-butyl-ether (MTBE), and lead. Samples from the area of the former used oil UST were also submitted for analysis of polynuclear aromatic hydrocarbons (PNAs), polychlorinated biphenyls (PCBs), cadmium, and chromium. Concentrations of BTEX were identified above MDEQ Part 213 Residential and Nonresidential Drinking Water Protection (DWP) and/or Groundwater Surface Water Interface

Protection (GSIP) Risk Based Screening Levels (RBSLs) in several floor and sidewall samples within the former UST basin, and in two samples collected from the eastern portion of the dispenser area. In addition, a concentration of benzene was identified in a sample from the south wall of the excavation above the MDEQ Part 213 Residential Soil Volatilization to Indoor Air Inhalation (SVII) RBSLs.

An Audit of Corrective Actions was conducted by the Michigan Department of Natural Resources and Environment (MDNRE) in May 2005, due to petroleum sludge and a sheen observed within a sump on the north adjoining property. Based on the lack of delineation of the extent of contamination from the subject property to the north, the MDNRE requested additional investigation to determine if contamination had migrated onto the north adjoining property from the subject property.

Additional soil sampling completed in 2005, identified concentrations of gasoline volatile organic compounds (VOCs) above the MDEQ Part 213 Residential and Nonresidential DWP and/or GSIP RBSLs throughout the northern portion of the property and in the area of the former UST basin. A soil sample from soil boring location GP-6, which was advanced northeast of the subject building, also identified a concentration of 1,2,4-trimethylbenzene (1,2,4-TMB) above the Soil Saturation Concentration (C<sub>sat</sub>) Screening Levels, which indicates the potential for free-phase hydrocarbons to be present.

Groundwater sampling data from April 2009, documents concentrations of several gasoline VOCs above the MDEQ Part 213 Residential and Nonresidential Drinking Water (DW) and/or Groundwater Surface Water Interface (GSI) RBSLs on the northern portion of the property. The horizontal extent of groundwater contamination appears to have been delineated in all directions. However, contamination associated with the subject property has migrated to the adjoining Haslett Road right-of-way (ROW) to the north and east.

At the time of the July 2010 Phase I ESA, the subject property was occupied by the current gasoline dispensing station. RECs were identified associated with the elevated levels of TMB in the previous site investigations, the automotive service operations on the subject property from 1972 to 2010, and the likely use of former underground hoist in the service area of the building.

PM subsequently completed a subsurface investigation and BEA to assess the RECs identified in the Phase I ESA. Nine soil borings were advanced in the area of the current and former UST basins and dispensers, in the area of the elevated TMB impact previously identified at GP-6, and in the service area.

Between 2010 and 2013 Inland Seas completed additional site characterization including advancing soil borings for vertical and horizontal extent of impact, installing monitoring wells, completing groundwater monitoring events, soil gas sampling, and storm sewer monitoring to investigate the GSI pathway. Review of the August 2013 LUST Closure report indicates that C<sub>sat</sub> soils have degraded and are no longer present, that soil and groundwater impact has been horizontally and vertically defined, that soil vapor concentrations are below the applicable Nonresidential Vapor Intrusion Screening Levels, and that the GSI pathway is not relevant for the subject property. Furthermore, a Restrictive Covenant was filed the subject property which restricts the subject property to Nonresidential use, prohibits the installation and/or use of potable water wells and stipulates that a vapor investigation must be completed prior to the construction of any new structures. A Tier I Restricted Nonresidential Closure was granted in December 2013.

Figures and Tables from Inland Seas August 2013 LUST Closure Report are included in Appendix B.

No evidence of a new release was identified during PM's 2010 subsurface investigation or Inland Seas additional investigations between 2010 and 2013. PM's soil and groundwater analytical results are summarized on Figures 3 and 4, Tables 1 and 2, and in Section 2.0 below.

### 1.5 PM's June 2010 Subsurface Site Investigations

On June 25, 2010, PM completed a scope of work consisting of the advancement of nine soil borings (SB-1 through SB-9), the installation of five temporary monitoring wells (TMW-1 through TMW-5), the installation of two permanent monitoring wells (PMW-1 and PMW-2), and the collection of soil and groundwater samples for laboratory analysis of VOCs, polynuclear aromatic compounds (PNAs), cadmium, chromium and lead, or some combination thereof.

Specifically, the 2010 Phase II ESA activities were conducted in the following areas of the subject property:

#### Description of Soil Boring and Monitoring Well Locations

Location (Total Depth)	Sample Depth	Analysis	Objectives	Sample Selection (Justification)
SB/TMW-1 (20.0)	<b>Soil:</b> 5.0-6.0 and 16.0-17.0	VOCs, PNAs, cadmium, chromium and lead	Assess the current and former UST basins	<b>Soil:</b> Due to the lack of visual and olfactory evidence of impact, samples were collected at the sand/clay interface and beneath the UST basin. <b>Groundwater:</b> Sampled.
	<b>Groundwater:</b> 4.0-9.0			
SB/TMW-2 (25.0)	<b>Soil:</b> 6.0-7.0 and 14.0-15.0	Gasoline VOCs	Assess the current and former UST basins	<b>Soil:</b> Samples were collected at the highest observed PID reading (77.1 ppm) and at the approximate depth of the UST basin (14.6 ppm). <b>Groundwater:</b> Sampled.
	<b>Groundwater:</b> 5.0-10.0	Gasoline VOCs, cadmium, chromium and lead		
SB/TMW-3 (20.0)	<b>Soil:</b> 2.0-3.0 and 14.0-15.0	Gasoline VOCs	Assess the current and former UST basins, fuel dispenser and product piping	<b>Soil:</b> Samples were collected at the highest observed PID reading (184 ppm) and at the approximate depth of the UST basin (10.1 ppm). <b>Groundwater:</b> Sampled.
	<b>Groundwater:</b> 6.0-11.0			
SB/TMW-4 (15.0)	<b>Soil:</b> 3.0-4.0	Gasoline VOCs	Assess the current and former fuel dispensers and product piping	<b>Soil:</b> A sample was collected at the highest observed PID reading (29.3 ppm). <b>Groundwater:</b> Sampled.
	<b>Groundwater:</b> 6.0-11.0			
SB/TMW-5 (15.0)	<b>Soil:</b> 4.0-5.0 and 14.0-15.0	Gasoline VOCs	Assess the current and former fuel	<b>Soil:</b> Samples were collected at the sand/clay interface (118

Location (Total Depth)	Sample Depth	Analysis	Objectives	Sample Selection (Justification)
	<b>Groundwater:</b> 6.5-11.5		dispensers and product piping	ppm) and at the end of the boring (4.9 ppm). <b>Groundwater:</b> Sampled.
SB-6/PMW-1 (15.0)	<b>Soil:</b> 4.0-5.0	Gasoline VOCs	Assess the current and former fuel dispensers and product piping	<b>Soil:</b> A sample was collected at the highest PID reading (735 ppm) above the saturated zone. <b>Groundwater:</b> Sampled.
	<b>Groundwater:</b> 5.0-10.0			
SB-7 (10.0)	<b>Soil:</b> 3.0-4.0 and 9.0-10.0	VOCs, PNAs, cadmium, chromium and lead	Assess the service operations and potential former hoists	<b>Soil:</b> Due to the lack of visual and olfactory evidence of impact, samples were collected at the approximate floor drain and potential former hoist depths. <b>Groundwater:</b> Not encountered.
SB-8 (10.0)	<b>Soil:</b> 3.0-4.0	VOCs, PNAs, cadmium, chromium and lead	Assess the service operations and potential former hoists	<b>Soil:</b> Due to the lack of visual and olfactory evidence of impact, a sample was collected at the sand/clay interface. <b>Groundwater:</b> Not encountered.
SB-9/PMW-2 (15.0)	<b>Soil:</b> 6.0-7.0 and 14.0-15.0	Gasoline VOCs	Assess previous area of impact identified at GP-6	<b>Soil:</b> Samples were collected at the highest observed PID reading (1,996 ppm) and at the end of the boring (1.3 ppm). <b>Groundwater:</b> Sampled.
	<b>Groundwater:</b> 5.0-10.0			

PID = photoionization detector  
ppm = parts per million

### 1.5.1 Subsurface Investigations Techniques and QA/QC Procedures

The soil borings were advanced to the desired depth using a hand auger equipped with a stainless steel bucket and/or a model 6610DT Geoprobe® drill rig. Soil sampling was performed for soil classification, verification of subsurface geologic conditions, and for investigating the potential and/or extent of soil and groundwater contamination at the subject property. Soil samples were generally collected on a continuous basis using a stainless steel bucket or 5-foot long macro-core sampler.

During drilling operations, the drilling equipment was cleaned to minimize the possibility of cross contamination. These procedures included cleaning equipment with a phosphate free solution (i.e., Alconox®) and rinsing with distilled water after each sample collection. Drilling and sampling equipment was also cleaned in this manner prior to initiating field activities.

Soils collected from discrete sample intervals were screened using a PID to determine if VOCs were present. Soil from specific depths was placed in plastic bags, sealed, and allowed to volatilize. The headspace within each bag was then monitored with the PID. The PID is able to detect trace levels of organic compounds in the air space within the plastic bag. The PID utilizes a 10.2 electron volts (eV) lamp. Soil samples were collected from the soil borings based upon the highest PID reading, visual/olfactory evidence, a change in geology, surficial soil, and/or directly above the saturated soil. PM's June 2010 soil boring logs are included in Appendix C, which consist of site specific geology, sample depths, and monitoring well installation details.

Soil samples for VOC analysis were preserved with methanol, in accordance with USEPA method 5035, and then placed in appropriately labeled containers with Teflon lined lids and/or sanitized glass jars, placed in an ice packed cooler, and transported under chain of custody procedures for laboratory analysis within applicable holding times.

Temporary monitoring wells were installed at SB/TMW-1 through SB/TMW-5 and permanent monitoring wells were installed at SB-6/PMW-1 and SB-9/PMW-2 for groundwater sample collection. At these locations, a new well assembly, consisting of a 5-foot 0.010-inch slot, schedule 40, poly-vinyl chloride (PVC) screen and PVC casing were lowered into the boreholes to intersect the water table. After the screens for the wells were set to the desired depth, an artificial sand pack or natural sands were allowed to collapse around the well screen. The groundwater samples were collected with care taken to avoid the potential for cross contamination between the samples and to prevent loss of volatiles to the atmosphere. The groundwater samples for laboratory analyses were transferred directly from the low-flow pump discharge line into appropriately labeled sample containers with Teflon lined lids, placed in an ice packed cooler, and transported under chain of custody procedures for laboratory analysis within applicable holding times. Purge water was maintained separate and returned to the wells.

Quality Assurance/Quality Control (QA/QC) samples were collected in general accordance with MDEQ Operational Memorandum Number 2 as follows:

- A-1 – Trip Blank (methanol) for soils
- A-2 – Trip Blank (distilled water) for groundwater
- A-3 – Co-Located Soil Sample (SB-7 9.0-10.0')
- A-4 – Co-Located Groundwater Sample (TMW-2)
- A-5 – Hand Auger Equipment Blank
- A-6 – Macro Core Equipment Blank

The QA/QC samples were submitted for laboratory analysis of VOCs, PNAs, and metals. In general, the results of the QA/QC samples were similar in concentration indicating analysis reproducibility and that no cross contamination occurred.

Fifteen soil samples, seven groundwater samples and corresponding QA/QC samples were submitted to Merit Laboratories, Inc., in East Lansing, Michigan for chemical analysis. Figure 3 and Tables 1 and 2 summarize the soil analytical results; Figure 4 and Table 3 summarize the groundwater analytical results. A copy of the laboratory analytical report is included as Appendix D.

Upon completion of the investigation, the soil borings were abandoned by placing the soil cuttings back into the borehole, filling the void with bentonite chips, hydrating the chips, resurfacing and returning the area to its pre-drilling condition.

## **1.6 Geology and Hydrogeology**

Based on review of the soil boring logs, the soil stratigraphy observed by PM in June 2010 generally consists of up to 9.0 feet of sand, underlain by clay to a depth of at least 25.0 feet bgs, the maximum depth explored.

Groundwater was encountered in soil borings SB/TMW-1 through SB/TMW-5, and SB-9/PMW-1 and SB-6/PMW-2 at depths between 6.0 and 8.0 feet bgs. Based on the saturated thickness less than 3.0 feet and the discontinuous nature, groundwater at the subject property is not representative of an "aquifer" as defined in MDEQ Peer Review Draft Operational Memorandum Number 4, Attachment 10 "Groundwater in an Aquifer," dated February 2007.

As part of Inland Seas 2013 LUST Closure report, a Restrictive Covenant was filed for the subject property which restricts the subject property to Nonresidential use, prohibits the installation and/or use of potable water wells and stipulates that a vapor investigation must be completed prior to the construction of any new structures.

PM's June 2010 soil boring logs are included in Appendix C, which consist of site specific geology, PID readings, sample depths, and monitoring well installation details.

