AGENDA

CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
THURSDAY, AUGUST 13, 2026 – 9 AM
TOWNHALL ROOM – 5151 MARSH ROAD OKEMOS, MI 48864

1. CALL MEETING TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES
   A. July 9, 2026 Meeting Minutes Draft

4. FINANCIAL REPORT
   A. Brownfield Financial Report

5. PUBLIC REMARKS

6. NEW BUSINESS
   A. 4690 Okemos Road/VistaLuxe Realty Brownfield Plan Proposal
   B. American House Meridian MTT Legal Fees Reimbursement

7. OLD BUSINESS
   A. 2027 Brownfield Redevelopment Authority Budget

8. PROJECT UPDATES

9. PUBLIC REMARKS

10. ADJOURNMENT

NEXT MEETING: September 10, 2026 at 9 AM

IN PERSON MEETING

5151 Marsh Road

Town Hall Room

Charter Township of Meridian
Brownfield Redevelopment Authority (BRA)
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, July 9, 2026– Minutes -DRAFT

Members Present: Brandon Brooks, Jeff Theuer, James Houthoofd, and Dave Ledebuhr

Members Absent: Township Manager Tim Dempsey and Tom Frazier

Others Present: Neighborhoods & Economic Development Director Amber Clark

1. CALL MEETING TO ORDER

Chair Theuer called the meeting to order at 9:00am.

2. APPROVAL OF AGENDA

MOTION BY MEMBER HOUTHOOFD TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 4-0.

3. APPROVAL OF MINUTES

   a. May 14, 2026 Draft Meeting Minutes

MOTION BY MEMBER HOUTHOOFD TO APPROVE THE MAY 14, 2026 MEETING MINUTES. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 4-0.

4. FINANCIAL REPORT

   a. Brownfield Financial Report

Director Clark shared the financial report and reviewed the revenue and expenditures for the four brownfield projects: Elevation, Joe's on Jolly, Haslett Marathon, and American House Meridian. Chair Theuer questioned the Haslett Marathon revenue of $11,719.02 and expense of $27,157.72. Director Clark will double-check the expense number, and she noted that these payments have not been made yet.

5. PUBLIC REMARKS

None.

6. NEW BUSINESS

a. 4690 Okemos Road/VistaLuxe Realty Brownfield Plan Proposal

Director Clark introduced Connor Zook from Triterra. He presented the 4690 Okemos Road Brownfield Plan. The rehabilitation project consists of five parcels and three buildings. Two buildings will be mixed-use and one commercial building. $5.3 million in total investment with about a $1 million taxable value increase. Triterra investigated the site and learned that the site has no soil, groundwater, or soil gas contamination. This Plan is 15 years with 14 years of capture and a total reimbursement of just over $900,000 to the developer. There was general support for the project among the BRA. The developers will be present at the next meeting to discuss the project further.

b. Brownfield Redevelopment Staff Reimbursement

Director Clark stated, during the 2025 preparation time, the Township identified needs for assistance in balancing the General Fund Budget. At that time, the BRA agreed to support up to 15% of the Economic Development Director's salary.

MOTION BY MEMBER LEDEBUHR TO AUTHORIZE PAYMENT OF $5,826.90 TO THE MERIDIAN TOWNSHIP GENERAL FUND FOR THE REIMBURSEMENT OF STAFF SALARY EXPENSES RELATED TO BROWNFIELD REDEVELOPMENT AUTHORITY ACTIVITIES. SUPPORTED BY MEMBER HOUTHOOFD. MOTION PASSES 4-0.

c. 2027 Brownfield Redevelopment Authority Budget

Director Clark presented an initial draft 2027 Brownfield Redevelopment Authority Budget. There was discussion about adding 15% of the Economic Development Director's salary to the budget and possibly a reimbursement to the Treasurer's Office for the work they do with management of the Brownfield finances. An updated budget will be back on the next meeting agenda.

7. OLD BUSINESS

None.

8. PROJECT UPDATES

Director Clark reported that the pathway at American House Meridian is almost complete. Haslett Village Square is going well. They have submitted an amended MUPUD because of the movement of the drains. There is no change to the Brownfield Plan.

The Township received a federal BUILD grant to widen Okemos Road Downtown, add a left turn lane, and update the signalization and sidewalk. Because of the road work, Consumers Energy will have to pay to relocate the power poles.

9. PUBLIC REMARKS

None.

10. ADJOURNMENT

Meeting adjourned at 10:07am.

Next meeting on August 13, 2026 at 9:00am in the Town Hall Room.

Meridian Twp BRA/LBRF

Preliminary Financial Statements

Period Ending 6/30/2026 - UNAUDITED

BALANCE SHEET

	BRA Year to Date	LBRF Year to Date	Bank Balance
ASSETS			
Cash	$715,542.65	116,359.56	**$831,902.21**
Accounts Receivable	$ 12,000.00	-	
TOTAL ASSETS	$727,542.65	$116,359.56	
LIABILITIES			
Due to Inhgam County LBRF	$63,856.65	-	
Deferred Inflow	$ -	-	
Accounts Payable	$ -	-	
TOTAL LIABILITIES	$63,856.65	$0.00	
FUND BALANCE			
Fund Balance 12/30/2025	$325,342.61	$87,828.46	
2026 YTD Net Income	$338,343.39	$28,531.10	
Current Year Fund Balance	$663,686.00	$116,359.56	
Total Liabilities and Fund Balance	$727,542.65	$116,359.56	

INCOME STATEMENT

	May	June	Year to Date	Year to Date
REVENUES				
Tax Capture-#3 Elevation	$0.00	$0.00	$322,393.19	-
Tax Capture-#4 Joe's on Jolly	$0.00	$0.00	$38,864.02	
Tax Capture-#5 Haslett Marathon	$0.00	$0.00	$11,719.02	-
Tax Capture-#6 American House Meridian	$0.00	$0.00	$358,842.30	-
Transfer in from BRA	$0.00	$0.00	$0.00	$28,531.10
Reimbursement	$0.00	$0.00	$0.00	
TOTAL REVENUE BRA	$0.00	$0.00	$731,818.53	
TOTAL REVENUE LBRF				28,531.10
EXPENDITURES				
Developer Reimbursement-#3 E	$0.00	$0.00	$290,153.87	-
Developer Reimbursement-#4 JJ	$0.00	$0.00	$34,977.62	
Developer Reimbursement-#5 HM	$0.00	$0.00	$27,157.72	-
Developer Reimbursement-#6 AHM	$0.00	$0.00	$0.00	-
Reimbursement Outstanding Invoice to GF	$0.00	$0.00	$0.00	
Contractual Services	$3,755.00	$0.00	$12,654.83	-
Transfer out to LBRF	$0.00	$0.00	$28,531.10	
TOTAL EXPENDITURES	$3,755.00	$0.00	$393,475.14	-
2026 Net Income BRA	($3,755.00)	$0.00	$338,343.39	$0.00
2026 Net Income LBRF	$0.00	$0.00	$28,531.10	$0.00

[redacted]

Jul 24, 2026

Fund 243 BROWNFIELD REDEVELOPMENT AUTHORITY FUND

GL Number	Description	Balance
*** Assets ***		
243-000.000-001.000	CASH	715,542.65
243-000.000-040.000	ACCOUNTS RECEIVABLE	12,000.00
Total Assets		**727,542.65**
*** Liabilities ***		
243-000.000-222.105	DUE TO COUNTY - LBRF	63,856.65
Total Liabilities		**63,856.65**
*** Fund Balance ***		
243-000.000-390.000	FUND BALANCE	325,342.61
Total Fund Balance		**325,342.61**
Beginning Fund Balance		**325,342.61**
Net of Revenues VS Expenditures		**338,343.39**
Ending Fund Balance		**663,686.00**
Total Liabilities And Fund Balance		**727,542.65**

BALANCE SHEET FOR MERIDIAN TWP
Period Ending 06/30/2026

Fund 242 LOCAL BROWNFIELD REVOLVING FUND

GL Number	Description	Balance
*** Assets ***		
242-000.000-001.000	CASH	116,359.56
Total Assets		**116,359.56**
*** Fund Balance ***		
242-000.000-390.000	FUND BALANCE	87,828.46
Total Fund Balance		**87,828.46**
Beginning Fund Balance		**87,828.46**
Net of Revenues VS Expenditures		**28,531.10**
Ending Fund Balance		**116,359.56**
Total Liabilities And Fund Balance		**116,359.56**

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	YTD BALANCE 06/30/2026	ACTIVITY FOR MONTH 06/30/2026	AVAILABLE BALANCE	% BDGT USED
Fund 242 - LOCAL BROWNFIELD REVOLVING FUND						
Revenues						
Dept 000.000						
242-000.000-699.243	TRANSFER IN FROM BRA FUND	42,860.00	28,531.10	0.00	14,328.90	66.57
Total Dept 000.000		42,860.00	28,531.10	0.00	14,328.90	66.57
TOTAL REVENUES		42,860.00	28,531.10	0.00	14,328.90	66.57
Fund 242 - LOCAL BROWNFIELD REVOLVING FUND :						
TOTAL REVENUES		42,860.00	28,531.10	0.00	14,328.90	66.57
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		42,860.00	28,531.10	0.00	14,328.90	66.57

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	YTD BALANCE 06/30/2026	ACTIVITY FOR MONTH 06/30/2026	AVAILABLE BALANCE	% BDGT USED
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Revenues						
Dept 000.000						
243-000.000-402.000	CURRENT PROPERTY TAXES	1,087,149.00	731,818.53	0.00	355,330.47	67.32
Total Dept 000.000		1,087,149.00	731,818.53	0.00	355,330.47	67.32
TOTAL REVENUES		1,087,149.00	731,818.53	0.00	355,330.47	67.32
Expenditures						
Dept 700.707 - BROWNFIELD REDEVELOPMENT						
243-700.707-801.000	DEVELOPER REIMBURSEMENT	978,432.00	352,289.21	0.00	626,142.79	36.01
243-700.707-820.000	CONTRACTUAL SERVICES	20,000.00	12,654.83	0.00	7,345.17	63.27
Total Dept 700.707 - BROWNFIELD REDEVELOPMENT		998,432.00	364,944.04	0.00	633,487.96	36.55
Dept 965.966 - OPERATING TRANSFERS OUT						
243-965.966-995.242	TRANSFER OUT TO LBRF	42,860.00	28,531.10	0.00	14,328.90	66.57
Total Dept 965.966 - OPERATING TRANSFERS OUT		42,860.00	28,531.10	0.00	14,328.90	66.57
TOTAL EXPENDITURES		1,041,292.00	393,475.14	0.00	647,816.86	37.79
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		1,087,149.00	731,818.53	0.00	355,330.47	67.32
TOTAL EXPENDITURES		1,041,292.00	393,475.14	0.00	647,816.86	37.79
NET OF REVENUES & EXPENDITURES		45,857.00	338,343.39	0.00	(292,486.39)	737.82
TOTAL REVENUES - ALL FUNDS		1,130,009.00	760,349.63	0.00	369,659.37	67.29
TOTAL EXPENDITURES - ALL FUNDS		1,041,292.00	393,475.14	0.00	647,816.86	37.79
NET OF REVENUES & EXPENDITURES		88,717.00	366,874.49	0.00	(278,157.49)	413.53

INDEPENDENT
BANK

230 W Main St
Ionia, MI 48846

Statement Ending 06/30/2026

MERIDIAN TOWNSHIP

Account Number: XXXXXXX2377

Managing Your Accounts

Okemos
800.355.0641
IndependentBank.com

MERIDIAN TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY
5151 MARSH RD
OKEMOS MI 48864-1104

Effective August 3, 2026, there will be two adjustments to the Deposit Account Fee Schedule. An account research fee of $25.00 per hour, with a one hour minimum, will be assessed. There will also be a bank statement reconciliation fee of $25.00 per hour, with a one hour minimum, assessed for any account research and bank reconciliation requests. For questions, please visit your local Independent Bank branch or call 800.355.0641.

Need to switch your direct deposit from another financial institution to Independent Bank? We now offer a free Switch Kit right within ONE Wallet Digital Banking! Easily switch over your direct deposit without the hassle. Simply log into ONE Wallet and navigate to the eServices tab to get started.

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXX2377	$831,902.21

Business Freedom Checking - XXXXXXX2377

Account Summary

Date	Description	Amount
06/01/2026	**Beginning Balance**	**$831,902.21**
	0 Credit(s) This Period	$0.00
	0 Debit(s) This Period	$0.00
06/30/2026	**Ending Balance**	**$831,902.21**

Daily Balances

Date	Amount
06/01/2026	$831,902.21

Member FDIC

To:	**Brownfield Redevelopment Authority Members**
From:	**Amber Clark Neighborhoods & Economic Development Director**
Date:	**August 13, 2026**
Re:	**4690 Okemos Road Brownfield Plan VistaLuxe Realty**

An application to the Meridian Township Brownfield Redevelopment Authority has been received by Township staff in support of a redevelopment project at 4690 Okemos road. The proposed plan is currently under review by staff and with the concurrence of the BRA, will be submitted to AKT Peerless for a final third party review. The proposal will focus on renovation and redevelopment of the northeast block, with residential renovation components launching the start of the project update.

Plan Details:

Category		Notes
Residential Rental Units	7(6 one bedroom 1 two bedroom)	MI Neighborhood Grant
Commercial/Retail Space	11 commercial suites	Plan states current occupants however all are vacant
Open space/amenity	None provided	
Environmental Costs	$15,800	
Demolition	$154,350	
Site prep & Infrastructure	$154,475(asbestos & Infrastructure)	
Housing Subsidy	$332,598	
Total Eligible Activities	**$641,423**	**Total Reimbursement: $901,695**
Contingency 15%	$92,323	
Reimbursement Term	16 years	
Interest (up to 5% simple)	$71,149	
BRA Admin Fees	$110,234	
LBRF Capture	$54,835	
State BRF Fees	$56,327	
Base Taxable Value	$750,000	
Project Full TV	$1,736,250 in 2028	
Capital Investment	$5,352,105	Includes the cost of acquisition

The proposed plan will support the renovation of properties at 4690, 4696 Okemos Road, 4703 Moore Street, 0 Moore Street, and 2114 Hamilton Road. Three (3) total buildings, two mixed use residential/commercial building and one commercial building. A total of seven residential units and 11 small commercial suites will be completely renovated at the conclusion of this project. The project will not demolish the exterior structures on the site, and will maintain the sites layout. Interior demolition, parking lot demolition, residential renovation, and finally renovation to the commercial suites encompass the proposal for the site. This proposed Brownfield Plan also will request the use of School Education Taxes (SET) in the capture for reimbursement.