## **2.0 LOCATION OF CONTAMINATED MEDIA ON THE SUBJECT PROPERTY**

The analytical results for soil and groundwater samples collected by PM in 2010 were compared with the MDEQ RBSLs as presented in the Cleanup Criteria Requirements for Response Activity (R299.1 – R299.5), December 30, 2013 in accordance with Section 21323a(1)(b)(i) using the applicable RBSLs. The soil analytical results are summarized in Tables 1 and 2 (including CAS #) and on Figure 3. The groundwater analytical results are summarized in Table 3 (including CAS #) and on Figure 4. Appendix D contains the complete laboratory analytical report. Figures and Tables from Inland Seas August 2013 LUST Closure Report are included in Appendix B.

### **2.1 Soil Analytical Results**

#### **PM's 2010 Soil Analytical Results:**

A concentration of the VOC specie benzene was detected in the soil sample collected from SB-5 (14.0-15.0 feet bgs) above the Part 213 Residential and Nonresidential DWP, GSIP, and Residential SVII RBSLs. Various concentrations of VOCs were also detected in SB-2 (6.0-7.0 feet bgs), SB-6 (4.0-5.0 feet bgs), and SB-9 (6.0-7.0 feet bgs) above the Part 213 Residential and Nonresidential DWP and GSIP RBSLs. A concentration of the VOC specie tetrachloroethene was detected in the soil sample collected from SB-8 (3.0-4.0 feet bgs) above the Part 213 Residential and Nonresidential DWP RBSLs. A concentration of the VOC specie 1,2,4-TMB was detected in the soil sample collected from SB-2 (14.0-15.0 feet bgs) above the laboratory method detection limits (MDLs), but below the most restrictive Part 213 Residential RBSLs. No other concentrations of VOCs were detected in the remaining soil samples collected from the subject property.

Various concentrations of PNAs were detected in the soil sample collected from SB-8 (3.0-4.0 feet bgs) above the laboratory MDLs, but below the most restrictive Part 213 Residential RBSLs. No other concentrations of PNAs were detected in the remaining soil samples collected from the subject property above the laboratory MDLs.

Initially, a concentration of total lead was detected in the soil sample collected from SB-8 (3.0-4.0 feet bgs) above the Part 213 Residential Soil Direct Contact (SDC) RBSLs, but below the Part 213 Nonresidential RBSLs. Based on the elevated concentrations within this sample, PM requested an additional analysis of total, fine and coarse lead. Results of the additional analysis indicated that concentrations of total lead (105,000 ug/Kg), fine lead (73,100 ug/Kg) and coarse lead (273,000 ug/Kg) were all below the Part 213 Residential SDC RBSLs. Various

concentrations of lead were also detected in the selected soil samples collected from the subject property above the laboratory MDLs, but below the Michigan Statewide Default Background Levels (SDBLs). No concentrations of cadmium or chromium were detected in the selected soil samples collected from the subject property above the laboratory MDLs and/or Michigan SDBLs.

### **Inland Seas 2010 Soil Analytical Results:**

Concentrations of various gasoline VOCs were detected in the soil sample collected from GP-6A (Repeat of GP-6) above the Part 213 Residential and Nonresidential DWP and GSIP RBSLs. The concentrations of 1,2,4-TMB have degraded and are no longer present on the property above the previously identified Csat screening levels as indicated in the GP-6 sample collected in 2005. No other concentrations of gasoline VOCs were detected in the remaining soil samples collected by Inland Seas in 2010 (GP-101 through GP-106) above the laboratory MDLs.

## **2.2 Groundwater Analytical Results**

### **PM's 2010 Groundwater Analytical Results:**

Concentrations of various VOCs were detected in the groundwater samples collected from TMW-2 through TMW-5, PMW-1, and PMW-2 above the Part 213 Residential and Nonresidential Drinking Water (DW) and Groundwater Surface Water Interface (GSI) RBSLs. A concentration of the VOC specie methyl-tert-butyl-ether (MTBE) was detected in the groundwater sample collected from TMW-1 above the laboratory MDLs, but below the most restrictive Part 213 Residential RBSLs.

No concentrations of PNAs were detected in the groundwater sample collected from TMW-1 above the laboratory MDLs.

A concentration of chromium was detected in the groundwater sample collected from TMW-2 above the Part 213 Residential and Nonresidential DW and GSI RBSLs. Concentrations of chromium in TMW-1 and lead in TMW-2 were detected above the laboratory MDLs, but below the most restrictive Part 213 Residential RBSLs. No concentrations of cadmium were detected in the groundwater sample collected from TMW-2 above the laboratory MDLs.

### **Inland Seas 2013 Groundwater Analytical Results:**

Concentrations of various gasoline VOCs were detected in the groundwater samples collected from MW-1 through MW-5, PMW-A and PMW-B above the Part 213 Residential and Nonresidential DW and GSI RBSLs. A concentration of the gasoline VOC specie 1,2,4-TMB was detected in the groundwater sample collected from MW-8 above the Part 213 GSI RBSLs. No other concentrations of gasoline VOCs were detected in the remaining groundwater samples collected by Inland Seas in 2013 (MW-6, MW-9 through MW-13, and PMW-15) above the laboratory MDLs.

## **2.3 Subject Property Property Status**

Based upon review of the previous subsurface investigations, the subsurface investigation completed by PM in June 2010, and the subsurface investigation completed by Inland Sea in 2013, no evidence of a new release was identified. Based upon the documented exceedances of the Part 213 Residential and Nonresidential DW/DWP and GSI/GSIP RBSLs and the Closed

LUST status, the subject property would be classified as a “property”, as defined by Part 213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

### **3.0 PROPERTY INFORMATION**

#### **3.1 Legal Description of Subject Property**

Refer to Appendix E for assessing information which includes a legal description.

#### **3.2 Survey Map of Subject Property**

A map of the subject property which depicts the property/parcel boundaries is included as Figure 2.

#### **3.3 Subject Location and Analytical Summary Maps**

PM Figures 3 and 4 provide scaled maps of the site features and soil boring/ monitoring well locations with analytical results. Figures from Inland Seas August 2013 LUST Closure Report are included in Appendix B.

#### **3.4 Subject Property Location Map**

Figure 1 provides a scaled area map depicting the subject property location in relation to the surrounding area. Figure 2 provides a scaled map of the subject property with site features.

#### **3.5 Subject Property Address**

As indicated in Section 1.0, the subject property (Parcel ID number: 33-02-02-10-430-009) is located at 1619 Haslett Road, Haslett, Ingham County, Michigan 48840 (Figure 1).

#### **3.6 Subject Spatial Data**

As depicted in Figure 1, the subject property is located at 1619 Haslett Road, Haslett, Ingham County, Michigan 48840 in the northeast quarter quarter of the southeast quarter of section 10, township 4 north, range 1 west.

According to the MDEQ Groundwater Mapping Project Website, the center of the subject property is located at latitude 42.747 north and a longitude of -84.408 west.

### **4.0 FACILITY STATUS OF SUBJECT PROPERTY**

As indicated in Section 2.3 based upon documented exceedances of the Part 213 Residential and Nonresidential DW/DWP and GSI/GSIP RBSLs and the Csat screening levels, and the Closed LUST status, the subject property would be classified as a “property”, as defined by Part 213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

No evidence of a new release was identified during the June 2010 subsurface investigation.

#### **4.1 Summary Data Tables**

The analytical results for the soil and groundwater samples were compared with the MDEQ RBSLs as presented in the Cleanup Criteria Requirements for Response Activity (R299.1 – R299.5), December 30, 2013 in accordance with Section 21323a(1)(b)(i) using the applicable RBSLs. PM's soil analytical results are summarized in Tables 1 and 2, and the groundwater analytical results are summarized in Table 3. CAS numbers associated with each target analyte identified above the laboratory MDLs are also presented in the included tables.

Tables from Inland Seas August 2013 LUST Closure Report are included in Appendix B.

#### **4.2 Laboratory Reports and Chain of Custody Documentation**

Soil and groundwater samples collected by PM were submitted under chain of custody procedures and within applicable holding times. Refer to Appendix D for the laboratory analytical report and associated chain of custody documentation.

#### **5.0 IDENTIFICATION OF BEA AUTHOR**

This BEA was conducted on March 13, 2015, by Mr. Ryan Feeny, Staff Scientist, and reviewed by Ms. Jennifer Ritchie, CPG, Regional Manager, PM Environmental, Inc., which is prior to or within 45 days of property ownership or occupancy. Qualification statements are provided as Appendix F.

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.



Jennifer Ritchie, CPG  
Regional Manager

#### **6.0 AAI REPORT OR ASTM PHASE I ESA**

As indicated in Section 1.3, PM performed a Phase I ESA of the subject property, March 13, 2015, in conformance with the scope and limitations of ASTM Practice E 1527-05 for the subject property located at 1619 Haslett Road, Haslett, Ingham County, Michigan 48840. The scope of the Phase I ESA included consideration of hazardous substances as defined in Section 20101(1)(4) of P.A 451 of 1994, as amended, and constituted the performance of an All Appropriate Inquiry in conformance with the standards and practices set forth in 40 CFR Part 312.

A copy of the March 2015 Phase I ESA is included in Appendix A.

## **7.0 REFERENCES**

- Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM, ASTM Designation E 1527-05, Published November 2005.
- Cleanup Criteria Requirements for Response Activity (R299.1 – R299.5), December 30, 2013
- MDEQ Operational Memorandum No. 4 “Site Characterization and Remediation Verification – Attachment 10, Peer Review Draft Groundwater Not in an Aquifer,” February 2007;
- MDEQ Operational Memorandum No. 2 “Sampling and Analysis,” October 22, 2004, Revised July 5, 2007;
- MDEQ Baseline Environmental Assessment Submittal Form (EQP 4025), dated October 2014;
- Initial Abatement Report, March 1995, Superior Environmental Corporation (Superior); .
- Final Assessment Report (FAR), September 1996, Superior;
- Audit of Corrective Actions, May 2005, Michigan Department of Natural Resources and Environment (MDNRE)
- Status Update, May 2006, Inland Seas Engineering, Inc. (Inland Seas);
- Status Update, December 2006, Inland Seas;
- Performance Monitoring Report, March 2007, Inland Seas;
- Performance Monitoring Report, May 2009, Inland Seas;
- Phase I ESA, July 2010, PM;
- BEA, August 2010, PM;
- LUST Closure Report, June 2013, Inland Seas; and
- Phase I ESA, March 2015, PM.

1630 HASLETT ROAD  
HASLETT COMMERCE  
CENTER

1620 HASLETT ROAD  
DO NAILS  
MAURER'S CLEANERS

1602 HASLETT ROAD  
VACANT BANK BRANCH

HASLETT ROAD

MARSH ROAD

SANITARY (8" DIA.)

1621 HASLETT ROAD  
PNC BANK

FORMER  
BUILDING

(4) FORMER 6,000-GALLON  
GASOLINE USTs

(3) VENT PIPES

5640 MARSH ROAD  
BLONDIE'S BARN

1601 HASLETT ROAD  
HABITAT FOR HUMANITY  
RE-STORE

12,000-GALLON  
GASOLINE UST

15,000-GALLON  
GASOLINE UST

CONVENIENCE  
STORE

(4) 275-GALLON NEW OIL ASTs

STORAGE  
SHEDS

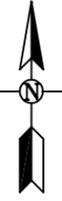
USED OIL FILL PORT

1,000-GALLON USED OIL UST  
(LOCATION OF FORMER  
550-GALLON USED OIL UST)

1561-1589 HASLETT ROAD  
SHOP TOWN  
RETAIL SHOPPING CENTER

**LEGEND:**

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- FLOOR DRAIN
-  BAYDOOR
-  DUMPSTER
-  ABOVE GROUND HOIST
-  PUMP ISLAND
-  FORMER PUMP ISLAND
-  UST
-  AST



**FIGURE 2**  
GENERALIZED DIAGRAM OF THE SUBJECT  
PROPERTY AND ADJOINING PROPERTIES

PROJ: RETAIL GASOLINE SERVICE STATION  
1619 HASLETT ROAD  
HASLETT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/KK/MW/CS	DATE: 3/12/2015
VERIFY SCALE	CHKD BY: CA/RS/JS	SCALE: 1" = 40'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
FILE NAME: 01-3537-3F02R00		

1630 HASLETT ROAD  
HASLETT COMMERCE  
CENTER

1621 HASLETT ROAD  
PNC BANK

1620 HASLETT ROAD  
DO NAILS  
MAURER'S CLEANERS

1602 HASLETT ROAD  
CITIZENS BANK

1561-1589 HASLETT ROAD  
SHOP TOWN  
RETAIL SHOPPING CENTER

FORMER  
BUILDING

(4) FORMER 6,000-GALLON  
GASOLINE USTs

5640 MARSH ROAD  
BLONDIE'S BARN

(3) VENT PIPES

(4) 275-GALLON  
NEW OIL ASTs

1,000-GALLON USED OIL UST  
(LOCATION OF FORMER  
550-GALLON USED OIL UST)

STORAGE  
SHEDS

CONVENIENCE  
STORE

SB-2		SB-2	
6/25/2010		6/25/2010	
6.0 ~ 7.0'		14.0 ~ 15.0'	
E	3,600	1,2,4-TMB	150
X	4,600	OTHER GVOCs	<MDL
n-PROP	5,400		
1,2,3-TMB	5,600		
1,2,4-TMB	20,700		
NAPH	8,000		
2-M	7,600		
OTHER GVOCs		<MDL	