The project is supported by other funding mechanisms like the MI Neighborhood Grant offered by the Department of Housing and Urban Development, administrated through the Michigan State Housing Development Authority.

Economic Feasibility:

4690 Okemos road and associated parcels are situated on the northeast block, in the heart of the downtown in Meridian Township. For over two decades the community, downtown development authority, and Township have been actively working to address to decline in commercial space in this district. Development in this area is such a priority the Township designated the area as a “PICA”. Focusing on updating our ordinance and development standards, recent updates like to our commercial parking lot requirements have made this renovation a possibility.

The developers of this site are local Meridian Township residents, focused on making a vast improvement in our downtown. Their investment in the heart of our community is not a light endeavor to undertake. A proposal to renovate this site is welcomed by staff and Township executive team members.

The proposed project is one of the smaller Brownfield requests we’ve had in years. Similar to the redevelopment at the Haslett Marathon at 1619 Haslett road, this project would only see a small incremental increase over each year. That means the term of the plan will be about 15 years. Due to the plan proposing a 15 year term, the rent restrictions of the residential units will also be 15 years.

The developers have also requested interest to be included with the reimbursement for this plan. Our policy requires the developer remit a formal request for the use of interest, with supporting documentation that the interest is required in order to have the project completed.

Plan Discussion:

Authority members are charged with determining if the proposed plan meets the definition of an “eligible activity” based on the Brownfield Act. Under the Michigan BRA Act, “eligible activities” are defined:

1. Environmental & Response Activities (Assessments, planning, due care, or response activities)
2. Non-Environmental Activities (demolition, asbestos abatement, site preparation, infrastructure improvements)

3. Administrative and Housing (plan development, plan maintenance, admin fees, housing development activities)

Then authority members must determine if the "but/for" statement meets the general eligibility requirements:

1. The "But, for" is a legal test of the financial feasibility of the project. This test dictates that the TIF will be used in support of the project and would otherwise be unable to develop without the incentive. This is a test that indicates that without public support, the project will not occur.

Formal action on the proposed plan can occur during this meeting. BRA members will may consider the below motions:

> **MOVE TO ADOPT THE RESOLUTION AUTHORIZING THE HOUSING BROWNFIELD REDEVELOPMNET PLAN FOR 4690 OKEMOS ROAD, WITH TOTAL REIMBURSEMENT NOT TO EXCEED $901,695.**

RESOLUTION

At a regular meeting of the Meridian Township Brownfield Redevelopment Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, on the 13th day of August 2025, at 9:00 a.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Member ____________and supported by ___________.

WHEREAS, VistaLuxe Realty, LLC has requested approval of the Brownfield Plan for 4690 Okemos Road and adjourning properties at the northeast corner of Hamilton and Okemos road, allowing for reimbursement of eligible costs through tax increment revenue created from development at the site; and

WHEREAS, the Meridian Township Brownfield Redevelopment Authority discussed the brownfield plan and voted to recommend approval to the Township Board at its meeting on August 13, 2026; and

WHEREAS, the Township Board will hold a public hearing on the plan at its meeting on September 1, 2026, as required by the Brownfield Redevelopment Financing Act; and

WHEREAS, the proposed brownfield plan constitutes a public purpose under the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, specifically in this project qualifies entirely as a "Housing" project, enabling the rehabilitation of seven housing units previously established at the site. The condition of these units are currently below standard and do not meet modern housing codes for rental units. The site sits immediately adjacent to historic contamination, however the site itself is not exposed to contamination that will require remediation. VistaLuxe Realty, LLC, proposes a full rehabilitation of the mixed-used site, beginning with the second story housing units. At certificate of occupancy, 3 of the units will have restricted rental rates, per the property deed, that will remain fixed until the expiration of the Brownfield Plan and Agreement; and

WHEREAS, the restricted rental rates must be maintained at or below 120% of the area median income, providing affordable housing units in Meridian Township for the duration of the Brownfield Plan, and increasing the economic activity in the Downtown Okemos Potential Intensity Change Area (PICA); and

WHEREAS, the proposed plan meets the requirements for a brownfield plan as established in Public Act 381, as amended, and the property included in the Plan was determined to be an eligible Housing Facility or is a directly adjacent property, which is permitted under the Act; and

WHEREAS, the proposed method of financing the costs of the eligible activities are reasonable and necessary to carry out the purposes of Public Act 381, as amended PA 90 of 2023; and

WHEREAS, the proposed eligible activities are reasonable and necessary to adequately address brownfield eligible housing conditions on the site and provide protection to public health, safety and the environment; and

WHEREAS, the proposed brownfield plan is capped at $1,123,091 over an 16 year period, with the Meridian Township Brownfield Redevelopment Authority capturing a maximum of $110,234 for administration, $54,835 for the Local Brownfield Revolving Fund (LBRF), the State Brownfield Revolving Fund capturing a maximum of $56,327, for total tax increment reimbursement to the development, based on the actual costs of eligible activities, not to exceed $901,695; and

WHEREAS, the amount of captured taxable value estimated to result from the adoption of the plan is reasonable and is expected to be created, if the development proceeds as expected; and

WHEREAS, the Meridian Township Brownfield Redevelopment Authority supports the intent of the brownfield plan to facilitate the redevelopment and restoration of environmental and economic viability to the parcel included in the plan.

NOW THEREFORE, BE IT RESOLVED THE MERIDIAN TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the 4690 Okemos Road and Various Properties Brownfield Plan, subject to the following conditions.

1. Approval is in accordance with the brownfield plan prepared by Triterra, with a revision date of August 10th, 2026.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, 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 13th day of August, 2026.

____
Jeff Theuer
Chair
Meridian Township
Brownfield Redevelopment Authority

MERIDIAN TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN

4690 Okemos
4690 Okemos Road
Okemos, Michigan 48846

Prepared For:

Meridian Brownfield Redevelopment Authority
5151 Marsh Road
Okemos, Michigan 48864
Contact: Amber Clark
Neighborhoods & Economic Development Director
Email: clark@meridian.mi.us
Phone: 517-853-4568

Prepared By:

Triterra
1375 S. Washington Avenue, Suite 100
Lansing, Michigan 48910
Contact: Dave Van Haaren and Connor Zook
dave.vanhaaren@triterra.us | connor.zook@triterra.us
Phone: 517-853-2152 | 517-853-2154

August 10, 2026

Approved by the Meridian Township BRA on ___________, 2026
Approved by the Meridian Charter Township Board of Trustees on ___________, 2026

TABLE OF CONTENTS

FIGURES

TABLES

ATTACHMENTS

PROJECT SUMMARY

Project Name:	4690 Okemos
Developer:	VistaLuxe Realty LLC (the "Developer") Mr. Satheesh Veeramachaneni Mr. Srinivas Kandula 2003 Birch Bluff Dr Okemos, Michigan 48864
Property Location:	4696 Okemos Road, 4703 Moore Street, 0 Moore Street, 4690 Okemos Road, and 2114 Hamilton Road, Okemos, Ingham County, Michigan 48864
Parcel Information:	Parcels 33-02-02-21-406-(002, 003, 004, 005, and 006) comprised of ~1.46 acres.
Type of Eligible Property:	"Housing Property" and "Adjacent and Contiguous"
Project Description:	A redevelopment of the Property located at 4696 Okemos Road, 4703 Moore Street, 0 Moore Street, 4690 Okemos Road, and 2114 Hamilton Road in Okemos, Meridian Township, Ingham County, Michigan. The project includes the renovation of two mixed-use buildings and one commercial building totaling seven residential units and eleven commercial spaces. Brownfield eligible activities include EGLE pre-approved activities, asbestos and lead activities, demolition activities, infrastructure improvement activities (private), housing development activities in the form of qualified rehabilitation, contingency (15%), preparation and implementation of a Brownfield Plan and Act 381 Work Plan, a brownfield application fee, and up to 5% simple interest. This rehabilitation project includes both mixed-use and commercial-only buildings. EGLE pre-approved activities are eligible for the entire eligible property (mixed-use and commercial-only). MSHDA eligible activities are eligible, and proposed in this Plan, for mixed-use buildings only.

Total Capital Investment: Total capital investment is estimated at $5,352,105, of which $901,695 is currently proposed for Brownfield Reimbursement to the Developer.

Estimated Job Creation/Retention: This project anticipates creating 10 new full-time jobs, 8 new part-time jobs, and retaining 10 current full-time jobs.

Duration of Plan: The duration of the Plan is projected to be 16 years in total and includes capture of Tax Increment Revenue (TIR) for reimbursement to the Developer for 15 years (first year of capture anticipated as 2028).

Total Captured Tax Increment Revenue: **$1,123,091**

Distribution of New Taxes Paid	
Developer Reimbursement	$901,695
Sub-Total Reimbursement	***$901,695***
State Brownfield Revolving Fund	$56,327
BRA Administrative Fees	$110,234
Local Brownfield Revolving Fund	$54,835
Sub-Total BRF Deposits and Administrative Fees	***$221,396***
Grand Total	***$1,123,091***

1.0 INTRODUCTION

The Meridian Township Brownfield Redevelopment Authority (the "Authority" or "BRA"), duly established by resolution of the Meridian Charter Township Board of Trustees (the "Township"), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended ("Act 381"), is authorized to exercise its powers within the Meridian Charter, Michigan.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The Project is a complete redevelopment of the Property and includes the renovation of two mixed-use buildings and one commercial building. The planned construction will transform currently deteriorating buildings into vibrant mixed-use and commercial buildings.

The newly rehabilitated buildings will include a total of seven residential units and eleven commercial spaces: two (2) residential units and five (5) commercial spaces in Building 1; five (5) residential units and two (2) commercial spaces in Building 2; and four (4) commercial spaces in Building 3.

The total anticipated investment into the project is estimated at $5,352,105. The project will result in the transformation of deteriorating buildings in Meridian Township, Ingham County. This project will dramatically improve the appearance of the Property.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of nearby properties.

The Project would not be possible without financial support through Brownfield tax increment financing (TIF).

This project anticipates creating 10 new full-time jobs, 8 new part-time jobs, and retaining 10 current full-time jobs.

1.2 Eligible Property Information

This Plan is presented to support the Developer in the redevelopment of five parcels of land, located at 4690 Okemos Road in Okemos, Ingham County, Michigan (the "Property"). The location of the Property is depicted in Figure 1.

The Property consists of five parcels of land totaling approximately 1.46 acres. The Property is fully defined in the following table and Section 2.8 of this Brownfield Plan.

Eligible Property		
Address	**Tax ID**	**Basis of Eligibility**
4696 Okemos Road	33-02-02-21-406-002	"Housing property"
4703 Moore Street	33-02-02-21-406-003	"Housing property" and "Adjacent and Contiguous"
0 Moore Street	33-02-02-21-406-004	"Housing property" and "Adjacent and Contiguous"
4690 Okemos Road	33-02-02-21-406-005	"Housing property"
2114 Hamilton Road	33-02-02-21-406-006	"Adjacent and Contiguous"

The Property is zoned Commercial (C-2) and is located within Meridian Township, Ingham County.

The Property is surrounded by commercial properties. Property layout and boundaries are depicted in Figure 2. The legal description of the Property is included in Attachment A.

Based on a review of historical information, several houses existed on the Property from at least 1938 until 1956. By 1950, the two existing commercial buildings 1 and 2 were constructed on the western portion of the Property and utilized by residential apartments, retail shops, and restaurants. In 1958, the existing commercial building 3 was constructed on the southwestern portion of the Property and utilized by a gasoline service station with seven associated USTs. In 1977 building 3 was utilized by retail shops and offices. The Property is currently occupied by Art Unlimited, New Thai Kitchen, Okemos Barber Shop, Sandie's Tailoring, and Honey Home Interiors.

1.2.1 Environmental

Environmental assessments and investigations (e.g. Phase I ESA) known to have been performed at the Property are completed in 2025. Soil samples, groundwater samples, and soil gas samples have been collected and analyzed for the following parameters: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), Michigan 10 Metals (arsenic, barium, cadmium, total chromium, copper, lead, selenium, silver, zinc, and mercury).

The analytical results of the soil samples, groundwater samples, and soil gas samples revealed no detectable concentrations of VOCs, PAHs, or Michigan 10 Metals exceeding the current Part 201 Residential Generic Cleanup Criteria (GCC). Soil gas, soil, and groundwater sample locations are depicted in Figure 3.

1.2.2 Specific Housing Need

According to the Tri-County Regional Planning Commission's 2023 draft Regional Housing Action Plan, the state housing ecosystem is identified as a priority, with a goal for the Tri-County area being to "Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among…local governments…and the wide variety of private sector organizations that make up the housing ecosystem." The proposed project is an outstanding example of an opportunity for collaboration between local government (the Township) and the private sector (the Developer) on a housing project. Another such goal is to "Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents." The proposed project accomplishes this goal by providing an array of housing unit types that are affordable and attainable. The Plan further goes on to address strategies for completing each goal, one such strategy to achieve the later goal is "Advocate at the federal and state levels for increased funding, including gap funding, to support affordable and attainable housing ranging from small- to large-scale housing development." Although this strategy specifically outlines federal and state levels, it is also important to consider an increase in gap funding at the local and regional levels. The proposed project will utilize gap funding through tax increment financing to develop a small-scale mixed use housing property in an area plagued with vacancy and deteriorating buildings.

This plan seeks to utilize MSHDA Housing TIF (Housing TIF). If successful, the use of Housing TIF means that rent prices, for units utilizing Housing TIF, will be kept attainable to persons at or below 120% Area Median Income (AMI) for a period of 15 years or the term of the reimbursement. According to Meridian Township's BRA Policies and Procedures "The proposed redevelopment project must provide no less than 20% of all dwelling unit types in an approved Plan evenly distributed throughout the project/development site. The Affordable dwelling units shall be leased to an Income Qualified Household earning 120% of the AMI or below as defined by MSHDA." Of the seven (7) total units being created, three (3) units (~43%) will be income restricted and kept attainable to persons at or below 120% AMI. Attainability will be enforced and verified through the requirements set forth by the BRA and MSHDA. Local workforce housing price points were determined by MSHDA's annually published Income and Rent Limits document and will be kept attainable through a restrictive covenant on the property. At the end of this section (1.2.2) is a table of unit types, corresponding rent limits at 120% of the area median income, and projected rental rates for units subject to Housing TIF, as proposed.