SB-1		SB-1	
6/25/2010		6/25/2010	
5.0 ~ 6.0'		16.0 ~ 17.0'	
GVOCs	<MDL	GVOCs	<MDL
PNAAs	<MDL	PNAAs	<MDL
Cd	<MDL	Cd	<MDL
Cr	3,550	Cr	2,690
Pb	8,620	Pb	3,680

SB-3		SB-3	
6/25/2010		6/25/2010	
2.0 ~ 3.0'		14.0 ~ 15.0'	
GVOCs	<MDL	GVOCs	<MDL

SB-5		SB-5	
6/25/2010		6/25/2010	
4.0 ~ 5.0'		14.0 ~ 15.0'	
GVOCs	<MDL	B	5,120
OTHER GVOCs		<MDL	

SB-6	
6/25/2010	
4.0 ~ 5.0'	
B	600
T	300
E	4,700
X	5,500
n-PROP	1,700
1,2,3-TMB	1,100
1,2,4-TMB	1,700
1,3,5-TMB	1,600
OTHER GVOCs	
<MDL	

SB-4	
6/25/2010	
3.0 ~ 4.0'	
GVOCs	<MDL

SB-8	
6/25/2010	
3.0 ~ 4.0'	
PCE	680
OTHER GVOCs	
<MDL	
B(a)ANTH	400
B(a)PYR	400
B(b)FLA	500
B(k)FLA	300
B(g,h,i)PER	300
CHRYSENE	500
FL	1,000
Ph	500
Py	800
OTHER PNAAs	
<MDL	
Cd	2,470
Cr	4,720
Pb (TOTAL)	557,000
Pb (COARSE)	73,100
Pb (FINE)	273,000

SB-7		SB-7		A-3	
6/25/2010		6/25/2010		6/25/2010	
3.0 ~ 4.0'		9.0 ~ 10.0'		9.0 ~ 10.0'	
GVOCs	<MDL	GVOCs	<MDL	GVOCs	<MDL
PNAAs	<MDL	PNAAs	<MDL	PNAAs	<MDL
Cd	<MDL	Cd	<MDL	Cd	240
Cr	1,320	Cr	3,660	Cr	3,790
Pb	2,870	Pb	10,200	Pb	10,900

SB-9		SB-9	
6/25/2010		6/25/2010	
6.0 ~ 7.0'		14.0 ~ 15.0'	
E	4,700	GVOCs	<MDL
n-PROP	14,500		
ISOP	3,000		
NAPH	10,000		
2-M	22,300		
OTHER GVOCs		<MDL	

**LEGEND:**

- SUBJECT PROPERTY
  - FORMER/HISTORICAL SITE FEATURES
  - ELEC ELECTRIC
  - W WATER
  - GAS GAS
  - SAN SANITARY SEWER
  - ST STORM SEWER
  - FO FIBER OPTIC
  - PL PRODUCT LINE
  - FLOOR DRAIN
  - ⊕ BAYDOOR
  - ⊕ DUMPSTER
  - ⊕ ABOVE GROUND HOIST
  - ⊕ PUMP ISLAND
  - ⊕ FORMER PUMP ISLAND
  - ⊕ UST UNDERGROUND STORAGE TANK
  - ⊕ AST ABOVE GROUND STORAGE TANK
  - ⊕ SOIL BORING / TEMPORARY MONITORING WELL
  - ⊕ SOIL BORING / MONITORING WELL
  - Cd CADMIUM
  - Cr CHROMIUM
  - Pb LEAD
  - NAPH NAPHTHALENE
  - B BENZENE
  - T TOLUENE
  - E ETHYLBENZENE
  - X XYLENES
  - 1,2,4-TMB 1,2,4-TRIMETHYLBENZENE
  - 1,3,5-TMB 1,3,5-TRIMETHYLBENZENE
  - 1,2,3-TMB 1,2,3-TRIMETHYLBENZENE
  - ISOP ISOPROPYLBENZENE
  - n-PROP n-PROPYLBENZENE
  - VOCs VOLATILE ORGANIC COMPOUNDS
  - PNAAs POLYNUCLEAR AROMATIC COMPOUNDS
  - MDL METHOD DETECTION LIMIT
  - UNITS ug/Kg (UNLESS NOTED)
  - VALUE EXCEEDS APPLICABLE CRITERIA
- NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED



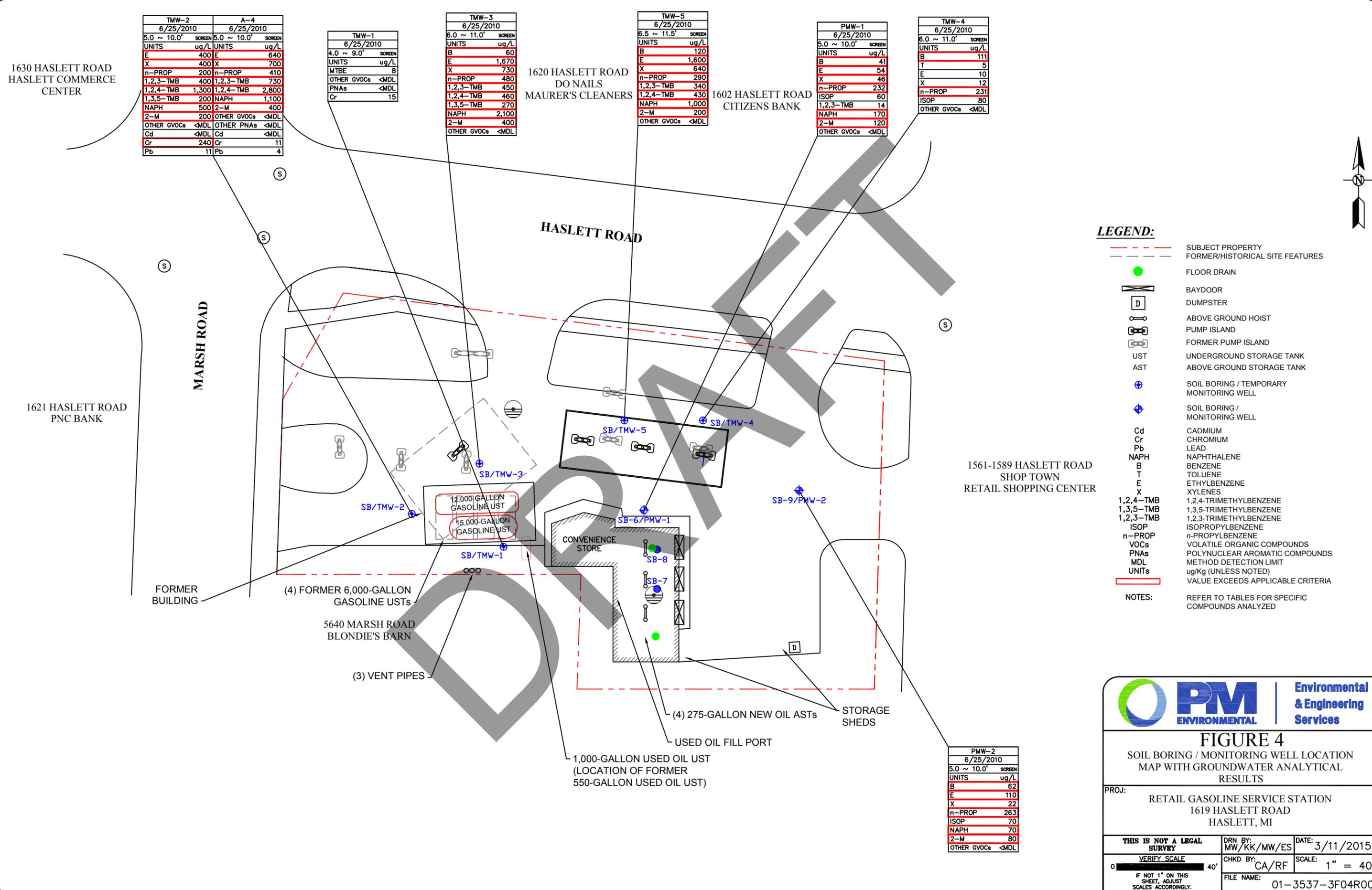
**FIGURE 3**  
SOIL BORING / MONITORING WELL LOCATION  
MAP WITH SOIL ANALYTICAL RESULTS

PROJ: RETAIL GASOLINE SERVICE STATION  
1619 HASLETT ROAD  
HASLETT, MI

THIS IS NOT A LEGAL SURVEY  
VERIFY SCALE 40'  
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRN BY: MW/KK/MW/ES  
CHKD BY: CA/RF  
FILE NAME: 01-3537-3F03R00

DATE: 3/11/2015  
SCALE: 1" = 40'



TMW-2 6/25/2010		A-4 6/25/2010	
5.0 ~ 10.0'	SCREEN	5.0 ~ 10.0'	SCREEN
UNITS	ug/L	UNITS	ug/L
E	400	E	640
X	400	X	700
n-PROP	200	n-PROP	410
1,2,3-TMB	400	1,2,3-TMB	730
1,2,4-TMB	1,300	1,2,4-TMB	2,800
1,3,5-TMB	200	NAPH	1,100
NAPH	500	2-M	400
2-M	200	OTHER GVOCs	<MDL
OTHER GVOCs	<MDL	OTHER PNAs	<MDL
Cd	<MDL	Cd	<MDL
Cr	240	Cr	11
Pb	11	Pb	4

TMW-1 6/25/2010	
4.0 ~ 9.0'	SCREEN
UNITS	ug/L
MTBE	8
OTHER GVOCs	<MDL
PNAs	<MDL
Cr	15

TMW-3 6/25/2010	
6.0 ~ 11.0'	SCREEN
UNITS	ug/L
B	60
E	1,670
X	730
n-PROP	480
1,2,3-TMB	450
1,2,4-TMB	460
1,3,5-TMB	270
NAPH	2,100
2-M	400
OTHER GVOCs	<MDL

TMW-5 6/25/2010	
6.5 ~ 11.5'	SCREEN
UNITS	ug/L
B	120
E	1,600
X	640
n-PROP	290
1,2,3-TMB	340
1,2,4-TMB	430
NAPH	1,000
2-M	200
OTHER GVOCs	<MDL

PMW-1 6/25/2010	
5.0 ~ 10.0'	SCREEN
UNITS	ug/L
B	41
E	54
X	46
n-PROP	232
ISOP	60
1,2,3-TMB	14
NAPH	170
2-M	120
OTHER GVOCs	<MDL

TMW-4 6/25/2010	
6.0 ~ 11.0'	SCREEN
UNITS	ug/L
B	111
T	5
E	10
X	12
n-PROP	231
ISOP	80
OTHER GVOCs	<MDL

PMW-2 6/25/2010	
5.0 ~ 10.0'	SCREEN
UNITS	ug/L
B	62
E	110
X	22
n-PROP	263
ISOP	70
NAPH	70
2-M	80
OTHER GVOCs	<MDL

**LEGEND:**

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- FLOOR DRAIN
- BAYDOOR
- DUMPSTER
- ABOVE GROUND HOIST
- PUMP ISLAND
- FORMER PUMP ISLAND
- UST
- AST
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL BORING / MONITORING WELL
- Cd CADMIUM
- Cr CHROMIUM
- Pb LEAD
- NAPH NAPHTHALENE
- B BENZENE
- T TOLUENE
- E ETHYLBENZENE
- X XYLENES
- 1,2,4-TMB 1,2,4-TRIMETHYLBENZENE
- 1,3,5-TMB 1,3,5-TRIMETHYLBENZENE
- 1,2,3-TMB 1,2,3-TRIMETHYLBENZENE
- ISOP ISOPROPYLBENZENE
- n-PROP n-PROPYLBENZENE
- VOCs VOLATILE ORGANIC COMPOUNDS
- PNAs POLYNUCLEAR AROMATIC COMPOUNDS
- MDL METHOD DETECTION LIMIT
- UNITS ug/Kg (UNLESS NOTED)
- VALUE EXCEEDS APPLICABLE CRITERIA

NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED

**FIGURE 4**  
SOIL BORING / MONITORING WELL LOCATION  
MAP WITH GROUNDWATER ANALYTICAL  
RESULTS

PROJ: RETAIL GASOLINE SERVICE STATION  
1619 HASLETT ROAD  
HASLETT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/KK/MW/ES	DATE: 3/11/2015
VERIFY SCALE	CHKD BY: CA/RF	SCALE: 1" = 40'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
FILE NAME: 01-3537-3F04R00		

**TABLE 1**  
**SUMMARY OF SOIL ANALYTICAL RESULTS: VOCs**  
**1619 HASLETT ROAD, HASLETT, MICHIGAN**  
**PM PROJECT #01-3537-3**