The total cost related to rehabilitation activities is estimated at $602,048. Qualified rehabilitation activities consist of activities necessary to make a housing unit suitable for rent to an income qualified household, those that bring the structure into conformance with minimum local building code standards, and those which improve the livability of units while also meeting those standards. This project includes qualified rehabilitation activities in both the commercial and residential portions of the mixed-use buildings, related to fire suppression, plumbing, HVAC, and/or electrical.

Type	Count	120% AMI[1]	Project Rent[2]
1-bedroom	2	$2,310	Base Rent: $1,450-1,500 Utilities: $193 **Total: $1,643-1,693** (85-90% AMI)
2-bedroom	1	$2,772	Base Rent: $2,000 Utilities: $265 **Total: $2,265** (98% AMI)

[1] Based on MSHDA Income and Rent Limits, dated May 1, 2026.
[2] Utilities are estimated. Not all tenants will require additional fees.

1.2.3 Job Growth Data

According to the Bureau of Labor Statistics, both labor force and employment have grown in the last four years. From 2021 through 2024 the labor force in the Lansing-East Lansing Metropolitan Area grew by almost 25,209 people, a 10.9% increase. Labor force and employment growth over the ten-year period of 2014-2024 was 6.2% and 7.9% respectively. The labor force and employment numbers continue to rebound since the Covid-19 pandemic (see table below) and have surpassed the pre-pandemic numbers; more housing is necessary to accommodate the growing labor force of the Lansing-East Lansing Metropolitan Area in Michigan.

Year	Labor Force	Employment
2020	241,025	222,423
2021	231,169	219,374
2022	239,863	229,705
2023	250,065	240,640
2024	256,378	245,108

1.2.4 Eligibility

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property meets the definition of a “Housing property” under Section 2(y)(ii); and (b) the parcels located at 2114 Hamilton Road (33-02-02-21-406-006), 4703 Moore Street (33-02-02-21-406-003, and 0 Moore Street (33-02-02-21-406-004) are adjacent and contiguous to the “Housing property” parcel and development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of the “Housing property” parcel.

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Costs to Be Paid with Tax Increment Revenues

The Developer will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

Brownfield eligible activities include EGLE pre-approved activities, demolition activities, infrastructure improvement activities (private) housing development activities in the form of qualified rehabilitation, contingency (15%), preparation and implementation of a Brownfield Plan and Act 381 Work Plan, a brownfield application fee, and up to 5% simple interest.

This rehabilitation project includes both mixed-use and commercial-only buildings. EGLE pre-approved activities are eligible for the entire eligible property (mixed-use and commercial-only). MSHDA eligible activities are eligible, and proposed in this Plan, for mixed-use buildings only.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

2.2 Summary of Eligible Activities

The total cost of activities eligible for Developer reimbursement from TIR is projected to be $901,695. The eligible activities are summarized in the table on the following page.

Summary of Eligible Activities	
EGLE Eligible Activities	
Pre-Approved Activities	$15,800
EGLE Eligible Activities Sub-Total	**$15,800**
MSHDA Eligible Activities	
Asbestos and Lead Activities	$115,100
Demolition Activities	$154,350
Infrastructure Improvement Activities	$39,375
Housing Development Activities	$332,598
MSHDA Eligible Activities Sub-Total	**$641,423**
Contingency (15%)	$92,323
Brownfield Plan and Act 381 Work Plan Preparation	$24,000
Brownfield Plan and Act 381 Work Plan Implementation	$50,000
Brownfield Plan Application Fee	$7,000
Interest (up to 5% simple)	$71,149
Total Eligible Cost for Reimbursement	**$901,695**

A detailed breakdown of eligible activities is provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652).

The Reimbursement Agreement, this Brownfield Plan, and the MSHDA Act 381 Work Plan will dictate the total cost of eligible activities subject to reimbursement. As long as the total cost limit described in this Brownfield Plan and the MSHDA Act 381 Work Plan is not exceeded, line-item costs of Eligible Activities may be adjusted within MSHDA Eligible Activities after the Brownfield Plan is approved.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Brownfield Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA.

The 2026 taxable value of the Property is $750,000. This is the initial taxable value for this Brownfield Plan.

The projected taxable value is estimated at $1,736,250 in 2028. The actual taxable value will be determined by the City Assessor after the development is completed.

This plan seeks to utilize MSHDA Housing TIF (Housing TIF). If successful, the use of Housing TIF means that rent prices, for units utilizing Housing TIF, will be kept attainable to persons at or below 120% Area Median Income (AMI) for a period of 15 years or the term of the reimbursement. According to Meridian Township's BRA Policies and Procedures "The proposed redevelopment project must provide no less than 20% of all dwelling unit types in an approved Plan evenly distributed throughout the project/development site. The Affordable dwelling units shall be leased to an Income Qualified Household earning 120% of the AMI or below as defined by MSHDA." Of the seven (7) total units being created, three (3) units (~43%) will be income restricted and kept attainable to persons at or below 120% AMI. Attainability will be enforced and verified through the requirements set forth by the BRA and MSHDA. Local workforce housing price points were determined by MSHDA's annually published, Income and Rent Limits document.

It is estimated that the BRA will capture tax increment revenues from 2028 through 2042 to allow for reimburse the Developer for eligible activity costs and BRA capture to administer the Brownfield Plan.

The estimated taxable value and estimated tax increment revenue by year and in aggregate for this Project are presented in Table 2, Tax Increment Revenue Capture Estimates, and Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the local assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

2.4 Method of Financing Plan Costs and Description of Advances by the Municipality

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursement. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Brownfield Plan.

2.5 Maximum Amount of Note or Bonded Indebtedness

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Brownfield Plan.

2.6 Duration of Brownfield Plan

The duration of this Plan is projected to be 16 years total with 15 years of tax capture after the first year of tax capture anticipated as 2028. The duration of the Plan includes 15 years of Tax Increment Revenue (TIR) capture for reimbursement to the Developer.

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 subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. 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.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

The table on the following page presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Brownfield Plan. These are estimations based on the components of the proposed redevelopment.

Projected Impact on Taxing Jurisdictions			
Taxing Unit	**New Taxes to Taxing Units**	**New Taxes Captured for Developer Reimbursement, BRA Fees, and the LBRF**	**Total New Taxes**
School Operating	$3,856	$334,107	$337,963
State Education Tax	$643	$112,012	$112,654
Land Preserve	$32	$1,822	$1,853
Rec/Srs/Hum Serv	$47	$2,704	$2,751
Meridian Bikepath	$105	$6,035	$6,140
Meridian Police	$190	$10,977	$11,168
Meridian Fire	$201	$11,566	$11,767
Meridian Parks	$209	$12,037	$12,246
Airport Auth	$224	$12,901	$13,124
Okemos Building and Site	$315	$18,179	$18,494
Police and Fire	$467	$26,956	$27,424
CADL-Library	$499	$28,765	$29,264
CATA/Regular	$956	$55,157	$56,113
Lansing Comm College	$1,203	$69,414	$70,617
Meridian Township	$1,316	$75,883	$77,198
Ingham ISD Operating	$1,993	$114,950	$116,943
Ingham County Operating	$3,981	$229,628	$233,609
Okemos Debt	$131,430		$131,430
Road Impr Debt	$36,479		$36,479
Total	**$184,145 (14.1%)**	**$1,123,091 (85.9%)**	**$1,307,235 (100%)**

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

A parcel information card and Certified Boundary Survey containing the legal description of the Property is provided in Attachment A. The general Property location and boundaries are shown in Figures 1 and 2.

The Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

Eligible Property		
Address	**Tax ID**	**Legal Description**
4696 Okemos Road	33-02-02-21-406-002	MP 2281 LOTS 2 AND 3 BLOCK 2 EXC. N 95 FT. OKEMOS
4703 Moore Street	33-02-02-21-406-003	MP 2280 LOT 1 BLOCK 2 OKEMOS
0 Moore Street	33-02-02-21-406-004	MP 2284 LOT 6 EXC. S 100 FT. BLOCK 2 OKEMOS
4690 Okemos Road	33-02-02-21-406-005	MP 2283 MP 2282 LOT 5 EXC. S. 100 FT. OF E 11 FT., BLOCK 2 & LOT 4, BLK 2 OKEMOS
2114 Hamilton Road	33-02-02-21-406-006	MP 2283-1 2284-1 S 100 FT. OF E 11 FT. OF LOT 5, BLOCK 2 ALSO S 100 FT. OF LOT 6 BLOCK 2 OKEMOS

The general Property location and characteristics are described in Section 1.2 and depicted on Figures 1 and 2.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property meets the definition of a “Housing property” under Section 2(y)(ii); and (b) the parcels located at 2114 Hamilton Road (33-02-02-21-406-006), 4703 Moore Street (33-02-02-21-406-003, and 0 Moore Street (33-02-02-21-406-004) are adjacent and contiguous to the “Housing property” parcel and development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of the “Housing property” parcel.

The Property includes all tangible personal property that now or in the future comes to be installed on the Property by the Developer or occupants.

2.9 Estimates of Residents and Displacement of Individuals/Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

2.10 Plan for Relocation of Displaced Persons

No persons will be displaced as a result of this development. Therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Brownfield Plan.

2.11 Provisions for Relocation Costs

No persons will be displaced as result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Brownfield Plan.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Brownfield Plan.

2.13 Description of the Proposed Use of Local Brownfield Revolving Fund

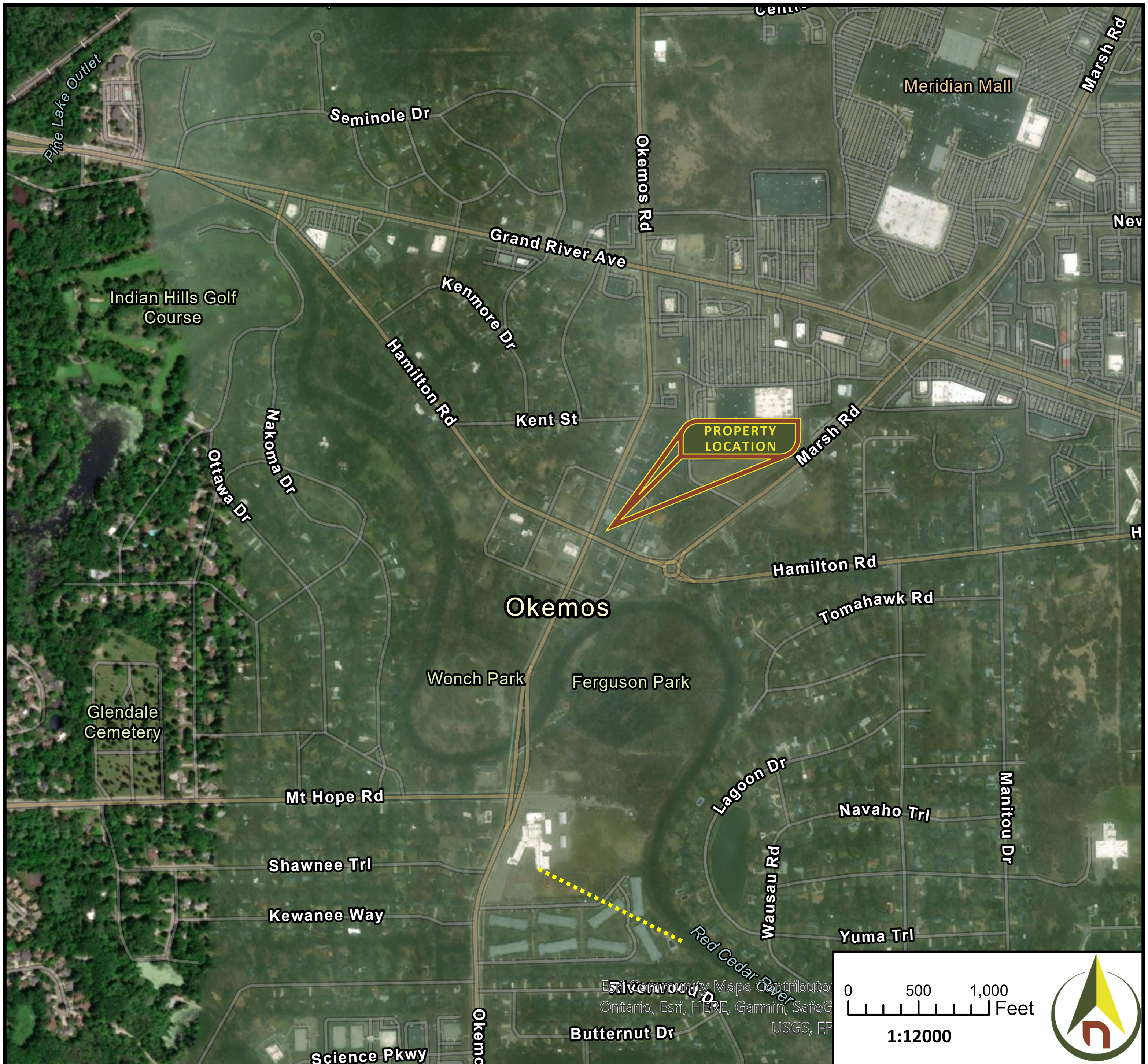
The BRA has established a LBRF. LBRF monies will not be used to finance or reimburse eligible activities incurred by the Developer as described in this Plan.

The LBRA will capture 5% of new local taxes generated from the Property per year for the duration of the Plan for deposit into the BRA's its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent of 5 years of local tax increment revenue.

2.14 Other Materials that the Authority or Governing Body Considers Pertinent

The Authority and the Township, as the governing body, in accordance with the Act, may amend this Brownfield Plan in the future in order to fund additional eligible activities associated with the Project or the Property described herein.

FIGURES



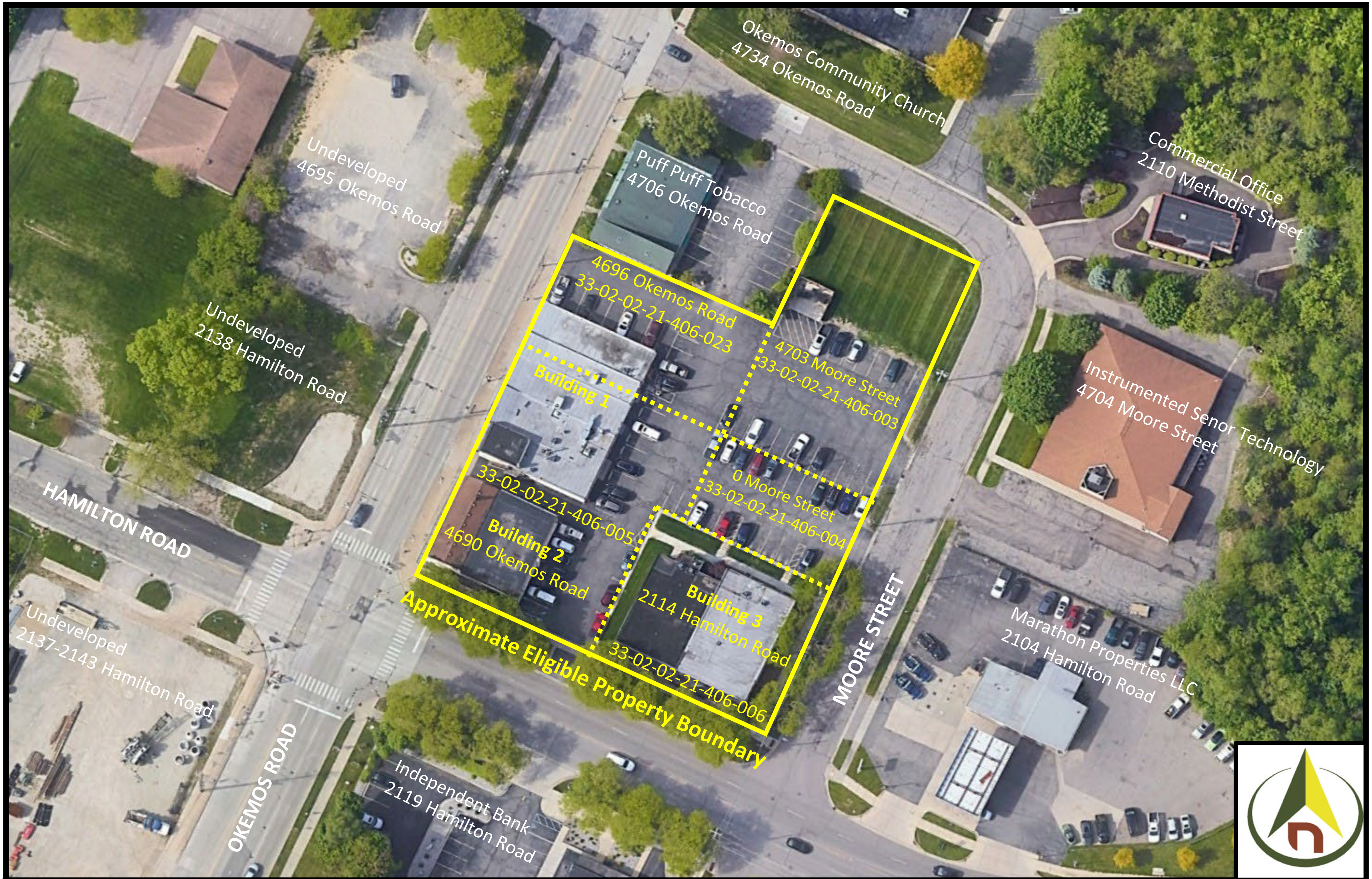
TRI TERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

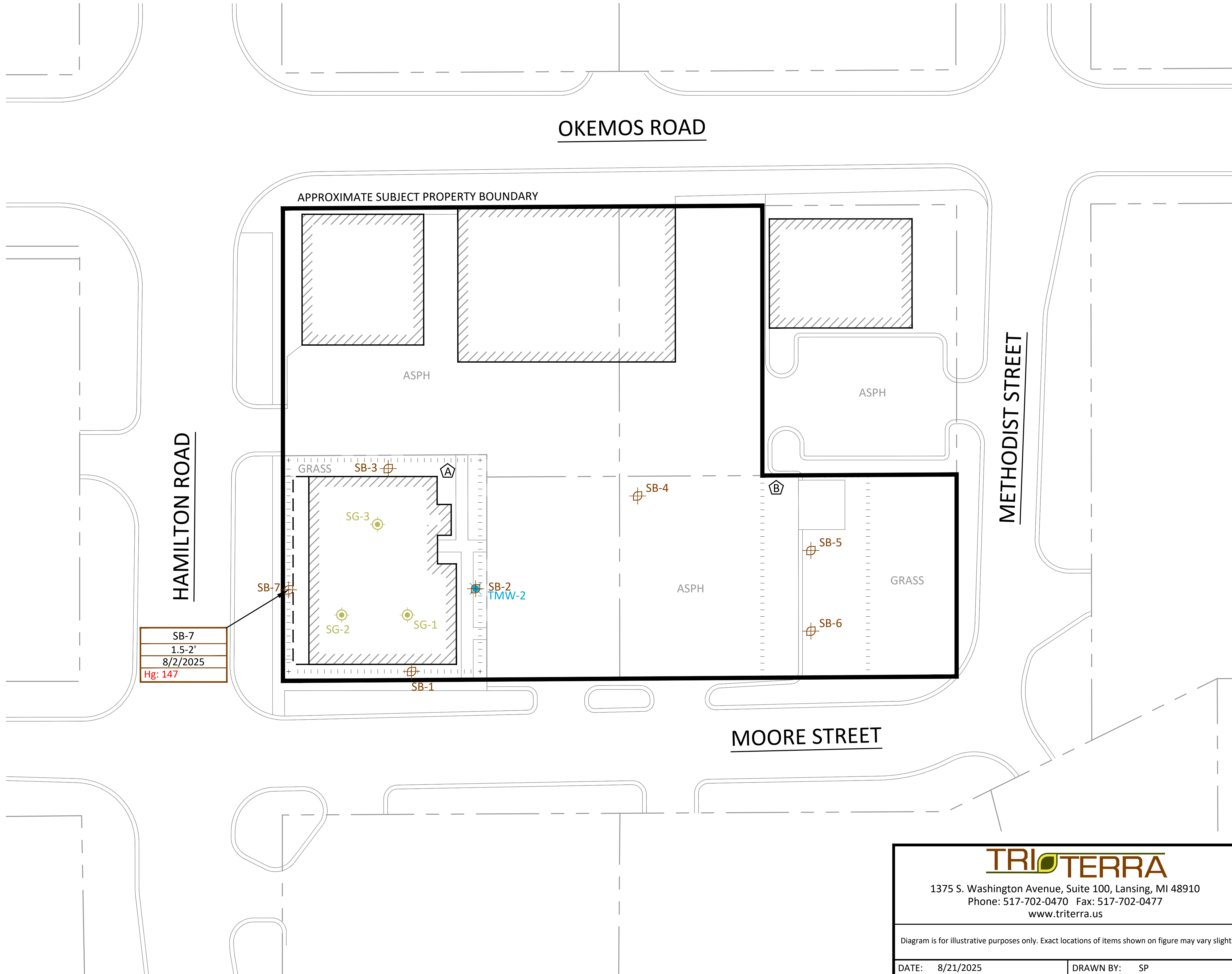
4690 OKEMOS ROAD
OKEMOS, MICHIGAN 48864

INGHAM COUNTY
T4N, R1W, SECTION 21

PROJECT NUMBER 23-3611



TRI TERRA	FIGURE 2	4690 OKEMOS ROAD OKEMOS, MICHIGAN 48864
	ELIGIBLE PROPERTY BOUNDARY MAP	CREATED BY: CZ 04/01/2026
	PROJECT NUMBER 23-3602	



0 50 100
GRAPHIC SCALE
1" = 50'

SYMBOLS LEGEND

- SOIL BORING LOCATION
- SOIL VAPOR SAMPLE
- WATER SAMPLE LOCATION
- EXISTING CANOPY/OVERHANG
- EXISTING BUILDING
- PROPERTY BOUNDARY
- PARCEL LINES
- FORMER BUILDING
- (A) APPROXIMATE LOCATION OF FORMER GAS STATION OPERATION
- (B) APPROXIMATE LOCATION OF FORMER CAR WASH OPERATION

CONSTITUENTS LEGEND

INORGANICs, METALs
Hg: Mercury, Total

NOTES

1. Soil concentrations are in µg per kg (ppb).
2. All exceedances are highlighted in red.
3. Figure includes analytical exceedances only. If no data is presented for a sample location then there were no exceedances above applicable criteria.
4. See analytical data and tables for additional detail.

TRITERRA
1375 S. Washington Avenue, Suite 100, Lansing, MI 48910
Phone: 517-702-0470 Fax: 517-702-0477
www.triterra.us

Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

SUBSURFACE INVESTIGATION SAMPLING LOCATIONS WITH EXCEEDANCES

4690 OKEMOS ROAD
OKEMOS, MICHIGAN 48864

DATE:	8/21/2025	DRAWN BY:	SP
DATE:	8/28/2025	REVISED BY:	SP

PROJECT NUMBER: 23-3602 FIGURE 3

TABLES

Table 1
Brownfield Eligible Activities
4690 Okemos Road
Okemos, MI

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION: EGLE ACTIVITIES	REIMBURSEMENT ALLOCATION: MSHDA ACTIVITIES	REIMBURSEMENT ALLOCATION: LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	1	LS	$ 2,600	$ 2,600	$ 2,600		
Phase II Site Investigations	1	LS	$ 13,200	$ 13,200	$ 13,200		
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				**$ 15,800**	**$ 15,800**	**$ -**	**$ -**
MSHDA ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment	1	LS	$ 10,100	$ 10,100		$ 10,100	
Asbestos - Abatement, Air Monitoring, and Oversight	1	LS	$ 100,000	$ 100,000		$ 100,000	
Abestos Abatement - Soft Costs	1	LS	$ 5,000	$ 5,000		$ 5,000	
Subtotal Asbestos and Lead Activities				***$ 115,100***	***$ -***	***$ 115,100***	***$ -***
Demolition							
Demolition - Building & Site	1	LS	$ 147,000	$ 147,000		$ 147,000	
Demolition - Soft Costs	1	LS	$ 7,350	$ 7,350		$ 7,350	
Subtotal Demolition Activities				***$ 154,350***	***$ -***	***$ 154,350***	***$ -***
Infrastructure Improvements							
Private Infrastructure							
Parking Lot	1	LS	$ 37,500	$ 37,500		$ 37,500	
Infrastructure Improvements - Soft Costs	1	LS	$ 1,875	$ 1,875		$ 1,875	
Subtotal Infrastructure Improvement Activities				***$ 39,375***	***$ -***	***$ 39,375***	***$ -***
Housing Development Activities							
Qualified Rehabilitation	1	LS	$ 316,760	$ 316,760		$ 316,760	
Qualified Rehabilitation - Soft Costs - Developer/General Contractor Fees	1	LS	$ 15,838	$ 15,838		$ 15,838	
Subtotal Housing Development Activities				**$ 332,598**	***$ -***	***$ 332,598***	***$ -***
MSHDA ELIGIBLE ACTIVITIES SUB-TOTAL				**$ 641,423**	**$ -**	**$ 641,423**	**$ -**
EGLE and MSHDA ELIGIBLE ACTIVITIES SUB-TOTAL				**$ 657,223**	**$ 15,800**	**$ 641,423**	**$ -**
Contingency (15%)				$ 92,323	$ -	$ 92,323	
Brownfield Plan Preparation	1	LS	$ 24,000	$ 24,000	$ 577	$ 23,423	
Brownfield Plan Implementation	1	LS	$ 50,000	$ 50,000	$ 1,202	$ 48,798	
Brownfield Plan Application Fee	1	LS	$ 7,000	$ 7,000	$ -	$ -	$ 7,000
Interest (up to 5%, simple)				$ 71,149	$ 1,854	$ 69,295	
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				**$ 901,695**	**$ 19,433**	**$ 875,262**	**$ 7,000**
State Brownfield Revolving Fund				$ 56,327			
BRA Administrative Fees				$ 110,234			
Local Brownfield Revolving Fund (LBRF)				$ 54,835			
GRAND TOTAL				**$ 1,123,091**			
					2.16%	*97.07%*	*0.78%*

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Phase II ESAs, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
4690 Okemos Road
Okemos, MI