Volatile Organic Compounds (VOCs) (µg/Kg)			Benzene	Toluene	Ethylbenzene	Xylenes	n-Propylbenzene	Isopropyl benzene	Naphthalene	2-Methylnaphthalene	1,2,3-Trimethylbenzene*	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Tetrachloroethene	Other Gasoline VOCs	Other VOCs
Chemical Abstract Service Number (CAS#)			71432	108883	100414	1330207	103651	98828	91203	91576	526738	95636	108678	127184	Various	Various
Sample ID	Sample Date	Sample Depth (feet bgs)	VOCs													
SB-1	06/25/2010	5.0-6.0	<80	<200	<80	<280	<200	<400	<500	<500	<200	<200	<200	<70	NA	ND
SB-1	06/25/2010	16.0-17.0	<60	<100	<60	<160	<100	<300	<400	<400	<100	<100	<100	<70	NA	ND
SB-2	06/25/2010	6.0-7.0	<300	<300	<b>3,600</b>	<b>4,600</b>	<b>5,400</b>	<1,000	<b>8,000</b>	<b>7,600</b>	<b>5,600</b>	<b>20,700</b>	<300	<70	ND	NA
SB-2	06/25/2010	14.0-15.0	<70	<70	<70	<170	<70	<300	<300	<100	<70	150	<70	<70	ND	NA
SB-3	06/25/2010	2.0-3.0	<60	<60	<60	<160	<60	<300	<300	<100	<60	<60	<60	<70	ND	NA
SB-3	06/25/2010	14.0-15.0	<70	<70	<70	<170	<70	<300	<300	<100	<70	<70	<70	<70	ND	NA
SB-4	06/25/2010	3.0-4.0	<60	<60	<60	<160	<60	<300	<300	<100	<60	<60	<60	<70	ND	NA
SB-5	06/25/2010	4.0-5.0	<60	<60	<60	<160	<60	<300	<300	<100	<60	<60	<60	<70	ND	NA
SB-5	06/25/2010	14.0-15.0	<b>5,120</b>	<70	<70	<170	<70	<300	<300	<100	<70	<70	<70	<70	ND	NA
SB-6	06/25/2010	4.0-5.0	<b>600</b>	300	<b>4,700</b>	<b>5,500</b>	1,700	<800	<800	<300	<b>1,100</b>	<b>1,700</b>	<b>1,600</b>	<70	ND	NA
SB-7	06/25/2010	3.0-4.0	<60	<100	<60	<160	<100	<300	<400	<400	<100	<100	<100	<70	NA	ND
SB-7 A-3 (Duplicate)	06/25/2010	9.0-10.0	<80	<200	<80	<280	<200	<400	<500	<500	<200	<200	<200	<70	NA	ND
SB-8	06/25/2010	3.0-4.0	<70	<100	<70	<170	<100	<400	<500	<500	<100	<100	<100	<b>680</b>	NA	ND
SB-9	06/25/2010	6.0-7.0	<400	<400	<b>4,700</b>	<1,100	<b>14,500</b>	<b>3,000</b>	<b>10,000</b>	<b>22,300</b>	<400	<400	<400	<70	ND	NA
SB-9	06/25/2010	14.0-15.0	<60	<60	<60	<160	<60	<300	<300	<100	<60	<60	<60	<70	ND	NA

**Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50)**  
**Generic Soil Cleanup Criteria Tables 2 and 3: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013**  
**MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013**

Residential (µg/Kg)																
Drinking Water Protection (Res DWP)	100	16,000	1,500	5,600	91,000	1,600	35,000	57,000	1,800	2,100	1,800	100	Various	Various		
Groundwater Surface Water Interface Protection (GSIP)	4,000 (X)	5,400	360	820	3,200	ID	730	4,200	570	570	1,100	1,200 (X)	Various	Various		
Soil Volatilization to Indoor Air Inhalation (Res SVII)	1,600	3.3E+05 (C)	87,000	6.3E+06 (C)	4.0E+05 (C)	ID	2.50E+05	2.70E+06	2.6E+06 (C)	4.3E+06 (C)	2.6E+06 (C)	11,000	Various	Various		
Ambient Air Infinite Source Volatile Soil Inhalation (Res VSI)	13,000	2.80E+06	7.20E+05	4.60E+07	1.70E+06	ID	3.00E+05	1.50E+06	1.60E+07	2.10E+07	1.60E+07	1.70E+05	Various	Various		
Ambient Air Finite VSI for 5 Meter Source Thickness	34,000	5.10E+06	1.00E+06	6.10E+07	1.70E+06	ID	3.00E+05	1.50E+06	3.80E+08	5.00E+08	3.80E+08	4.80E+05	Various	Various		
Ambient Air Finite VSI for 2 Meter Source Thickness	79,000	1.20E+07	2.20E+06	1.30E+08	2.80E+06	ID	3.00E+05	1.50E+06	3.80E+08	5.00E+08	3.80E+08	1.1E+06	Various	Various		
Ambient Air Particulate Soil Inhalation (Res PSI)	3.80E+08	2.70E+10	1.00E+10	2.90E+11	5.80E+09	1.30E+09	2.00E+08	6.70E+08	8.20E+10	8.20E+10	8.20E+10	2.7E+09	Various	Various		
Direct Contact (Res DC)	1.80E+05	5.0E+07 (C)	2.2E+07 (C)	4.1E+08 (C)	2.5E+07 (C)	2.50E+06	1.60E+07	8.10E+06	3.2E+07 (C)	3.2E+07 (C)	3.2E+07 (C)	2.0E+05 (C)	Various	Various		

Nonresidential (µg/Kg)																
Drinking Water Protection (Nonres DWP)	100	16,000	1,500	5,600	2.60E+05	4,600	1.00E+05	1.70E+05	1,800	2,100	1,800	100	Various	Various		
Soil Volatilization to Indoor Air Inhalation (Nonres SVII)	8,400	6.1E+05 (C)	4.6E+05 (C)	1.2E+07 (C)	7.3E+05 (C)	ID	4.70E+05	4.90E+06	4.8E+06 (C)	8.0E+06 (C)	4.8E+06 (C)	21,000	Various	Various		
Ambient Air Infinite Source Volatile Soil Inhalation (Nonres VSI)	45,000	3.30E+06	2.40E+06	5.40E+07	2.00E+06	ID	3.50E+05	1.80E+06	1.90E+07	2.50E+07	1.90E+07	2.10E+05	Various	Various		
Ambient Air Finite VSI for 5 Meter Source Thickness	99,000	3.60E+07	3.10E+06	6.50E+07	2.00E+06	ID	3.50E+05	1.80E+06	4.60E+08	6.00E+08	4.60E+08	4.90E+05	Various	Various		
Ambient Air Finite VSI for 2 Meter Source Thickness	2.30E+05	3.60E+07	6.50E+06	1.30E+08	3.00E+06	ID	3.50E+05	1.80E+06	4.60E+08	6.00E+08	4.60E+08	1.1E+06	Various	Various		
Ambient Air Particulate Soil Inhalation (Nonres PSI)	4.70E+08	1.20E+10	1.30E+10	1.30E+11	2.60E+09	5.90E+08	8.80E+07	2.90E+08	3.60E+10	3.60E+10	3.60E+10	1.2E+09	Various	Various		
Direct Contact (Nonres DC)	8.40E+05 (C)	1.6E+08 (C)	7.1E+07 (C)	1.0E+09 (C)	8.0E+07 (C)	8.00E+06	5.20E+07	2.60E+07	1.0E+08 (C)	1.0E+08 (C)	1.0E+08 (C)	9.3E+05 (C)	Various	Various		

Screening Levels (µg/Kg)																
Soil Saturation Concentration Screening Levels (Csat)	4.00E+05	2.50E+05	1.40E+05	1.50E+05	1.00E+07	3.90E+05	NA	NA	94,000	1.10E+05	94,000	88,000	Various	Various		
Residential Vapor Intrusion Soil Screening Levels (S <sub>VI-res</sub> )	50	10,000	200	290	140	250	440	7,500	3,200	2,200	1,700	52	Various	Various		
Nonresidential Vapor Intrusion Soil Screening Levels (S <sub>VI-nr</sub> )	84.5	1.69E+05	4,000	4,900	2,400	300	8,900	1.26E+05	53,000	37,000	28,000	1,000	Various	Various		

  Applicable Criterion/RBSL Exceeded  
**BOLD** Value Exceeds Applicable Criterion/RBSL  
 bgs Below Ground Surface (feet)  
 ID Insufficient Data  
 NA Not Applicable  
 ND Non-detected at levels above laboratory method detection limit (MDL)  
 NL Not Listed  
 NLL Not Likely to Leach  
 NLV Not Likely to Volatilize  
 \* 1,2,3-Trimethylbenzene RBSLs based on the more restrictive of 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene.

**TABLE 2  
SUMMARY OF SOIL ANALYTICAL RESULTS: PNAs, CADMIUM, CHROMIUM AND LEAD  
1619 HASLETT ROAD, HASLETT, MICHIGAN  
PM PROJECT #01-3537-3**

Polynuclear Aromatic Compounds, Cadmium, Chromium and Lead  (µg/Kg)			Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Benzo(g,h,i)perylene	Chrysene	Fluoranthene	Phenanthrene	Pyrene	Other PNAs	Cadmium	Chromium	Lead			
															Total <sup>1</sup>	Coarse Fraction	Fine Fraction	
Chemical Abstract Service Number (CAS#)			56553	50328	205992	207089	191242	218019	206440	85018	129000	Various	7440439	16065831	7439921			
Sample ID	Sample Date	Sample Depth (feet bgs)	PNAs										Metals					
SB-1	06/25/2010	5.0-6.0	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	ND	<200	3,550	8,620	NA	NA
SB-1	06/25/2010	16.0-17.0	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	ND	<200	2,690	3,680	NA	NA
SB-7	06/25/2010	3.0-4.0	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	ND	<200	1,320	2,870	NA	NA
SB-7	06/25/2010	9.0-10.0	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	ND	<200	3,660	10,200	NA	NA
A-3 (Duplicate)			<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	ND	240	3,790	10,900	NA
SB-8	06/25/2010	3.0-4.0	400	400	500	300	300	500	1,000	500	800	ND	2,470	4,720	<b>557,000</b>	73,100	273,000	
<b>Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50)</b> <b>Generic Soil Cleanup Criteria Tables 2 and 3: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013</b> <b>MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013</b>																		
<b>Residential (µg/Kg)</b>																		
Statewide Default Background Levels	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,200	18,000	21,000	NA	NA	
Drinking Water Protection (Res DWP)	NLL	NLL	NLL	NLL	NLL	NLL	NLL	7.30E+05	56,000	4.80E+05	4.80E+05	6,000	30,000	7.00E+05	7.00E+05	7.00E+05		
Groundwater Surface Water Interface Protection (GSIP)	NLL	NLL	NLL	NLL	NLL	NLL	NLL	5,500	2,100	ID	ID	3.1E+3 (G,X)	2.5E+9 (G,X)	2.3E+6 (G,X)				
Soil Volatilization to Indoor Air Inhalation (Res SVII)	NLV	NLV	ID	NLV	NLV	ID	1.0E+9 (D)	2.8E+06	1.0E+9 (D)	1.0E+9 (D)	NLV	NLV	NLV	NLV	NLV			
Ambient Air Infinite Source Volatile Soil Inhalation (Res VSI)	NLV	NLV	ID	NLV	NLV	ID	7.40E+08	1.60E+05	6.5E+08	6.5E+08	NLV	NLV	NLV	NLV	NLV			
Ambient Air Finite VSI for 5 Meter Source Thickness	NLV	NLV	ID	NLV	NLV	ID	7.4E+08	1.60E+05	6.5E+08	6.5E+08	NLV	NLV	NLV	NLV	NLV			
Ambient Air Finite VSI for 2 Meter Source Thickness	NLV	NLV	ID	NLV	NLV	ID	7.4E+08	1.60E+05	6.5E+08	6.5E+08	NLV	NLV	NLV	NLV	NLV			
Ambient Air Particulate Soil Inhalation (Res PSI)	ID	1.5E+06	ID	ID	8.0E+08	ID	9.3E+09	6.7E+06	6.7E+09	6.7E+09	1.70E+06	2.60E+05	NA	NA	1.0E+08			
Direct Contact (Res DC)	20,000	2,000	20,000	2.00E+05	2.5E+06	2.0E+06	4.6E+07	1.6E+06	2.9E+07	2.9E+07	5.50E+05	2.50E+06	<b>4.00E+05</b>	4.00E+05	4.00E+05			
<b>Nonresidential (µg/Kg)</b>																		
Drinking Water Protection (Nonres DWP)	NLL	NLL	NLL	NLL	NLL	NLL	NLL	7.30E+05	1.60E+05	4.80E+05	4.80E+05	6,000	30,000	7.00E+05	7.00E+05	7.00E+05		
Soil Volatilization to Indoor Air Inhalation (Nonres SVII)	NLV	NLV	ID	NLV	NLV	ID	1.0E+9 (D)	5.1E+06	1.0E+9 (D)	1.0E+9 (D)	NLV	NLV	NLV	NLV	NLV			
Ambient Air Infinite Source Volatile Soil Inhalation (Nonres VSI)	NLV	NLV	ID	NLV	NLV	ID	8.9E+08	1.90E+05	7.8E+08	7.8E+08	NLV	NLV	NLV	NLV	NLV			
Ambient Air Finite VSI for 5 Meter Source Thickness	NLV	NLV	ID	NLV	NLV	ID	8.8E+08	1.90E+05	7.8E+08	7.8E+08	NLV	NLV	NLV	NLV	NLV			
Ambient Air Finite VSI for 2 Meter Source Thickness	NLV	NLV	ID	NLV	NLV	ID	8.8E+08	1.90E+05	7.8E+08	7.8E+08	NLV	NLV	NLV	NLV	NLV			
Ambient Air Particulate Soil Inhalation (Nonres PSI)	ID	1.9E+06	ID	ID	3.5E+08	ID	4.1E+09	2.9E+06	2.9E+09	2.9E+09	2.2E+06	2.40E+05	NA	NA	4.4E+07			
Direct Contact (Nonres DC)	80,000	8,000	80,000	8.00E+05	7.0E+06	8.0E+06	1.3E+08	5.2E+06	8.4E+07	8.4E+07	2.1E+06	9.2E+06	9.00E+05 (DD)	9.00E+05 (DD)	9.00E+05 (DD)			
<b>Screening Levels (µg/Kg)</b>																		
Soil Saturation Concentration Screening Levels (Csat)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Residential Vapor Intrusion Soil Screening Levels (S <sub>VI-res</sub> )	NL	NL	NL	NL	NL	NL	NL	5,100	6.47E+07	6.47E+07	NL	NL	NL	NL	NL			
Nonresidential Vapor Intrusion Soil Screening Levels (S <sub>VI-nr</sub> )	NL	NL	NL	NL	NL	NL	NL	86,000	1.09E+09	1.09E+09	NL	NL	NL	NL	NL			

**█** Applicable Criterion/RBSL Exceeded  
**BOLD** Value Exceeds Applicable Criterion/RBSL  
bgs Below Ground Surface (feet)  
ID Insufficient Data  
NA Not Applicable  
ND Non-detected at levels above laboratory method detection limit (MDL)  
NL Not Listed  
NLL Not Likely to Leach  
NLV Not Likely to Volatilize  
<sup>1</sup> Maximum of analyzed or calculated total lead value.

{G} Metal GSIP Criteria for Surface Water Not Protected for Drinking Water Use based on 122 mg/L CaCO<sub>3</sub> Hardness: Station ID 330137, Lake Lansing, Haslett, MI.

**TABLE 3  
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS:  
VOCs, PNAs, CADMIUM, CHROMIUM AND LEAD  
1619 HASLETT ROAD, HASLETT, MICHIGAN  
PM PROJECT #01-3537-3**

Volatile Organic Compounds (VOCs), Cadmium, Chromium and Lead (µg/L)				Benzene	Toluene	Ethylbenzene	Xylenes	Methyl-tert-butyl ether (MTBE)	n-Propylbenzene	Isopropyl benzene	1,2,3-Trimethylbenzene <sup>5</sup>	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Naphthalene	2-Methylnaphthalene	Other Gasoline VOCs	Other VOCs	PNAs	Cadmium	Chromium	Lead
Chemical Abstract Service Number (CAS#)				71432	108883	100414	1330207	1634044	103651	98828	526738	95636	108678	91203	91576	Various	Various	Various	7440439	16065831	7439921
Sample ID	Sample Date	Screen Depth (feet bgs)	Depth to Groundwater (feet bgs)	VOCs														PNAs	Metals		
TMW-1	6/25/2010	4.0-9.0	6.0	<1	<1	<1	<3	8	<1	<5	<1	<1	<1	<5	<5	NA	ND	ND	NA	15	NA
TMW-2	6/25/2010	5.0-10.0	7.0	<100	<100	<b>400</b>	<b>400</b>	<500	<b>200</b>	<500	<b>400</b>	<b>1,300</b>	<b>200</b>	<b>500</b>	<b>200</b>	ND	NA	NA	<0.5	<b>240</b>	11
A-4 (Colocated)	6/25/2010	5.0-10.0	7.0	<50	<50	<b>640</b>	<b>700</b>	<300	<b>410</b>	<300	<b>730</b>	<b>2,800</b>	<50	<b>1,100</b>	<b>400</b>	ND	NA	NA	<0.5	11	4
TMW-3	6/25/2010	6.0-11.0	8.0	<b>60</b>	<50	<b>1,670</b>	<b>730</b>	<300	<b>480</b>	<300	<b>450</b>	<b>460</b>	<b>270</b>	<b>2,100</b>	<b>400</b>	ND	NA	NA	NA	NA	NA
TMW-4	6/25/2010	6.0-11.0	7.1	<b>111</b>	5	10	12	<30	<b>231</b>	80	<5	<5	<5	<30	<10	ND	NA	NA	NA	NA	NA
TMW-5	6/25/2010	6.5-11.5	7.3	<b>120</b>	<50	<b>1,600</b>	<b>640</b>	<300	<b>290</b>	<300	<b>340</b>	<b>430</b>	<50	<b>1,000</b>	<b>200</b>	ND	NA	NA	NA	NA	NA
PMW-1	6/25/2010	5.0-10.0	8.0	<b>41</b>	<5	<b>54</b>	<b>46</b>	<30	<b>232</b>	60	14	<5	<5	<b>170</b>	<b>120</b>	ND	NA	NA	NA	NA	NA
PMW-2	6/25/2010	5.0-10.0	8.0	<b>62</b>	<5	<b>110</b>	22	<30	<b>263</b>	70	<5	<5	<5	<b>70</b>	<b>80</b>	ND	NA	NA	NA	NA	NA
<b>Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50)</b> <b>Generic Groundwater Cleanup Criteria Table 1: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013</b> <b>MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013</b>																					
<b>Residential/Nonresidential (µg/L)</b>																					
<b>Residential Drinking Water (Res DW)</b>	5.0 (A)	790 (E)	74 (E)	280 (E)	40 (E)	80	800	63 (E)	63 (E)	72 (E)	520	260	Various	Various	Various	5.0 (A)	100 (A)	4.0 (L)			
<b>Residential Health Based Drinking Water Values</b>	NL	1,000 (E)	700 (E)	10,000 (E)	240 (E)	NL	NL	NL	1,000 (E)	1,000 (E)	NL	NL	Various	Various	Various	NL	NL	NL			
<b>Nonresidential Drinking Water (Nonres DW)</b>	5.0 (A)	790 (E)	74 (E)	280 (E)	40 (E)	230	2,300	63 (E)	63 (E)	72 (E)	1,500	750	Various	Various	Various	5.0 (A)	100 (A)	4.0 (L)			
<b>Nonresidential Health Based Drinking Water Values</b>	NL	1,000 (E)	700 (E)	10,000 (E)	690 (E)	NL	NL	NL	2,900 (E)	2,900 (E)	NL	NL	Various	Various	Various	NL	NL	NL			
<b>Groundwater Surface Water Interface (GSI)</b>	200 (X)	270	18	41	7,100 (X)	ID	ID	17	17	45	11	19	Various	Various	Various	2.6 (G,X)	87 (G,X)	13 (G,X)			
<b>Residential Groundwater Volatilization to Indoor Air Inhalation (Res GVII) <sup>2</sup></b>	5,600	5.3E+5 (S)	1.10E+05	1.9E+5 (S)	4.7E+7 (S)	ID	56,000 (S)	56,000 (S)	56,000 (S)	61,000 (S)	31,000 (S)	25,000 (S)	Various	Various	Various	NLV	NLV	NLV			
<b>Nonresidential Groundwater Volatilization to Indoor Air Inhalation (Nonres GVII) <sup>2</sup></b>	35,000	5.3E+5 (S)	1.7E+5 (S)	1.9E+5 (S)	4.7E+7 (S)	ID	56,000 (S)	56,000 (S)	56,000 (S)	61,000 (S)	31,000 (S)	25,000 (S)	Various	Various	Various	NLV	NLV	NLV			
<b>Screening Levels (µg/L)</b>																					
<b>Residential Groundwater Vapor Intrusion Screening Levels (GW<sub>VI-res</sub>)<sup>3</sup></b>	27	36,000	700	10,000	2.50E+05	92	10	2,400	1,700	1,200	240	940	Various	Various	Various	NL	NL	NL			
<b>Nonresidential Groundwater Vapor Intrusion Screening Levels (GW<sub>VI-nr</sub>)<sup>3</sup></b>	140	1.50E+05	2,600	10,000	1.00E+06	390	53	10,000	7,300	5,100	1,200	3,900	Various	Various	Various	NL	NL	NL			
<b>Residential Vapor Intrusion Shallow Groundwater Screening Levels (GW<sub>VI-sump-res</sub>)<sup>4</sup></b>	5.0	1,000	700	10,000	250	1.0	5.0	5.0	1.7	1.2	5.0	5.0	Various	Various	Various	NL	NL	NL			
<b>Nonresidential Vapor Intrusion Shallow Groundwater Screening Levels (GW<sub>VI-sump-nr</sub>)<sup>4</sup></b>	5.0	1,000	700	10,000	1,000	1.0	5.0	10	7.3	5.1	5.0	5.0	Various	Various	Various	NL	NL	NL			
<b>Water Solubility</b>	1.75E+06	5.26E+05	1.69E+05	1.86E+05	4.68E+07	NA	56,000	NL	56,000	61,000	31,000	25,000	Various	Various	Various	NA	NA	NA			
<b>Flammability and Explosivity Screening Level</b>	68,000	61,000	43,000	70,000	ID	ID	29,000	NL	56,000 (S)	ID	NA	ID	Various	Various	Various	ID	ID	ID			
<b>DRAFT Acute Vapor Intrusion Screening Levels for Groundwater (µg/L)</b>																					
<b>IRASL Groundwater (AGW<sub>VI</sub>)</b>	11,000	2.59E+05	NL	1.54E+05	5.70E+05	NL	NL	NL	NL	NL	NL	NL	Various	Various	Various	NL	NL	NL			
<b>IRASL Groundwater In Contact With Structure (AGW<sub>VI-sump</sub>)</b>	11	260	NL	150	570	NL	NL	NL	NL	NL	NL	NL	Various	Various	Various	NL	NL	NL			

  Applicable Criteria/RBSL Exceeded  
**BOLD** Value Exceeds Applicable Criteria  
 bgs Below Ground Surface (feet)  
 ID Insufficient Data  
 NA Not Applicable  
 ND Not detected at levels above the laboratory Method Detection Limit (MDL) or Minimum Quantitative Level (MQL)  
 NL Not Listed  
 NLL Not Likely to Leach  
 NLV Not Likely to Volatilize  
<sup>1</sup> Rule 323.1057 of Part 4 Water Quality Standards  
<sup>2</sup> Tier 1 GVII Criteria based on 3 meter (or greater) groundwater depth  
<sup>3</sup> (2013 Vapor Intrusion Guidance) Screening Levels based on depth to groundwater less than 1.5 meters and not in contact with building foundation  
<sup>4</sup> (2013 Vapor Intrusion Guidance) Screening levels based on groundwater in contact with the building foundation or within a sump  
<sup>5</sup> 1,2,3-Trimethylbenzene RBSLs based on the more restrictive of 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene.

DRAFT

Tables

**Table 1: Eligible Activities Cost Estimates**

Item/Activity	Total Request
<b>Pre-Approved Activities</b>	
Phase I ESA	\$ 2,200
Phase II ESA	\$ 13,260
Phase II ESA/BEA/DDCC	\$ 2,800
Hazardous Materials Survey	\$ 1,200
<b>Pre-Approved Activities Sub-Total</b>	<b>\$ 19,460</b>
<b>Department Specific Activities</b>	
Vapor Barrier Design and Installation	\$ 46,354
Vapor Barrier Smoke Testing and Indoor Air Sampling	\$ 8,500
Required Sampling during Removal of Product Lines	\$ 10,500
Contaminated Soil Transport and Disposal (non-haz)	\$ 60,655
Contaminated Soil Transport and Disposal (haz)	\$ 7,500
Groundwater Management	\$ 9,500
Post Development DDCC	\$ 5,250
Oversight, Sampling and Reporting by Environmental Professional	\$ 10,500
<b>Department Specific Activities Sub-Total</b>	<b>\$ 158,759</b>
<b>Demolition</b>	
Building and Site Demolition Activities	\$ 63,000
<b>Demolition Sub-Total</b>	<b>\$ 63,000</b>
<b>Brownfield Plan</b>	
Brownfield Plan Preparation	\$ 15,000
Brownfield Plan Implementation	\$ 15,000
<b>Brownfield Plan Sub-Total</b>	<b>\$ 30,000</b>
<b>Eligible Activities Sub-Total</b>	<b>\$ 271,219</b>
15% Contingency*	\$ 33,264
<b>Developer Eligible Reimbursement Total</b>	<b>\$ 304,483</b>
Administrative Fee	\$ 17,502
Local Brownfield Revolving Fund (LBRF)	\$ 17,502
<b>Total</b>	<b>\$ 339,487</b>