Estimated Taxable Value (TV) Increase Rate: 2% per year

Calendar Year			**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**
Plan Year			**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
Capture Year			**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
Base Taxable Value (TV)			$ 750,000	$ 750,000	$ 750,000	$ 750,000	$ 750,000	$ 750,000	$ 750,000	$ 750,000	$ 750,000
Estimated New TV			$ 1,736,250	$ 1,770,975	$ 1,806,395	$ 1,842,522	$ 1,879,373	$ 1,916,960	$ 1,955,300	$ 1,994,405	$ 2,034,294
Incremental Difference for (New TV - Base TV)			$ 986,250	$ 1,020,975	$ 1,056,395	$ 1,092,522	$ 1,129,373	$ 1,166,960	$ 1,205,300	$ 1,244,405	$ 1,284,294
School Capture	**Millage Rate**										
School Operating	18.0000		$ 17,753	$ 18,378	$ 19,015	$ 19,665	$ 20,329	$ 21,005	$ 21,695	$ 22,399	$ 23,117
State Education Tax (SET)	6.0000		$ 5,918	$ 6,126	$ 6,338	$ 6,555	$ 6,776	$ 7,002	$ 7,232	$ 7,466	$ 7,706
School Total:	24.0000	*39.55%*	**$ 23,670**	**$ 24,503**	**$ 25,353**	**$ 26,221**	**$ 27,105**	**$ 28,007**	**$ 28,927**	**$ 29,866**	**$ 30,823**
Local Capture	**Millage Rate**										
Land Preserve	0.0987		$ 97	$ 101	$ 104	$ 108	$ 111	$ 115	$ 119	$ 123	$ 127
Rec/Srs/Hum Serv	0.1465		$ 144	$ 150	$ 155	$ 160	$ 165	$ 171	$ 177	$ 182	$ 188
Meridian Bikepath	0.3270		$ 323	$ 334	$ 345	$ 357	$ 369	$ 382	$ 394	$ 407	$ 420
Meridian Police	0.5948		$ 587	$ 607	$ 628	$ 650	$ 672	$ 694	$ 717	$ 740	$ 764
Meridian Fire	0.6267		$ 618	$ 640	$ 662	$ 685	$ 708	$ 731	$ 755	$ 780	$ 805
Meridian Parks	0.6522		$ 643	$ 666	$ 689	$ 713	$ 737	$ 761	$ 786	$ 812	$ 838
Airport Auth	0.6990		$ 689	$ 714	$ 738	$ 764	$ 789	$ 816	$ 843	$ 870	$ 898
Okemos Building and Site	0.9850		$ 971	$ 1,006	$ 1,041	$ 1,076	$ 1,112	$ 1,149	$ 1,187	$ 1,226	$ 1,265
Police and Fire	1.4606		$ 1,441	$ 1,491	$ 1,543	$ 1,596	$ 1,650	$ 1,704	$ 1,760	$ 1,818	$ 1,876
CADL-Library	1.5586		$ 1,537	$ 1,591	$ 1,646	$ 1,703	$ 1,760	$ 1,819	$ 1,879	$ 1,940	$ 2,002
CATA/Regular	2.9886		$ 2,948	$ 3,051	$ 3,157	$ 3,265	$ 3,375	$ 3,488	$ 3,602	$ 3,719	$ 3,838
Lansing Comm College	3.7611		$ 3,709	$ 3,840	$ 3,973	$ 4,109	$ 4,248	$ 4,389	$ 4,533	$ 4,680	$ 4,830
Meridian Township	4.1116		$ 4,055	$ 4,198	$ 4,343	$ 4,492	$ 4,644	$ 4,798	$ 4,956	$ 5,116	$ 5,281
Ingham ISD Operating	6.2284		$ 6,143	$ 6,359	$ 6,580	$ 6,805	$ 7,034	$ 7,268	$ 7,507	$ 7,751	$ 7,999
Ingham County Operating	12.4421		$ 12,271	$ 12,703	$ 13,144	$ 13,593	$ 14,052	$ 14,519	$ 14,996	$ 15,483	$ 15,979
Local Total:	36.6809	*60.45%*	**$ 36,177**	**$ 37,450**	**$ 38,750**	**$ 40,075**	**$ 41,426**	**$ 42,805**	**$ 44,211**	**$ 45,646**	**$ 47,109**
Total Capturable Taxes:	**60.6809**	***100.00%***	**$ 59,847**	**$ 61,954**	**$ 64,103**	**$ 66,295**	**$ 68,531**	**$ 70,812**	**$ 73,139**	**$ 75,512**	**$ 77,932**
Non-Capturable Millages	**Millage Rate**										
Okemos Debt	7.0000		$ 6,904	$ 7,147	$ 7,395	$ 7,648	$ 7,906	$ 8,169	$ 8,437	$ 8,711	$ 8,990
Road Impr Debt	1.9429		$ 1,916	$ 1,984	$ 2,052	$ 2,123	$ 2,194	$ 2,267	$ 2,342	$ 2,418	$ 2,495
Total Non-Capturable Taxes:	**8.9429**		**$ 8,820**	**$ 9,130**	**$ 9,447**	**$ 9,770**	**$ 10,100**	**$ 10,436**	**$ 10,779**	**$ 11,129**	**$ 11,485**

Notes:

Table 2
Tax Increment Revenue Capture Estimates
4690 Okemos Road
Okemos, MI

Estimated Taxable Value (TV) Increase Rate:	2%							
Calendar Year		**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	
Plan Year		**11**	**12**	**13**	**14**	**15**	**16**	
Capture Year		**10**	**11**	**12**	**13**	**14**	**15**	
Base Taxable Value (TV)		$ 750,000	$ 750,000	$ 750,000	$ 750,000	$ 750,000	$ 750,000	
Estimated New TV		$ 2,074,979	$ 2,116,479	$ 2,158,809	$ 2,201,985	$ 2,246,025	$ 2,290,945	
Incremental Difference for (New TV - Base TV)		$ 1,324,979	$ 1,366,479	$ 1,408,809	$ 1,451,985	$ 1,496,025	$ 1,540,945	

School Capture	**Millage Rate**									**Total New Taxes**	**Pass-Through**	**Captured**
School Operating	18.0000		$ 23,850	$ 24,597	$ 25,359	$ 26,136	$ 26,928	$ 27,737		$ 337,963	$ 3,856	$ 334,107
State Education Tax (SET)	6.0000		$ 7,950	$ 8,199	$ 8,453	$ 8,712	$ 8,976	$ 9,246		$ 112,654	$ 643	$ 112,012
School Total:	24.0000	*39.55%*	**$ 31,800**	**$ 32,795**	**$ 33,811**	**$ 34,848**	**$ 35,905**	**$ 36,983**		**$ 450,617**	**$ 4,498**	**$ 446,119**
Local Capture	**Millage Rate**											
Land Preserve	0.0987		$ 131	$ 135	$ 139	$ 143	$ 148	$ 152		$ 1,853	$ 32	$ 1,822
Rec/Srs/Hum Serv	0.1465		$ 194	$ 200	$ 206	$ 213	$ 219	$ 226		$ 2,751	$ 47	$ 2,704
Meridian Bikepath	0.3270		$ 433	$ 447	$ 461	$ 475	$ 489	$ 504		$ 6,140	$ 105	$ 6,035
Meridian Police	0.5948		$ 788	$ 813	$ 838	$ 864	$ 890	$ 917		$ 11,168	$ 190	$ 10,977
Meridian Fire	0.6267		$ 830	$ 856	$ 883	$ 910	$ 938	$ 966		$ 11,767	$ 201	$ 11,566
Meridian Parks	0.6522		$ 864	$ 891	$ 919	$ 947	$ 976	$ 1,005		$ 12,246	$ 209	$ 12,037
Airport Auth	0.6990		$ 926	$ 955	$ 985	$ 1,015	$ 1,046	$ 1,077		$ 13,124	$ 224	$ 12,901
Okemos Building and Site	0.9850		$ 1,305	$ 1,346	$ 1,388	$ 1,430	$ 1,474	$ 1,518		$ 18,494	$ 315	$ 18,179
Police and Fire	1.4606		$ 1,935	$ 1,996	$ 2,058	$ 2,121	$ 2,185	$ 2,251		$ 27,424	$ 467	$ 26,956
CADL-Library	1.5586		$ 2,065	$ 2,130	$ 2,196	$ 2,263	$ 2,332	$ 2,402		$ 29,264	$ 499	$ 28,765
CATA/Regular	2.9886		$ 3,960	$ 4,084	$ 4,210	$ 4,339	$ 4,471	$ 4,605		$ 56,113	$ 956	$ 55,157
Lansing Comm College	3.7611		$ 4,983	$ 5,139	$ 5,299	$ 5,461	$ 5,627	$ 5,796		$ 70,617	$ 1,203	$ 69,414
Meridian Township	4.1116		$ 5,448	$ 5,618	$ 5,792	$ 5,970	$ 6,151	$ 6,336		$ 77,198	$ 1,316	$ 75,883
Ingham ISD Operating	6.2284		$ 8,253	$ 8,511	$ 8,775	$ 9,044	$ 9,318	$ 9,598		$ 116,943	$ 1,993	$ 114,950
Ingham County Operating	12.4421		$ 16,486	$ 17,002	$ 17,529	$ 18,066	$ 18,614	$ 19,173		$ 233,609	$ 3,981	$ 229,628
Local Total:	36.6809	*60.45%*	**$ 48,601**	**$ 50,124**	**$ 51,676**	**$ 53,260**	**$ 54,876**	**$ 56,523**		**$ 688,709**	**$ 11,737**	**$ 676,972**
Total Capturable Taxes:	**60.6809**	***100.00%***	**$ 80,401**	**$ 82,919**	**$ 85,488**	**$ 88,108**	**$ 90,780**	**$ 93,506**		**$ 1,139,326**	**$ 16,235**	**$ 1,123,091**
Non-Capturable Millages	**Millage Rate**											
Okemos Debt	7.0000		$ 9,275	$ 9,565	$ 9,862	$ 10,164	$ 10,472	$ 10,787		$ 131,430	$ 131,430	$ -
Road Impr Debt	1.9429		$ 2,574	$ 2,655	$ 2,737	$ 2,821	$ 2,907	$ 2,994		$ 36,479	$ 36,479	$ -
Total Non-Capturable Taxes:	**8.9429**		**$ 11,849**	**$ 12,220**	**$ 12,599**	**$ 12,985**	**$ 13,379**	**$ 13,781**		**$ 167,909**	**$ 167,909**	**$ -**
										$ 1,307,235	**$ 184,145**	**$ 1,123,091**

Table 3
Tax Increment Revenue Reimbursement Allocation Table
4690 Okemos Road
Okemos, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	43.2%	$ 389,792	$ -	**$ 389,792**
Local	56.8%	$ 504,903	$ 7,000	**$ 511,903**
TOTAL		**$ 894,695**	**$ 7,000**	**$ 901,695**
EGLE	2.2%	$ 19,433		
MSF	97.8%	$ 875,262		

Estimated Total Years of Capture: 15

	Beginning Balance	2028	2029	2030	2031	2032	2033	2034	2035	2036
Plan Year		**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
Capture Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
Available Tax Increment Revenue (TIR)										
Total State Tax Capture Available		$ 23,670	$ 24,503	$ 25,353	$ 26,221	$ 27,105	$ 28,007	$ 28,927	$ 29,866	$ 30,823
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)		$ 2,959	$ 3,063	$ 3,169	$ 3,278	$ 3,388	$ 3,501	$ 3,616	$ 3,733	$ 3,853
State Tax Increment to Taxing Unit (Final Year "Pass-Through")		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State TIR Available for Reimbursement to Developer		$ 20,711	$ 21,440	$ 22,184	$ 22,943	$ 23,717	$ 24,506	$ 25,311	$ 26,133	$ 26,970
Total Local Tax Capture Available		$ 36,177	$ 37,450	$ 38,750	$ 40,075	$ 41,426	$ 42,805	$ 44,211	$ 45,646	$ 47,109
Capture for BRA Administrative Fees (10% of available TIR)		$ 5,985	$ 6,195	$ 6,410	$ 6,630	$ 6,853	$ 7,081	$ 7,314	$ 7,551	$ 7,793
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available TIR)		$ 2,992	$ 3,098	$ 3,205	$ 3,315	$ 3,427	$ 3,541	$ 3,657	$ 3,776	$ 3,897
Local Tax Increment to Taxing Unit (Final Year "Pass-Through")		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local TIR Available for Reimbursement to Developer		$ 27,200	$ 28,157	$ 29,134	$ 30,130	$ 31,147	$ 32,183	$ 33,241	$ 34,319	$ 35,419
Total State & Local TIR Available for Reimbursement to Developer		$ 47,911	$ 49,598	$ 51,318	$ 53,073	$ 54,864	$ 56,689	$ 58,552	$ 60,452	$ 62,389
DEVELOPER										
	$ 901,695	**$ 853,784**	**$ 804,186**	**$ 752,868**	**$ 699,795**	**$ 644,931**	**$ 588,241**	**$ 529,690**	**$ 469,238**	**$ 406,848**
MSF/MSHDA Eligible Activities	$ 875,262	$ 835,240	$ 786,719	$ 736,515	$ 684,595	$ 630,923	$ 575,465	$ 518,185	$ 459,046	$ 398,012
State Tax Reimbursement	$ 381,325	$ 20,261	$ 20,975	$ 21,702	$ 22,445	$ 23,202	$ 23,974	$ 24,762	$ 25,565	$ 26,384
Local Tax Reimbursement	$ 493,937	$ 19,761	$ 27,546	$ 28,501	$ 29,476	$ 30,470	$ 31,484	$ 32,519	$ 33,574	$ 34,650
EGLE Eligible Activities	$ 19,433	$ 18,544	$ 17,467	$ 16,352	$ 15,200	$ 14,008	$ 12,777	$ 11,505	$ 10,192	$ 8,837
State Tax Reimbursement	$ 8,466	$ 450	$ 466	$ 482	$ 498	$ 515	$ 532	$ 550	$ 568	$ 586
Local Tax Reimbursement	$ 10,967	$ 439	$ 612	$ 633	$ 654	$ 677	$ 699	$ 722	$ 745	$ 769
LOCAL-ONLY Activities	$ 7,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local-Only Tax Reimbursement	$ 7,000	$ 7,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL ANNUAL DEVELOPER REIMBURSEMENT		**$ 47,911**	**$ 49,598**	**$ 51,318**	**$ 53,073**	**$ 54,864**	**$ 56,689**	**$ 58,552**	**$ 60,452**	**$ 62,389**

Table 3
Tax Increment Revenue Reimbursement Allocation Table
4690 Okemos Road
Okemos, MI

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	$ 56,327
BRA Administrative Fees	$ 110,234
Local Brownfield Revolving Fund	$ 54,835

* During the life of the Plan

	2037	2038	2039	2040	2041	2042	TOTALS
	11	12	13	14	15	16	
	10	11	12	13	14	15	
Available Tax Increment Revenue (TIR)							
Total State Tax Capture Available	$ 31,800	$ 32,795	$ 33,811	$ 34,848	$ 35,905	$ 36,983	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	$ 3,975	$ 4,099	$ 4,226	$ 4,356	$ 4,488	$ 4,623	**$ 56,327**
State Tax Increment to Taxing Unit (Final Year "Pass-Through")	$ -	$ -	$ -	$ -	$ -	$ 4,498	**$ 4,498**
State TIR Available for Reimbursement to Developer	$ 27,825	$ 28,696	$ 29,585	$ 30,492	$ 31,417	$ 32,360	
Total Local Tax Capture Available	$ 48,601	$ 50,124	$ 51,676	$ 53,260	$ 54,876	$ 56,523	
Capture for BRA Administrative Fees (10% of available TIR)	$ 8,040	$ 8,292	$ 8,549	$ 8,811	$ 9,078	$ 5,652	**$ 110,234**
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available TIR)	$ 4,020	$ 4,146	$ 4,274	$ 4,405	$ 4,539	$ 2,544	**$ 54,835**
Local Tax Increment to Taxing Unit (Final Year "Pass-Through")	$ -	$ -	$ -	$ -	$ -	$ 11,737	**$ 11,737**
Local TIR Available for Reimbursement to Developer	$ 36,541	$ 37,686	$ 38,853	$ 40,044	$ 41,259	$ 48,327	
Total State & Local TIR Available for Reimbursement to Developer	$ 64,366	$ 66,382	$ 68,438	$ 70,536	$ 72,675	$ 80,687	
DEVELOPER							
	$ 342,483	**$ 276,101**	**$ 207,663**	**$ 137,127**	**$ 64,452**	**$ (0)**	
MSF/MSHDA Eligible Activities	$ 335,044	$ 270,104	$ 203,152	$ 134,148	$ 63,052	$ -	
State Tax Reimbursement	$ 27,220	$ 28,073	$ 28,942	$ 29,829	$ 30,734	$ 27,257	**$ 381,325**
Local Tax Reimbursement	$ 35,748	$ 36,867	$ 38,009	$ 39,174	$ 40,362	$ 35,795	**$ 493,937**
EGLE Eligible Activities	$ 7,439	$ 5,997	$ 4,510	$ 2,978	$ 1,400	$ -	
State Tax Reimbursement	$ 604	$ 623	$ 643	$ 662	$ 682	$ 605	**$ 8,466**
Local Tax Reimbursement	$ 794	$ 819	$ 844	$ 870	$ 896	$ 795	**$ 10,967**
LOCAL-ONLY Activities	$ -	$ -	$ -	$ -	$ -	$ -	
Local-Only Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,000**
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	**$ 64,366**	**$ 66,382**	**$ 68,438**	**$ 70,536**	**$ 72,675**	**$ 64,452**	
							$ 1,123,091

ATTACHMENT A

Parcel Records

We have released our refreshed version of BS&A Online as of April 1st.

4696 OKEMOS RD

OKEMOS, MI 48864
Parcel #33-02-02-21-406-002 Account Number: OKEM-004696-0000-01
Property Owner: VISTALUXE REALTY LLC

Owner and Taxpayer Information

Owner	VISTALUXE REALTY LLC 2003 BIRCH BLUFF DR OKEMOS, MI 48864

Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2026

Property Class	201 COMMERCIAL-IMPROVED
School District	OKEMOS PUBLIC SCHOOLS
MG	*No Data to Display*
RENTAL	*Not Available*
C. AREA	*Not Available*
INFLUENCE	*Not Available*
Historical District	*Not Available*
SOLAR/EV	*Not Available*

Unit	02 MERIDIAN TOWNSHIP
Assessed Value	$77,500
Taxable Value	$77,500
State Equalized Value	$77,500
Date of Last Name Change	03/18/2025
Notes	*Not Available*
Census Block Group	*No Data to Display*
Exemption	*No Data to Display*

Principal Residence Exemption Information

Effective Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2026	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	$125,100	$85,000	$85,000
2024	$123,400	$123,400	$90,191
2023	$119,600	$119,600	$85,897

Land Information

Zoning Code	C-2
Land Value	$92,400
Renaissance Zone	No
ECF Neighborhood	2005 OKEMOS DOWNTOWN RETAIL
Lot Dimensions/Comments	*No Data to Display*

How can I help you today?

Total Acres	0.212
Land Improvements	*Not Available*

Renaissance Zone Expiration Date	*No Data to Display*
Mortgage Code	*No Data to Display*
Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		

Legal Description

MP 2281 LOTS 2 AND 3 BLOCK 2 EXC. N 95 FT. OKEMOS.

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/20/2024	$1,300,000.00	WD	MERIDIAN INVESTORS LLC	VISTALUXE REALTY LLC	19-MULTI PARCEL ARM'S LENGTH	2024-030417	
06/14/2012	$115,000.00	WD	STASI, JULIA A	MERIDIAN INVESTORS LLC	21-NOT USED/OTHER	2012-027198	LAND CONTRACT FULFILLMENT
03/04/1997	$115,000.00	LC	STASI, JOSEPH & JULIA	HICKS BROTHERS REAL ESTATE	03-ARM'S LENGTH	2439-0134	

Building Information - 1610 sq ft Stores - Retail (Commercial)

Floor Area	1,610 sq ft
Occupancy	Stores - Retail

Estimated TCV	*Not Available*
Class	C
Stories Above Ground	1
Basement Wall Height	0 ft
Year Built	1956
Percent Complete	0%
Physical Percent Good	35%
Economic Percent Good	80%

Average Story Height	12 ft
Identical Units	*Not Available*
Year Remodeled	1997
Heat	Package Heating & Cooling
Functional Percent Good	69%
Effective Age	49 yrs

We have released our refreshed version of BS&A Online as of April 1st.

4703 MOORE ST

OKEMOS, MI 48864
Parcel #33-02-02-21-406-003
Property Owner: VISTALUXE REALTY LLC

Parcel is Vacant

Owner and Taxpayer Information

Owner	VISTALUXE REALTY LLC 2003 BIRCH BLUFF DR OKEMOS, MI 48864

Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2026

Property Class	202 COMMERCIAL-VACANT
School District	OKEMOS PUBLIC SCHOOLS
MG	*No Data to Display*
RENTAL	*Not Available*
C. AREA	*Not Available*
INFLUENCE	*Not Available*
Historical District	*Not Available*
SOLAR/EV	*Not Available*

Unit	02 MERIDIAN TOWNSHIP
Assessed Value	$80,000
Taxable Value	$80,000
State Equalized Value	$80,000
Date of Last Name Change	03/18/2025
Notes	*Not Available*
Census Block Group	*No Data to Display*
Exemption	*No Data to Display*

Principal Residence Exemption Information

Effective Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2026	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	$106,700	$92,500	$92,500
2024	$106,700	$106,700	$50,954
2023	$106,700	$106,700	$48,528

Land Information

Zoning Code	C-2
Land Value	$160,000
Renaissance Zone	No
ECF Neighborhood	2005 OKEMOS DOWNTOWN RETAIL
Lot Dimensions/Comments	*No Data to Display*

Total Acres	0.375
Land Improvements	*Not Available*

How can I help you today?

Renaissance Zone Expiration Date	*No Data to Display*
Mortgage Code	999
Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		

Legal Description

MP 2280 LOT 1 BLOCK 2 OKEMOS.

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/20/2024	$1,300,000.00	WD	MERIDIAN INVESTORS LLC	VISTALUXE REALTY LLC	19-MULTI PARCEL ARM'S LENGTH	2024-030417	

We have released our refreshed version of BS&A Online as of April 1st.

MOORE ST

OKEMOS, MI 48864
Parcel #33-02-02-21-406-004
Property Owner: VISTALUXE REALTY LLC

Parcel is Vacant

Owner and Taxpayer Information

Owner	VISTALUXE REALTY LLC 2003 BIRCH BLUFF DR OKEMOS, MI 48864

Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2026

Property Class	202 COMMERCIAL-VACANT
School District	OKEMOS PUBLIC SCHOOLS
MG	*No Data to Display*
RENTAL	*Not Available*
C. AREA	*Not Available*
INFLUENCE	*Not Available*
Historical District	*Not Available*
SOLAR/EV	*Not Available*

Unit	02 MERIDIAN TOWNSHIP
Assessed Value	$32,500
Taxable Value	$32,500
State Equalized Value	$32,500
Date of Last Name Change	03/18/2025
Notes	*Not Available*
Census Block Group	*No Data to Display*
Exemption	*No Data to Display*

Principal Residence Exemption Information

Effective Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2026	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	$42,200	$37,000	$37,000
2024	$42,200	$42,200	$6,310
2023	$42,200	$42,200	$6,010

Land Information

Zoning Code	C-2
Land Value	$64,400
Renaissance Zone	No
ECF Neighborhood	2005 OKEMOS DOWNTOWN RETAIL
Lot Dimensions/Comments	*No Data to Display*

How can I help you today?

Total Acres	0.148
Land Improvements	*Not Available*

Renaissance Zone Expiration Date	*No Data to Display*
Mortgage Code	999
Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		

Legal Description

MP 2284 LOT 6 EXC. S 100 FT. BLOCK 2 OKEMOS.

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/20/2024	$1,300,000.00	WD	MERIDIAN INVESTORS LLC	VISTALUXE REALTY LLC	19-MULTI PARCEL ARM'S LENGTH	2024-030417	

We have released our refreshed version of BS&A Online as of April 1st.

4690 OKEMOS RD

OKEMOS, MI 48864
Parcel #33-02-02-21-406-005
Property Owner: VISTALUXE REALTY LLC

Owner and Taxpayer Information

Owner	VISTALUXE REALTY LLC 2003 BIRCH BLUFF DR OKEMOS, MI 48864

Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2026

Property Class	201 COMMERCIAL-IMPROVED
School District	OKEMOS PUBLIC SCHOOLS
MG	*No Data to Display*
RENTAL	*Not Available*
C. AREA	*Not Available*
INFLUENCE	*Not Available*
Historical District	*Not Available*
SOLAR/EV	*Not Available*

Unit	02 MERIDIAN TOWNSHIP
Assessed Value	$382,500
Taxable Value	$382,500
State Equalized Value	$382,500
Date of Last Name Change	03/18/2025
Notes	*Not Available*
Census Block Group	*No Data to Display*
Exemption	*No Data to Display*

Principal Residence Exemption Information

Effective Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2026	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	$634,300	$399,000	$399,000
2024	$669,600	$669,600	$219,896
2023	$637,600	$637,600	$209,425

Land Information

Zoning Code	C-2
Land Value	$206,800
Renaissance Zone	No
ECF Neighborhood	2005 OKEMOS DOWNTOWN RETAIL
Lot Dimensions/Comments	*No Data to Display*

Total Acres	0.475
Land Improvements	*Not Available*

Renaissance Zone Expiration Date	*No Data to Display*
Mortgage Code	999
Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		

Legal Description

MP 2283 MP 2282 LOT 5 EXC. S. 100 FT. OF E 11 FT., BLOCK 2 & LOT 4, BLK 2 OKEMOS.

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/20/2024	$1,300,000.00	WD	MERIDIAN INVESTORS LLC	VISTALUXE REALTY LLC	19-MULTI PARCEL ARM'S LENGTH	2024-030417	

Building Information - 6678 sq ft Stores - Retail (Commercial)

Floor Area	6,678 sq ft
Occupancy	Stores - Retail

Estimated TCV	*Not Available*
Class	C
Stories Above Ground	1
Basement Wall Height	0 ft
Year Built	1962
Percent Complete	0%
Physical Percent Good	35%
Economic Percent Good	70%

Average Story Height	12 ft
Identical Units	*Not Available*
Year Remodeled	*No Data to Display*
Heat	Package Heating & Cooling
Functional Percent Good	80%
Effective Age	64 yrs

Building Information - 6678 sq ft Stores - Retail (Commercial)

Floor Area	6,678 sq ft
Occupancy	Stores - Retail

Estimated TCV	*Not Available*
Class	C
Stories Above Ground	2
Basement Wall Height	0 ft
Year Built	1962
Percent Complete	0%
Physical Percent Good	35%
Economic Percent Good	70%

Average Story Height	12 ft
Identical Units	*Not Available*
Year Remodeled	*No Data to Display*
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	45 yrs

Building Information - 7308 sq ft Stores - Retail (Commercial)

Floor Area	7,308 sq ft
Occupancy	Stores - Retail

Estimated TCV	*Not Available*

Class	C
Stories Above Ground	2
Basement Wall Height	10 ft
Year Built	1968
Percent Complete	0%
Physical Percent Good	35%
Economic Percent Good	69%

Average Story Height	12 ft
Identical Units	*Not Available*
Year Remodeled	*No Data to Display*
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	64 yrs

Building Information - 7308 sq ft Multiple Residences (Commercial)

Floor Area	7,308 sq ft
Occupancy	Multiple Residences

Estimated TCV	*Not Available*
Class	C
Stories Above Ground	2
Basement Wall Height	10 ft
Year Built	1968
Percent Complete	0%
Physical Percent Good	35%
Economic Percent Good	60%

Average Story Height	12 ft
Identical Units	*Not Available*
Year Remodeled	*No Data to Display*
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	64 yrs

We have released our refreshed version of BS&A Online as of April 1st.

2114 HAMILTON RD

OKEMOS, MI 48864
Parcel #33-02-02-21-406-006 Account Number: HAMI-002114-0000-02
Property Owner: VISTALUXE REALTY LLC

Owner and Taxpayer Information

Owner	VISTALUXE REALTY LLC 2003 BIRCH BLUFF DR OKEMOS, MI 48864

Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2026

Property Class	201 COMMERCIAL-IMPROVED
School District	OKEMOS PUBLIC SCHOOLS
MG	*No Data to Display*
RENTAL	*Not Available*
C. AREA	*Not Available*
INFLUENCE	*Not Available*
Historical District	*Not Available*
SOLAR/EV	*Not Available*

Unit	02 MERIDIAN TOWNSHIP
Assessed Value	$177,500
Taxable Value	$177,500
State Equalized Value	$177,500
Date of Last Name Change	03/18/2025
Notes	*Not Available*
Census Block Group	*No Data to Display*
Exemption	*No Data to Display*

Principal Residence Exemption Information

Effective Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2026	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	$273,600	$186,500	$186,500
2024	$268,100	$268,100	$186,323
2023	$256,300	$256,300	$177,451

Land Information

Zoning Code	C-2
Land Value	$110,000
Renaissance Zone	No
ECF Neighborhood	2005 OKEMOS DOWNTOWN RETAIL
Lot Dimensions/Comments	*No Data to Display*

How can I help you today?

Total Acres	0.253
Land Improvements	*Not Available*

Renaissance Zone Expiration Date	*No Data to Display*
Mortgage Code	999
Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		

Legal Description

MP 2283-1 2284-1 S 100 FT. OF E 11 FT. OF LOT 5, BLOCK 2 ALSO S 100 FT. OF LOT 6 BLOCK 2 OKEMOS.