\*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

**Table 2:  
Tax Increment Revenue Capture Estimates  
1619 Haslett Road, Haslett, MI**

Estimated Taxable Value (TV) Increase Rate: 1% per year

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
Base Taxable Value	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	
Estimated New TV	\$	\$ 469,343	\$ 474,036	\$ 478,776	\$ 483,564	\$ 488,400	\$ 493,284	\$ 498,217	\$ 503,199	\$ 508,231	\$ 513,313	\$ 518,446	\$ 523,631	\$ 528,867	\$ 534,156	\$ 539,497	\$ 544,892	\$ 550,341	
Incremental Difference (New TV - Base TV)	\$	\$ 286,208	\$ 290,901	\$ 295,641	\$ 300,429	\$ 305,265	\$ 310,149	\$ 315,082	\$ 320,064	\$ 325,096	\$ 330,178	\$ 335,311	\$ 340,496	\$ 345,732	\$ 351,021	\$ 356,362	\$ 361,757	\$ 367,206	
<b>School Tax Revenue (Not-Captured)</b>																			
State Ed. Tax	6.0000	\$ 1,099	\$ 1,717	\$ 1,745	\$ 1,774	\$ 1,803	\$ 1,832	\$ 1,861	\$ 1,890	\$ 1,920	\$ 1,951	\$ 1,981	\$ 2,012	\$ 2,043	\$ 2,074	\$ 2,106	\$ 2,138	\$ 2,171	\$ 2,203
Haslett Non-Home	18.0000	\$ 3,296	\$ 5,152	\$ 5,236	\$ 5,322	\$ 5,408	\$ 5,495	\$ 5,583	\$ 5,671	\$ 5,761	\$ 5,852	\$ 5,943	\$ 6,036	\$ 6,129	\$ 6,223	\$ 6,318	\$ 6,415	\$ 6,512	\$ 6,610
<b>School Total</b>	<b>24.0000</b>	<b>\$ 4,395</b>	<b>\$ 6,869</b>	<b>\$ 6,982</b>	<b>\$ 7,095</b>	<b>\$ 7,210</b>	<b>\$ 7,326</b>	<b>\$ 7,444</b>	<b>\$ 7,562</b>	<b>\$ 7,682</b>	<b>\$ 7,802</b>	<b>\$ 7,924</b>	<b>\$ 8,047</b>	<b>\$ 8,172</b>	<b>\$ 8,298</b>	<b>\$ 8,424</b>	<b>\$ 8,553</b>	<b>\$ 8,682</b>	<b>\$ 8,813</b>
<b>Local Tax Revenue (Capturable)</b>																			
Haslett Bldg/Sit	1.9994	\$ 366	\$ 572	\$ 582	\$ 591	\$ 601	\$ 610	\$ 620	\$ 630	\$ 640	\$ 650	\$ 660	\$ 670	\$ 681	\$ 691	\$ 702	\$ 713	\$ 723	\$ 734
Meridian Oper.	4.1670	\$ 763	\$ 1,193	\$ 1,212	\$ 1,232	\$ 1,252	\$ 1,272	\$ 1,292	\$ 1,313	\$ 1,334	\$ 1,355	\$ 1,376	\$ 1,397	\$ 1,419	\$ 1,441	\$ 1,463	\$ 1,485	\$ 1,507	\$ 1,530
Rec/Srs/Hum Serv	0.1487	\$ 27	\$ 43	\$ 43	\$ 44	\$ 45	\$ 45	\$ 46	\$ 47	\$ 48	\$ 48	\$ 49	\$ 50	\$ 51	\$ 51	\$ 52	\$ 53	\$ 54	\$ 55
Meridian Bikepath	0.3316	\$ 61	\$ 95	\$ 96	\$ 98	\$ 100	\$ 101	\$ 103	\$ 104	\$ 106	\$ 108	\$ 109	\$ 111	\$ 113	\$ 115	\$ 116	\$ 118	\$ 120	\$ 122
Meridian Fire	0.6353	\$ 116	\$ 182	\$ 185	\$ 188	\$ 191	\$ 194	\$ 197	\$ 200	\$ 203	\$ 207	\$ 210	\$ 213	\$ 216	\$ 220	\$ 223	\$ 226	\$ 230	\$ 233
Meridian Parks	0.6612	\$ 121	\$ 189	\$ 192	\$ 195	\$ 199	\$ 202	\$ 205	\$ 208	\$ 212	\$ 215	\$ 218	\$ 222	\$ 225	\$ 229	\$ 232	\$ 236	\$ 239	\$ 243
Meridian Police	0.6030	\$ 110	\$ 173	\$ 175	\$ 178	\$ 181	\$ 184	\$ 187	\$ 190	\$ 193	\$ 196	\$ 199	\$ 202	\$ 205	\$ 208	\$ 212	\$ 215	\$ 218	\$ 221
Land Preserve	0.3273	\$ 60	\$ 94	\$ 95	\$ 97	\$ 98	\$ 100	\$ 102	\$ 103	\$ 105	\$ 106	\$ 108	\$ 110	\$ 111	\$ 113	\$ 115	\$ 117	\$ 118	\$ 120
Police and Fire	1.4804	\$ 271	\$ 424	\$ 431	\$ 438	\$ 445	\$ 452	\$ 459	\$ 466	\$ 474	\$ 481	\$ 489	\$ 496	\$ 504	\$ 512	\$ 520	\$ 528	\$ 536	\$ 544
CATA/Regular	3.0070	\$ 551	\$ 861	\$ 875	\$ 889	\$ 903	\$ 918	\$ 933	\$ 947	\$ 962	\$ 978	\$ 993	\$ 1,008	\$ 1,024	\$ 1,040	\$ 1,056	\$ 1,072	\$ 1,088	\$ 1,104
Cadl-Library	1.5600	\$ 286	\$ 446	\$ 454	\$ 461	\$ 469	\$ 476	\$ 484	\$ 492	\$ 499	\$ 507	\$ 515	\$ 523	\$ 531	\$ 539	\$ 548	\$ 556	\$ 564	\$ 573
Ingham County	11.3400	\$ 2,077	\$ 3,246	\$ 3,299	\$ 3,353	\$ 3,407	\$ 3,462	\$ 3,517	\$ 3,573	\$ 3,630	\$ 3,687	\$ 3,744	\$ 3,802	\$ 3,861	\$ 3,921	\$ 3,981	\$ 4,041	\$ 4,102	\$ 4,164
Ingham Intermed.	5.9987	\$ 1,099	\$ 1,717	\$ 1,745	\$ 1,773	\$ 1,802	\$ 1,831	\$ 1,860	\$ 1,890	\$ 1,920	\$ 1,950	\$ 1,981	\$ 2,011	\$ 2,043	\$ 2,074	\$ 2,106	\$ 2,138	\$ 2,170	\$ 2,203
Airport Auth.	0.6990	\$ 128	\$ 200	\$ 203	\$ 207	\$ 210	\$ 213	\$ 217	\$ 220	\$ 224	\$ 227	\$ 231	\$ 234	\$ 238	\$ 242	\$ 245	\$ 249	\$ 253	\$ 257
Lansing Comm. Coll.	3.8072	\$ 697	\$ 1,090	\$ 1,108	\$ 1,126	\$ 1,144	\$ 1,162	\$ 1,181	\$ 1,200	\$ 1,219	\$ 1,238	\$ 1,257	\$ 1,277	\$ 1,296	\$ 1,316	\$ 1,336	\$ 1,357	\$ 1,377	\$ 1,398
<b>Local Total</b>	<b>36.7658</b>	<b>\$ 6,733</b>	<b>\$ 10,523</b>	<b>\$ 10,695</b>	<b>\$ 10,869</b>	<b>\$ 11,046</b>	<b>\$ 11,223</b>	<b>\$ 11,403</b>	<b>\$ 11,584</b>	<b>\$ 11,767</b>	<b>\$ 11,952</b>	<b>\$ 12,139</b>	<b>\$ 12,328</b>	<b>\$ 12,519</b>	<b>\$ 12,711</b>	<b>\$ 12,906</b>	<b>\$ 13,102</b>	<b>\$ 13,300</b>	<b>\$ 13,501</b>
<b>Local Tax Revenue (Non-Capturable)</b>																			
Haslett Debt	8.3300	\$ 1,526	\$ 2,384	\$ 2,423	\$ 2,463	\$ 2,503	\$ 2,543	\$ 2,584	\$ 2,625	\$ 2,666	\$ 2,708	\$ 2,750	\$ 2,793	\$ 2,836	\$ 2,880	\$ 2,924	\$ 2,968	\$ 3,013	\$ 3,059
Road Improv. Debt	1.9429	\$ 356	\$ 556	\$ 565	\$ 574	\$ 584	\$ 593	\$ 603	\$ 612	\$ 622	\$ 632	\$ 642	\$ 651	\$ 662	\$ 672	\$ 682	\$ 692	\$ 703	\$ 713
Firestation Debt	0.2000	\$ 37	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 62	\$ 63	\$ 64	\$ 65	\$ 66	\$ 67	\$ 68	\$ 69	\$ 70	\$ 71	\$ 72	\$ 73
<b>Total Non-Capturable Taxes</b>	<b>10.4729</b>	<b>\$ 1,918</b>	<b>\$ 2,997</b>	<b>\$ 3,047</b>	<b>\$ 3,096</b>	<b>\$ 3,146</b>	<b>\$ 3,197</b>	<b>\$ 3,248</b>	<b>\$ 3,300</b>	<b>\$ 3,352</b>	<b>\$ 3,405</b>	<b>\$ 3,458</b>	<b>\$ 3,512</b>	<b>\$ 3,566</b>	<b>\$ 3,621</b>	<b>\$ 3,676</b>	<b>\$ 3,732</b>	<b>\$ 3,789</b>	<b>\$ 3,846</b>
<b>Total Capturable Millages</b>	<b>36.7658</b>																		
<b>Total Millages</b>	<b>47.2387</b>																		
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 10,523</b>	<b>\$ 10,695</b>	<b>\$ 10,869</b>	<b>\$ 11,046</b>	<b>\$ 11,223</b>	<b>\$ 11,403</b>	<b>\$ 11,584</b>	<b>\$ 11,767</b>	<b>\$ 11,952</b>	<b>\$ 12,139</b>	<b>\$ 12,328</b>	<b>\$ 12,519</b>	<b>\$ 12,711</b>	<b>\$ 12,906</b>	<b>\$ 13,102</b>	<b>\$ 13,300</b>	<b>\$ 13,501</b>	
<b>Year</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>		
<b>Base Taxes</b>	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651
<b>New Taxes</b>	\$ 20,389	\$ 20,723	\$ 21,061	\$ 21,402	\$ 21,747	\$ 22,095	\$ 22,446	\$ 22,801	\$ 23,159	\$ 23,521	\$ 23,887	\$ 24,256	\$ 24,630	\$ 25,006	\$ 25,387	\$ 25,771	\$ 26,159	\$ 26,549	\$ 26,942
<b>Total Estimated Tax Bill</b>	\$ 29,040	\$ 29,374	\$ 29,712	\$ 30,053	\$ 30,398	\$ 30,746	\$ 31,097	\$ 31,452	\$ 31,810	\$ 32,173	\$ 32,538	\$ 32,908	\$ 33,281	\$ 33,657	\$ 34,038	\$ 34,422	\$ 34,810	\$ 35,201	\$ 35,595
<b>Total Estimated Reimbursement</b>	\$ 9,470	\$ 9,626	\$ 9,783	\$ 9,941	\$ 10,101	\$ 10,263	\$ 10,426	\$ 10,591	\$ 10,757	\$ 10,925	\$ 11,095	\$ 11,267	\$ 11,440	\$ 11,615	\$ 11,792	\$ 11,970	\$ 12,151	\$ 12,334	\$ 12,520

**Table 2:  
Tax Increment Revenue Capture Estimates  
1619 Haslett Road, Haslett, MI**

Estimated Taxable Value (TV) Increase Rate:

Plan Year	18	19	20	21	22	23	24	25	26	27	TOTAL	
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047		
Base Taxable Value	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	
Estimated New TV	\$ 555,845	\$ 561,403	\$ 567,017	\$ 572,687	\$ 578,414	\$ 584,198	\$ 590,040	\$ 595,941	\$ 601,900	\$ 607,919		
Incremental Difference (New TV - Base TV)	\$ 372,710	\$ 378,268	\$ 383,882	\$ 389,552	\$ 395,279	\$ 401,063	\$ 406,905	\$ 412,806	\$ 418,765	\$ 424,784		
<b>School Tax Revenue (Not-Captured)</b>												
State Ed. Tax	6.0000	\$ 2,236	\$ 2,270	\$ 2,303	\$ 2,337	\$ 2,372	\$ 2,406	\$ 2,441	\$ 2,477	\$ 2,513	\$ 2,549	\$ 57,125
Haslett Non-Home	18.0000	\$ 6,709	\$ 6,809	\$ 6,910	\$ 7,012	\$ 7,115	\$ 7,219	\$ 7,324	\$ 7,431	\$ 7,538	\$ 7,646	\$ 171,376
<b>School Total</b>	<b>24.0000</b>	<b>\$ 8,945</b>	<b>\$ 9,078</b>	<b>\$ 9,213</b>	<b>\$ 9,349</b>	<b>\$ 9,487</b>	<b>\$ 9,626</b>	<b>\$ 9,766</b>	<b>\$ 9,907</b>	<b>\$ 10,050</b>	<b>\$ 10,195</b>	<b>\$ 228,502</b>
<b>Local Tax Revenue (Capturable)</b>												
Haslett Bldg/Sit	1.9994	\$ 745	\$ 756	\$ 768	\$ 779	\$ 790	\$ 802	\$ 814	\$ 825	\$ 837	\$ 849	\$ 19,036
Meridian Oper.	4.1670	\$ 1,553	\$ 1,576	\$ 1,600	\$ 1,623	\$ 1,647	\$ 1,671	\$ 1,696	\$ 1,720	\$ 1,745	\$ 1,770	\$ 39,674
Rec/Srs/Hum Serv	0.1487	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 61	\$ 62	\$ 63	\$ 1,416
Meridian Bikepath	0.3316	\$ 124	\$ 125	\$ 127	\$ 129	\$ 131	\$ 133	\$ 135	\$ 137	\$ 139	\$ 141	\$ 3,157
Meridian Fire	0.6353	\$ 237	\$ 240	\$ 244	\$ 247	\$ 251	\$ 255	\$ 259	\$ 262	\$ 266	\$ 270	\$ 6,049
Meridian Parks	0.6612	\$ 246	\$ 250	\$ 254	\$ 258	\$ 261	\$ 265	\$ 269	\$ 273	\$ 277	\$ 281	\$ 6,295
Meridian Police	0.6030	\$ 225	\$ 228	\$ 231	\$ 235	\$ 238	\$ 242	\$ 245	\$ 249	\$ 253	\$ 256	\$ 5,741
Land Preserve	0.3273	\$ 122	\$ 124	\$ 126	\$ 128	\$ 129	\$ 131	\$ 133	\$ 135	\$ 137	\$ 139	\$ 3,116
Police and Fire	1.4804	\$ 552	\$ 560	\$ 568	\$ 577	\$ 585	\$ 594	\$ 602	\$ 611	\$ 620	\$ 629	\$ 14,095
CATA/Regular	3.0070	\$ 1,121	\$ 1,137	\$ 1,154	\$ 1,171	\$ 1,189	\$ 1,206	\$ 1,224	\$ 1,241	\$ 1,259	\$ 1,277	\$ 28,629
Cadl-Library	1.5600	\$ 581	\$ 590	\$ 599	\$ 608	\$ 617	\$ 626	\$ 635	\$ 644	\$ 653	\$ 663	\$ 14,853
Ingham County	11.3400	\$ 4,227	\$ 4,290	\$ 4,353	\$ 4,418	\$ 4,482	\$ 4,548	\$ 4,614	\$ 4,681	\$ 4,749	\$ 4,817	\$ 107,967
Ingham Intermed.	5.9987	\$ 2,236	\$ 2,269	\$ 2,303	\$ 2,337	\$ 2,371	\$ 2,406	\$ 2,441	\$ 2,476	\$ 2,512	\$ 2,548	\$ 57,113
Airport Auth.	0.6990	\$ 261	\$ 264	\$ 268	\$ 272	\$ 276	\$ 280	\$ 284	\$ 289	\$ 293	\$ 297	\$ 6,655
Lansing Comm. Coll.	3.8072	\$ 1,419	\$ 1,440	\$ 1,462	\$ 1,483	\$ 1,505	\$ 1,527	\$ 1,549	\$ 1,572	\$ 1,594	\$ 1,617	\$ 36,248
<b>Local Total</b>	<b>36.7658</b>	<b>\$ 13,703</b>	<b>\$ 13,907</b>	<b>\$ 14,114</b>	<b>\$ 14,322</b>	<b>\$ 14,533</b>	<b>\$ 14,745</b>	<b>\$ 14,960</b>	<b>\$ 15,177</b>	<b>\$ 15,396</b>	<b>\$ 15,618</b>	<b>\$ 350,044</b>
<b>Local Tax Revenue (Non-Capturable)</b>												
Haslett Debt	8.3300	\$ 3,105	\$ 3,151	\$ 3,198	\$ 3,245	\$ 3,293	\$ 3,341	\$ 3,390	\$ 3,439	\$ 3,488	\$ 3,538	\$ 79,309
Road Improv. Debt	1.9429	\$ 724	\$ 735	\$ 746	\$ 757	\$ 768	\$ 779	\$ 791	\$ 802	\$ 814	\$ 825	\$ 18,498
Firestation Debt	0.2000	\$ 75	\$ 76	\$ 77	\$ 78	\$ 79	\$ 80	\$ 81	\$ 83	\$ 84	\$ 85	\$ 1,904
<b>Total Non-Capturable Taxes</b>	<b>10.4729</b>	<b>\$ 3,903</b>	<b>\$ 3,962</b>	<b>\$ 4,020</b>	<b>\$ 4,080</b>	<b>\$ 4,140</b>	<b>\$ 4,200</b>	<b>\$ 4,261</b>	<b>\$ 4,323</b>	<b>\$ 4,386</b>	<b>\$ 4,449</b>	<b>\$ 99,712</b>
<b>Total Capturable Millages</b>	<b>36.7658</b>											
<b>Total Millages</b>	<b>47.2387</b>											
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>	<b>\$ 13,703</b>	<b>\$ 13,907</b>	<b>\$ 14,114</b>	<b>\$ 14,322</b>	<b>\$ 14,533</b>	<b>\$ 14,745</b>	<b>\$ 14,960</b>	<b>\$ 15,177</b>	<b>\$ 15,396</b>	<b>\$ 15,618</b>		
	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>		
	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	
	\$ 26,551	\$ 26,947	\$ 27,347	\$ 27,751	\$ 28,159	\$ 28,571	\$ 28,987	\$ 29,408	\$ 29,832	\$ 30,261		
<b>Total Esti</b>	<b>\$ 35,202</b>	<b>\$ 35,598</b>	<b>\$ 35,998</b>	<b>\$ 36,402</b>	<b>\$ 36,810</b>	<b>\$ 37,222</b>	<b>\$ 37,638</b>	<b>\$ 38,059</b>	<b>\$ 38,483</b>	<b>\$ 38,912</b>		
<b>Total Estimated R</b>	<b>\$ 12,333</b>	<b>\$ 12,517</b>	<b>\$ 12,702</b>	<b>\$ 12,890</b>	<b>\$ 13,079</b>	<b>\$ 13,271</b>	<b>\$ 13,464</b>	<b>\$ 13,659</b>	<b>\$ 13,857</b>	<b>\$ 14,056</b>		

**Table 3:  
Tax Increment Reimbursement Estimates  
1619 Haslett Road, Haslett, MI**

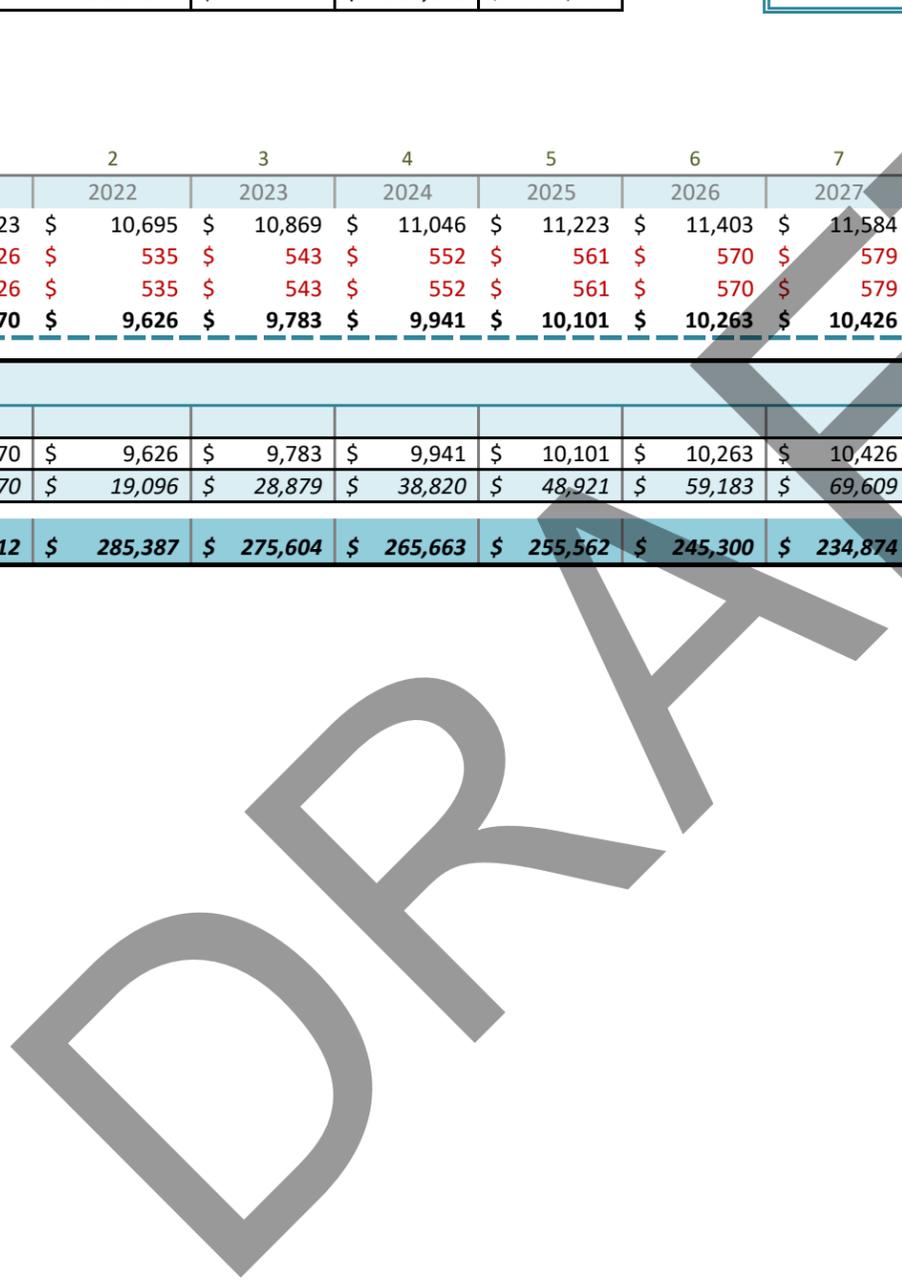
Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	50.81%	\$ -	\$ -	\$ -
Local	77.83%	\$ -	\$ 304,483	\$ 304,483

<b>Estimated Total Years of Plan: 27</b>
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Estimated Capture	
Administrative Fees	\$ 17,502
State Revolving Fund	\$ -
LBRF	\$ 17,502

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Total Local Incremental Revenue	\$ 10,523	\$ 10,695	\$ 10,869	\$ 11,046	\$ 11,223	\$ 11,403	\$ 11,584	\$ 11,767	\$ 11,952	\$ 12,139	\$ 12,328	\$ 12,519	\$ 12,711	\$ 12,906	\$ 13,102	
Local Admin Fee*	\$ 526	\$ 535	\$ 543	\$ 552	\$ 561	\$ 570	\$ 579	\$ 588	\$ 598	\$ 607	\$ 616	\$ 626	\$ 636	\$ 645	\$ 655	
LBRF Annual Capture*	\$ 526	\$ 535	\$ 543	\$ 552	\$ 561	\$ 570	\$ 579	\$ 588	\$ 598	\$ 607	\$ 616	\$ 626	\$ 636	\$ 645	\$ 655	
<b>Local TIR Available for Reimbursement</b>	<b>\$ 9,470</b>	<b>\$ 9,626</b>	<b>\$ 9,783</b>	<b>\$ 9,941</b>	<b>\$ 10,101</b>	<b>\$ 10,263</b>	<b>\$ 10,426</b>	<b>\$ 10,591</b>	<b>\$ 10,757</b>	<b>\$ 10,925</b>	<b>\$ 11,095</b>	<b>\$ 11,267</b>	<b>\$ 11,440</b>	<b>\$ 11,615</b>	<b>\$ 11,792</b>	
<b>Local Only Eligible Activities</b>	<b>\$ 304,483</b>															
Local Tax Reimbursement	\$ 9,470	\$ 9,626	\$ 9,783	\$ 9,941	\$ 10,101	\$ 10,263	\$ 10,426	\$ 10,591	\$ 10,757	\$ 10,925	\$ 11,095	\$ 11,267	\$ 11,440	\$ 11,615	\$ 11,792	
Cumulative Local Tax Reimbursement	\$ 9,470	\$ 19,096	\$ 28,879	\$ 38,820	\$ 48,921	\$ 59,183	\$ 69,609	\$ 80,200	\$ 90,957	\$ 101,882	\$ 112,977	\$ 124,244	\$ 135,684	\$ 147,299	\$ 159,091	
<b>Total Annual Developer Reimbursement</b>	<b>\$ 304,483</b>	<b>\$ 295,012</b>	<b>\$ 285,387</b>	<b>\$ 275,604</b>	<b>\$ 265,663</b>	<b>\$ 255,562</b>	<b>\$ 245,300</b>	<b>\$ 234,874</b>	<b>\$ 224,283</b>	<b>\$ 213,526</b>	<b>\$ 202,601</b>	<b>\$ 191,506</b>	<b>\$ 180,239</b>	<b>\$ 168,799</b>	<b>\$ 157,184</b>	<b>\$ 145,392</b>