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/20/2024	$1,300,000.00	WD	MERIDIAN INVESTORS LLC	VISTALUXE REALTY LLC	19-MULTI PARCEL ARM'S LENGTH	2024-030417	

Building Information - 6164 sq ft Stores - Retail (Commercial)

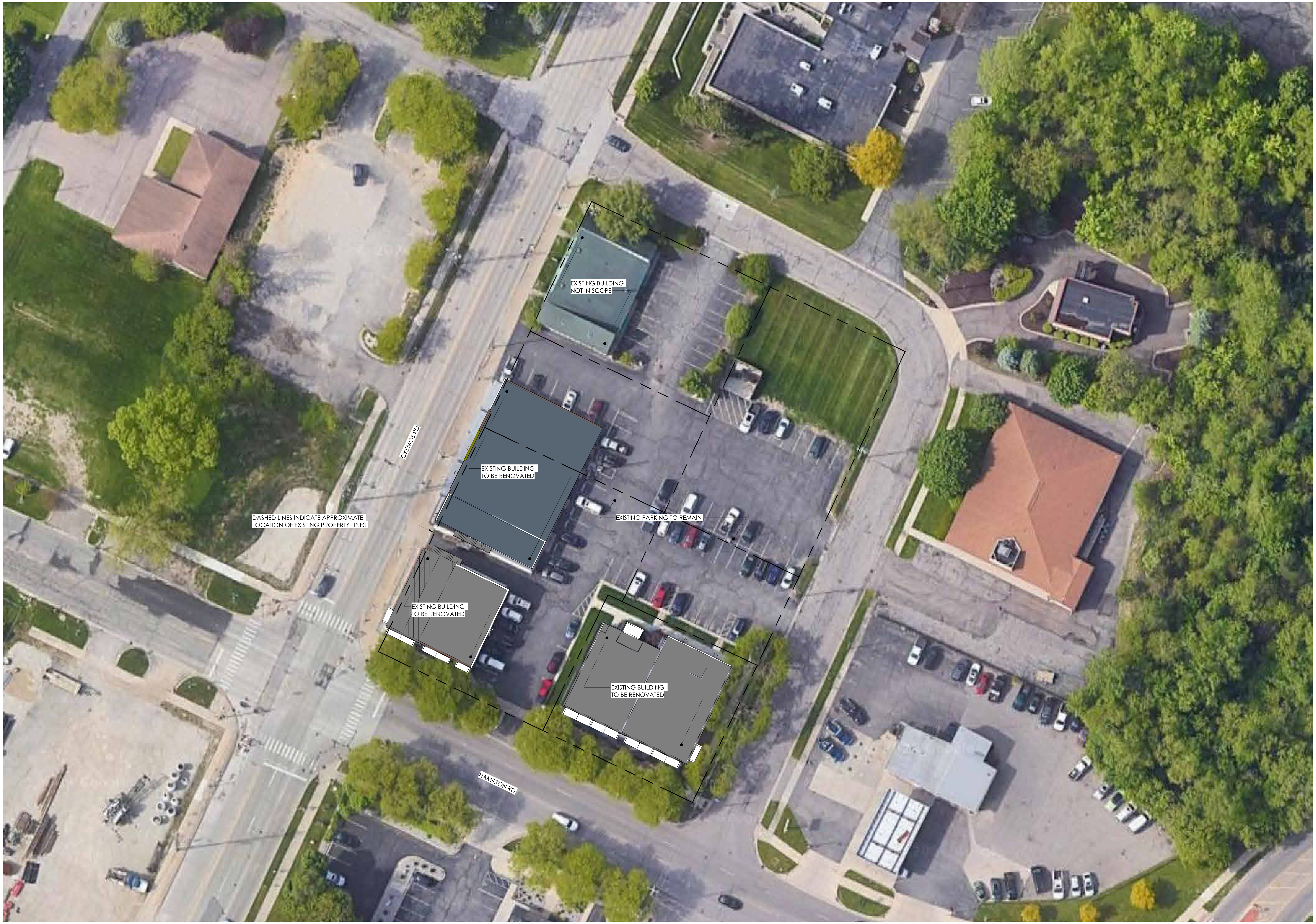
Floor Area	6,164 sq ft
Occupancy	Stores - Retail

Estimated TCV	*Not Available*
Class	C
Stories Above Ground	1
Basement Wall Height	0 ft
Year Built	1958
Percent Complete	0%
Physical Percent Good	35%
Economic Percent Good	80%

Average Story Height	14 ft
Identical Units	*Not Available*
Year Remodeled	1977
Heat	Package Heating & Cooling
Functional Percent Good	90%
Effective Age	47 yrs

ATTACHMENT B

Site Plans



1 C101 **SITE PLAN**
1" = 30'-0"

DRIVEN DESIGN

ARCHITECTURE/INTERIOR DESIGN
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

OWNER
Owner Name
Owner Address
Owner City
Owner Phone Number
Owner Email

NOT FOR CONSTRUCTION

PROJECT NAME
OKEMOS PROJECT
PROJECT ADDRESS
4690 OKEMOS RD, OKEMOS MI

ISSUE/REVISION
ISSUE 1 - Date

DRAWN BY CMN
DATE 2/11/2026 11:09:14 AM
SCALE 1" = 30'-0"
STAMP

PROJECT NUMBER
2025.033
ARCHITECTURAL SITE PLAN
C101

1 C100 FIRST FLOOR PLAN
1" = 20'-0"

2 C100 SECOND FLOOR PLAN
1" = 20'-0"

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OWNER
Owner Name
Owner Address
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Owner Email

NOT FOR CONSTRUCTION

PROJECT NAME
OKEMOS PROJECT

PROJECT ADDRESS
4690 OKEMOS RD, OKEMOS MI

ISSUE/REVISION
ISSUE 1 - Date

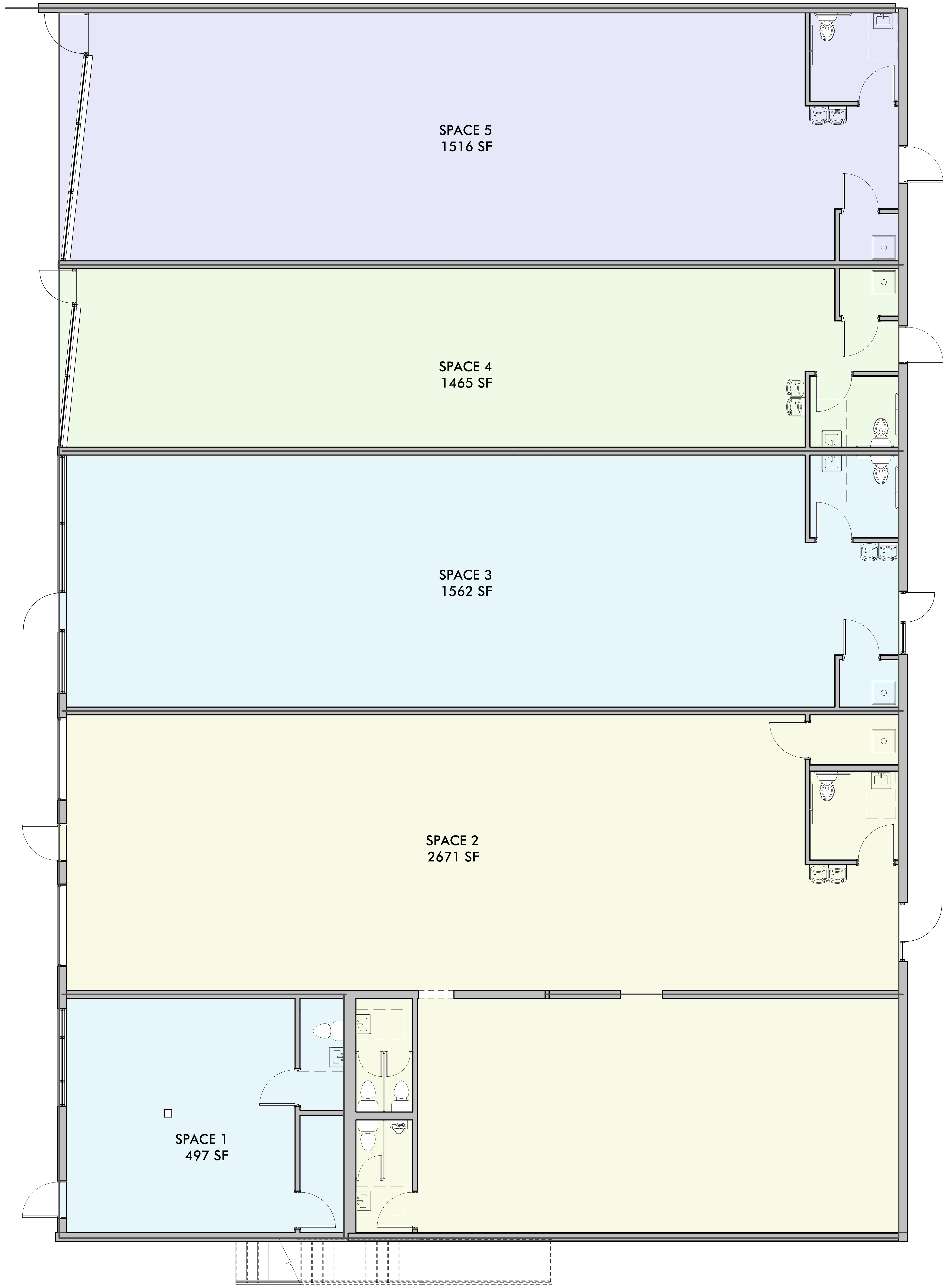
DRAWN BY CMN
DATE 4/3/2025 11:14:43 PM
SCALE 1" = 20'-0"
STAMP

PROJECT NUMBER
2025.033

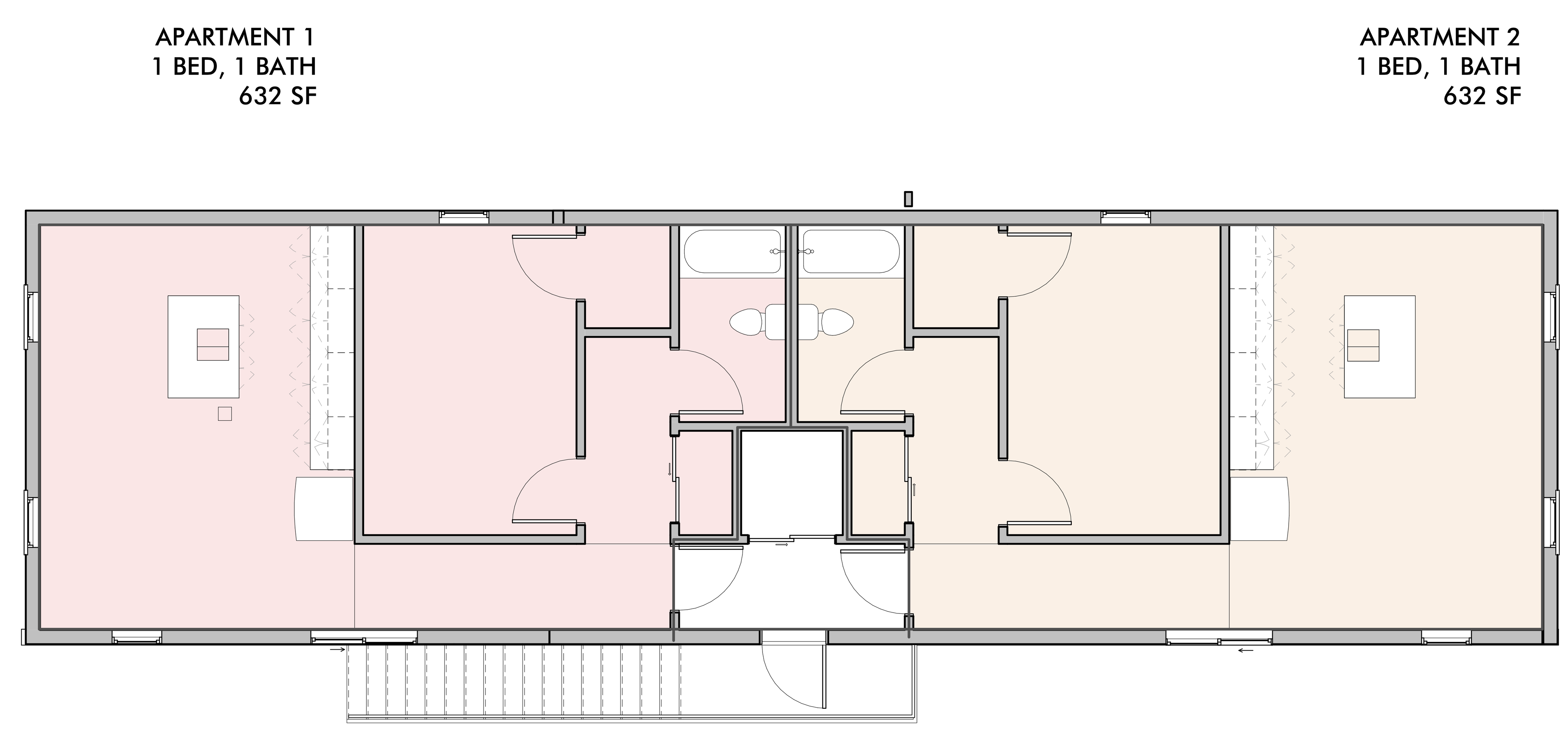
ARCHITECTURAL SITE PLAN

C100

BUILDING 1



1 T005 FIRST FLOOR AREA PLAN
3/16" = 1'-0"



2 T005 02 - GRAPHIC
3/16" = 1'-0"

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Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