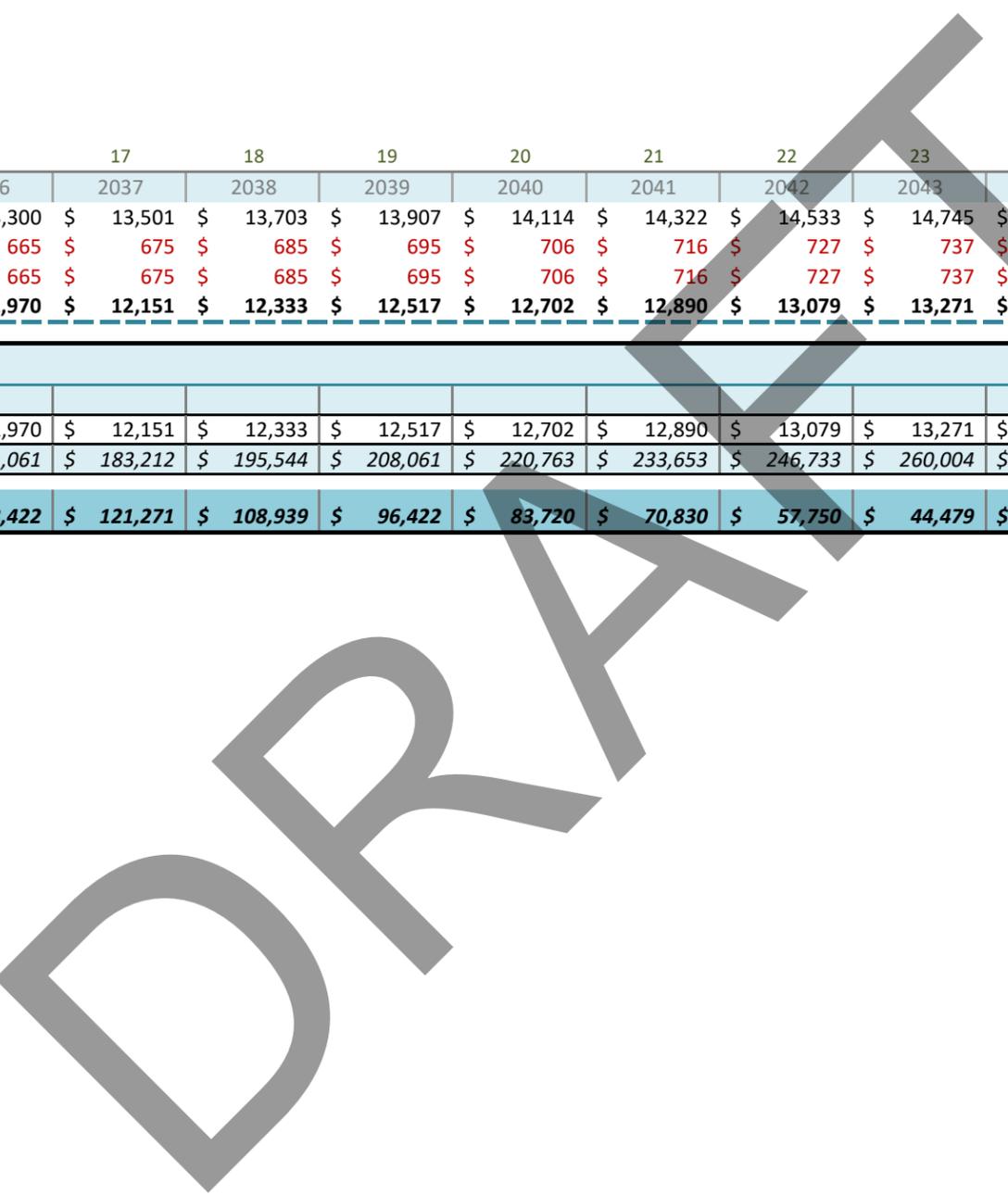
Footnotes:  
\* 5% of total local incremental revenue



**Table 3:  
Tax Increment Reimbursement Estimates  
1619 Haslett Road, Haslett, MI**

	16	17	18	19	20	21	22	23	24	25	26	27	TOTAL
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	
Total Local Incremental Revenue	\$ 13,300	\$ 13,501	\$ 13,703	\$ 13,907	\$ 14,114	\$ 14,322	\$ 14,533	\$ 14,745	\$ 14,960	\$ 15,177	\$ 15,396	\$ 15,618	\$ 350,044
Local Admin Fee*	\$ 665	\$ 675	\$ 685	\$ 695	\$ 706	\$ 716	\$ 727	\$ 737	\$ 748	\$ 759	\$ 770	\$ 781	\$ 17,502
LBRF Annual Capture*	\$ 665	\$ 675	\$ 685	\$ 695	\$ 706	\$ 716	\$ 727	\$ 737	\$ 748	\$ 759	\$ 770	\$ 781	\$ 17,502
<b>Local TIR Available for Reimbursement</b>	<b>\$ 11,970</b>	<b>\$ 12,151</b>	<b>\$ 12,333</b>	<b>\$ 12,517</b>	<b>\$ 12,702</b>	<b>\$ 12,890</b>	<b>\$ 13,079</b>	<b>\$ 13,271</b>	<b>\$ 13,464</b>	<b>\$ 13,659</b>	<b>\$ 13,857</b>	<b>\$ 14,056</b>	<b>\$ 315,040</b>
<b>Local Only Eligible Activities</b>													
Local Tax Reimbursement	\$ 11,970	\$ 12,151	\$ 12,333	\$ 12,517	\$ 12,702	\$ 12,890	\$ 13,079	\$ 13,271	\$ 13,464	\$ 13,659	\$ 13,857	\$ 3,499	\$ 304,483
Cumulative Local Tax Reimbursement	\$ 171,061	\$ 183,212	\$ 195,544	\$ 208,061	\$ 220,763	\$ 233,653	\$ 246,733	\$ 260,004	\$ 273,468	\$ 287,127	\$ 300,984	\$ 304,483	
<b>Total Annual Developer Reimbursement</b>	<b>\$ 133,422</b>	<b>\$ 121,271</b>	<b>\$ 108,939</b>	<b>\$ 96,422</b>	<b>\$ 83,720</b>	<b>\$ 70,830</b>	<b>\$ 57,750</b>	<b>\$ 44,479</b>	<b>\$ 31,015</b>	<b>\$ 17,356</b>	<b>\$ 3,499</b>	<b>\$ -</b>	

Footnotes:  
\* 5% of total local incremental revenue





**To: Board Members**  
**From: Chief Ken Plaga**  
**Date: June 16, 2020**  
**Re: Community Policing Discussion**

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On Tuesday night, I look forward to the opportunity to discuss the community policing philosophy of the Meridian Township Police and our commitment to service through community connection. The methods the department takes to remain connected to neighborhoods and community groups are many. This includes the assignment of officers to designated neighborhoods as a liaison between the department and community. We provide several programs designed to maintain and foster a connection with the residents and visitors of Meridian Township. These programs include the adult and youth citizens' police academies, child sexual abuse prevention training program, senior watch and coffee with a cop at the Meridian Senior Center to name a few.

Our community policing program includes 135 neighborhoods with 144 neighborhood watch leaders. We meet with these leaders quarterly and the officers assigned to each neighborhood make contact on a monthly basis at a minimum.

Our school and community resource officers provide the DARE curriculum to all 5<sup>th</sup> grade students in the Okemos and Haslett school districts. These officers are also in direct contact with school administrators to provide a consistent and familiar point of contact from the police department and handle any calls for service involving school property, students or staff.

In addition to regular programs provided by the department, we also provide specialized presentations to community groups on various topics upon request. These programs include fraud and identity theft prevention, home safety and personal safety presentations.

Our mission statement defines our community oriented philosophy.

*"The Meridian Township Police Department is committed to establishing and maintaining partnerships in our community; and with understanding, cooperation and equality we strive to enhance the quality of life and protect the rights of our community. "*

Attached you will find my recent letter to the community published on June 2, 2020.



**FOR IMMEDIATE RELEASE**  
**June 2, 2020**

**CONTACT:** Ken Plaga, Chief of Police  
517.853.4896 | [plaga@meridian.mi.us](mailto:plaga@meridian.mi.us)

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**Meridian Township Chief of Police Issues Letter to the Community**  
*Statement in Response to the Murder of George Floyd*

**Meridian Township, MI** – In response to current events regarding police brutality, Meridian Township Chief of Police Ken Plaga issued the following message on Tuesday, June 2nd:

Dear Meridian and Williamstown Township Residents,

The murder of George Floyd was an inexcusable tragedy. The Meridian Township Police Department extend our sincerest support and sympathy to Mr. Floyd's family and friends. Our entire Police Department stands with George Floyd and those who demand change. Words are not enough, it requires action to comfort those affected by the events of May 25th. Our community strongly and wholly opposes oppression and racial bias. Our Mission Statement contains key values of our organization, "Understanding", "Cooperation" and "Equality". These are not just words but values we hold dear. We will continue to work for the betterment of our community, state and country.

Our Department strives for excellence. We train our officers in techniques that do not place citizens at risk. The Meridian Police Department has policies in place that forbid neck restraint as a method of control. This type of restraint is dangerous and excessive. It exposes citizens to undue risk and is archaic. The events in Minneapolis should have never occurred. We strive to ensure they will never happen here.

Our entire Department embraces the community we serve. The reason we put on our uniform every day is to protect and serve. We want you to feel safe and secure. We have failed, if there is ever a time that our presence makes you feel frightened.

We not only serve this community, we are a part of this community. Regardless of race, gender, sexual orientation or personal views, we want you to know we are here for you. We promise we will treat you with dignity and respect to ensure your value as a human being is honored.

The Meridian Township Police Department stands with you. We stand for you.

Ken Plaga, Chief of Police  
Meridian Township

If you have any concerns or questions, please contact the Meridian Township Police Department at 517.853.4800.

###

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.





**To: Township Board**

**From: Mark Kieselbach, Director of Community Planning and Development**

**Date: June 11, 2020**

**Re: Vegetation Ordinance Amendment**

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The Township board discussed amending the vegetation ordinance to include a setback from a sidewalk. The ordinance currently limits the height of weeds, grasses, brush or other vegetation to eight inches when located within 75 feet of a structure. The amendment would also limit the height of weeds, grasses, brush and other vegetation to eight inches when located within so many feet of a sidewalk. The Board discussed using a distance of 75 feet the same as for a structure or possibly a smaller distance depending on public safety issues. The zoning ordinance limits the height of plant material, berm or fence when located within 35 feet at an intersection of a driveway and street and 45 feet at an intersection of two streets to prevent visibility being obstructed along the sidewalk or the street. The Board may wish to consider using a distance of 35 or 45 feet from a sidewalk for the vegetation ordinance. Tall grass or other vegetation adjacent to a sidewalk can create an unsightly condition and harbor insects, such as mosquitoes. Existing subdivisions or condominiums where sidewalks were not required to be installed would not be impacted by the amendment.

As part of the amendment an exception for trails and pathways was added and also a definition for the term "sidewalk". A copy of the amended ordinance is attached for the Board's consideration.

#### **Attachment**

1. Amended Ordinance

G:\CommunityPlanning&Development\Planning\Ordinances\VegetationOrdinanceAmendment2020.tb1.doc

## Chapter 82. Vegetation

### Article II. Prohibited Vegetation

#### § 82-26. Duty of owner, agent or occupant; exceptions.

[Code 1974, § 98-1; amended by Ord. No. 2015-03, 5-19-2015]

It shall be the duty of the owner, agent or occupant of any property located within 75 feet of a structure or \_\_\_\_\_ **feet of a sidewalk**, ~~excepting public utility installations~~ to prevent weeds, grasses, brush or other vegetation from growing to a height of greater than eight inches, nor shall such owner, agent, or occupant permit an accumulation of dead weeds, grasses, brush or other vegetation of a height greater than eight inches on any such properties. Nothing in this section shall apply to trees, flower gardens, vegetation planted for ornamental purposes, vegetation in vegetable gardens, ~~or~~ vegetation in fields devoted to an agricultural crop, **park/land preservation trails, off-road pathways, trails or public utility installations.** **As used in this article, the term “sidewalk” means the portion of the street outside the edge of the roadway, designed and improved for non-motorized use.**

#### § 82-27. Removal; notice; cost.

[Code 1974, § 98-2; amended by Ord. No. 2015-03, 5-19-2015]

The Fire Chief, Fire Inspector or Township manager, or the authorized agent of the manager, shall notify personally, or by posting on the premises, the owner, agent or occupant of any of the lands described in § **82-26** on which prohibited grasses, weeds, vegetation or brush is found. Such notice shall contain a description of the prohibited condition and a summary of the provisions of this article. If the owner, agent or occupant of such land has failed within three business days after such notice is delivered or posted to cut, destroy or remove the prohibited condition, the Township manager or his/her agent may enter upon such land and destroy by cutting with or without mechanical equipment and/or otherwise remove the prohibited weeds, grasses, brush or other vegetation. Express power to so enter such lands and perform such duties is hereby conferred upon the Township manager and his/her agent. All expenses incurred in such destruction and/or removal shall be billed to and paid by the owner, agent or occupant of such lands. If such owner, agent or occupant shall not pay such statement when due, the amount of expenses incurred by the Township in destroying and/or removing such condition shall be paid from the Township general fund and the amount thereof assessed against the lands on which such expenditures were made on the next general assessment roll of the Township and shall be collected in the same manner as other taxes are collected. The Township shall have a lien upon such lands for such expense, such lien to be enforced in the manner prescribed by the general laws of the state providing for the enforcement of tax liens.