OWNER
Srinivas Kandula
Satish Veeramachineni
Okemos
luxrealty@gmail.com

NOT FOR CONSTRUCTION

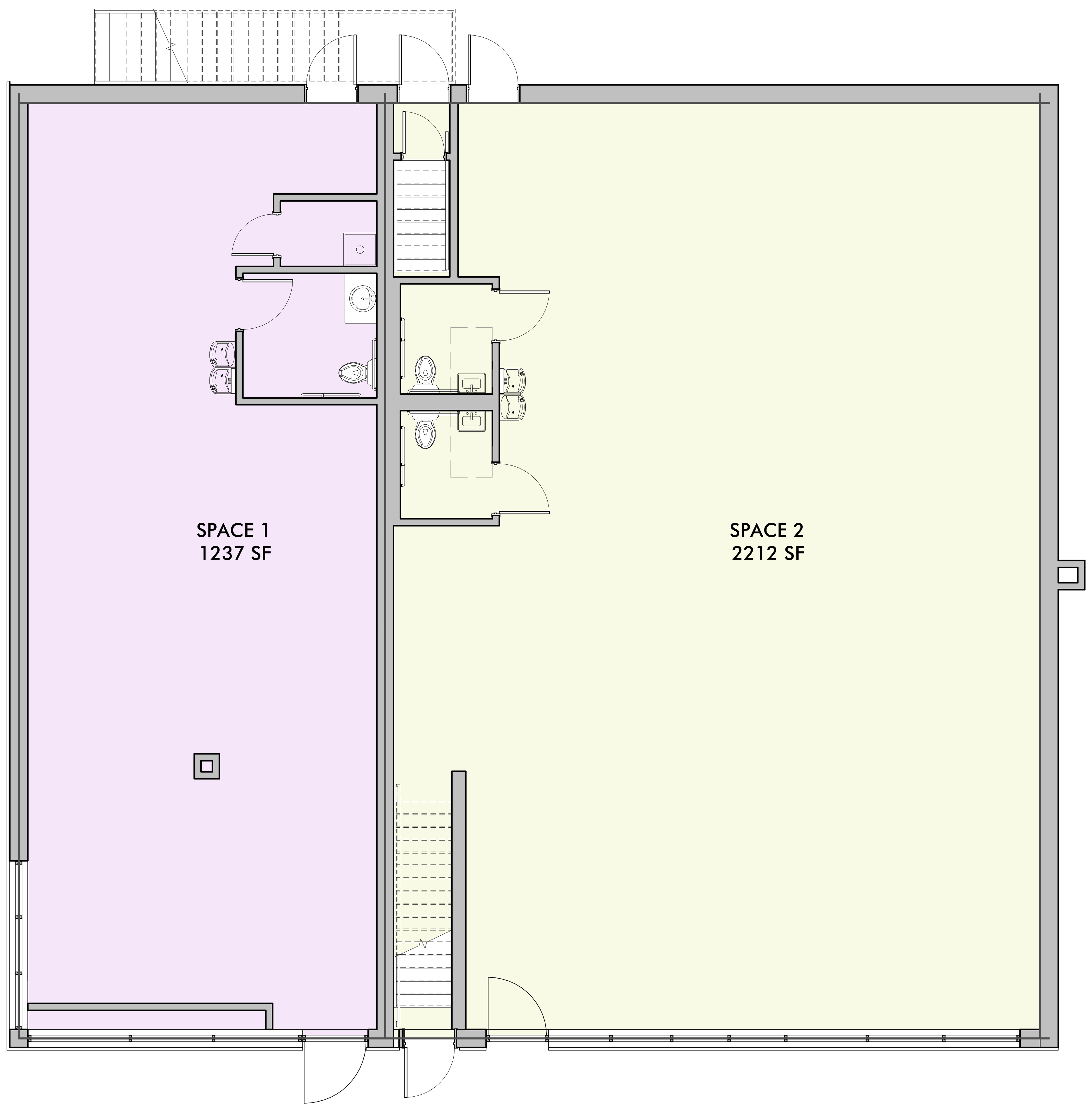
PROJECT NAME
OKEMOS - BUILDING 1
PROJECT ADDRESS
4690 OKEMOS ROAD
ISSUE/REVISION
ISSUE 1 - Date

DRAWN BY CMN
DATE 4/3/2025 10:57:06 PM
SCALE 3/16" = 1'-0"
STAMP

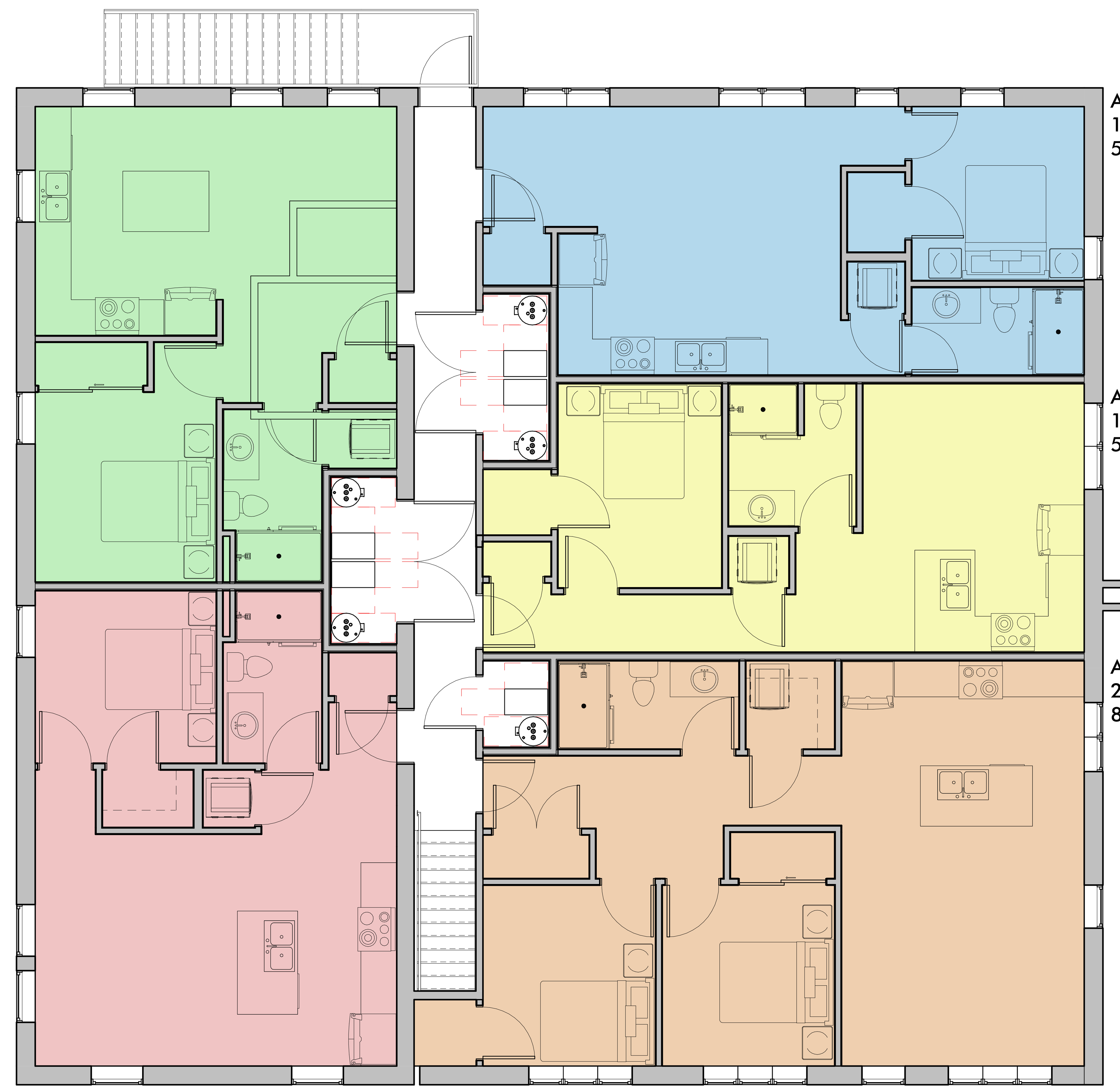
PROJECT NUMBER
2025.033

AREA PLANS
T005

BUILDING 2



1 T005 FIRST FLOOR AREA PLAN
3/16" = 1'-0"



2 T005 SECOND FLOOR AREA PLAN
3/16" = 1'-0"

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OWNER
Srinivas Kandula
Satish Veeramachineni
Okemos
luxrealty@gmail.com

NOT FOR CONSTRUCTION

PROJECT NAME
OKEMOS - BUILDING 2

PROJECT ADDRESS
4690 OKEMOS ROAD

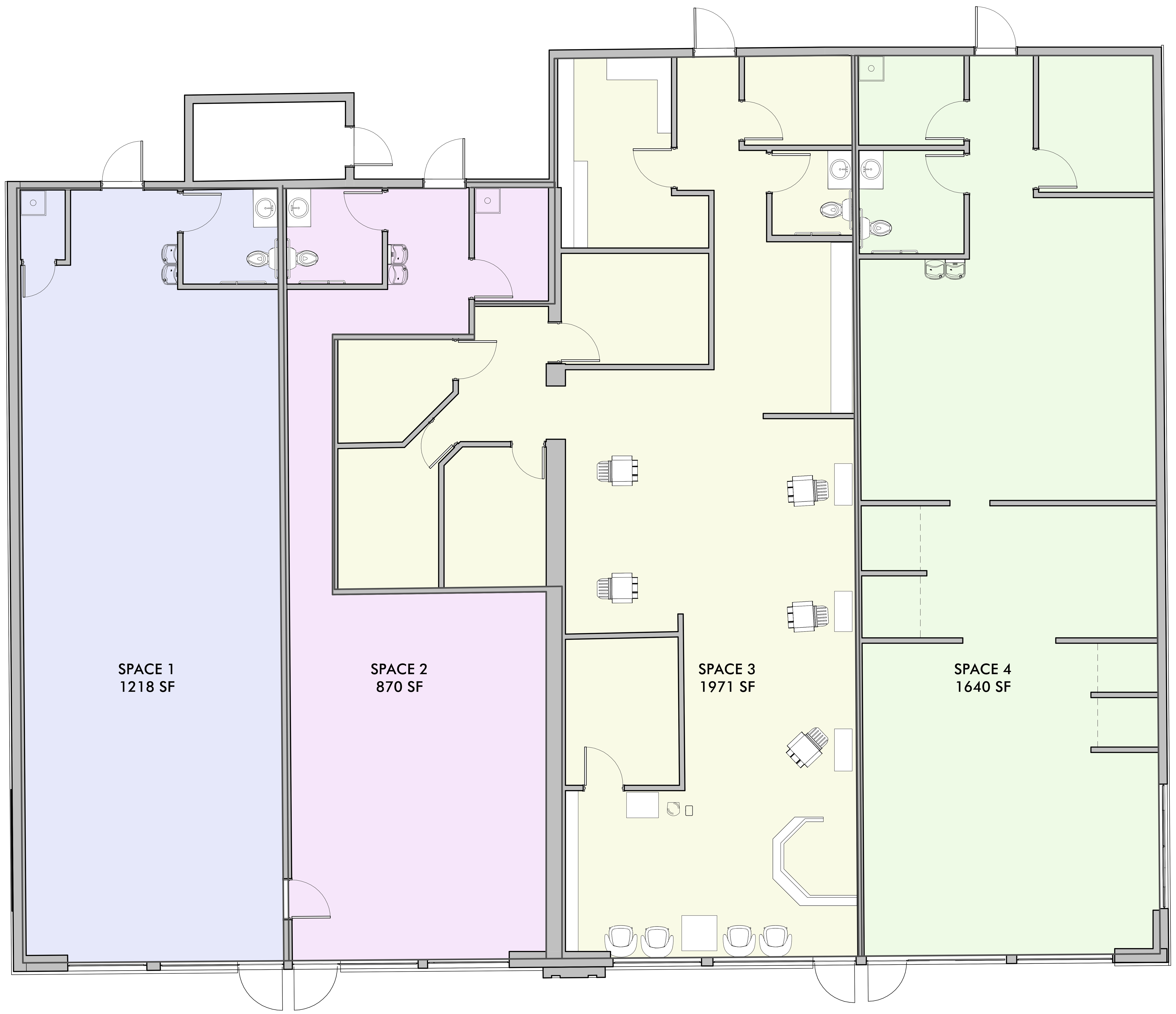
ISSUE/REVISION
ISSUE 1 - Date

DRAWN BY CMN
DATE 4/3/2025 10:56:52 PM
SCALE 3/16" = 1'-0"
STAMP

PROJECT NUMBER
2025.033

AREA PLANS
T005

BUILDING 3



1 T005 FIRST FLOOR AREA PLAN
3/16" = 1'-0"

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OWNER
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Satish Veeramachineni
Okemos
luxrealty@gmail.com

NOT FOR CONSTRUCTION

PROJECT NAME
OKEMOS - BUILDING 3

PROJECT ADDRESS
4690 OKEMOS RD, OKEMOS, MI

ISSUE/REVISION
ISSUE 1 - Date

DRAWN BY CMN
DATE 4/3/2025 10:56:20 PM
SCALE 3/16" = 1'-0"
STAMP

PROJECT NUMBER
2025.033

AREA PLANS

T005

To:	**Brownfield Redevelopment Authority Members**
From:	**Neighborhoods & Economic Development Director Amber Clark**
Date:	**August 13, 2026**
RE:	**2027 Brownfield Redevelopment Authority Budget**

Township staff presented the 2027 proposed budget to the Brownfield Redevelopment Authority based on the estimated capture for 2027. The BRA has a strong fund balance and a growing revolving loan fund. The proposed budget is attached and prepared for you the BRA to consider for final adoption.

MOVE TO ADOPT THE ATTACHED BUDGET FOR 2027. SUBMIT THE ANNUAL BUDGET TO THE TOWNSHIP BOARD AND PLACE ON THE WEBSITE.

PROPOSED 2027 BROWNFIELD REDEVELOPMENT AUTHORITY BUDGET
PERIOD ENDING 12/31/2027

GL NUMBER	DESCRIPTION	2027 AMENDED BUDGET	YTD BALANCE 12/31/2027
	Fund 242 - LOCAL BROWNFIELD REVOLVING FUND		
Revenues			
Dept 000.000			
242-000.000-699.243	TRANSFER IN FROM BRA FUND	42,860.00	42,860.00
Total Dept 000.000		42,860.00	42,860.00
TOTAL REVENUES		42,860.00	42,860.00
Fund 242 - LOCAL BROWNFIELD REVOLVING FUND :			
TOTAL REVENUES		42,860.00	42,860.00
TOTAL EXPENDITURES		0.00	0.00
NET OF REVENUES & EXPENDITURES		42,860.00	42,860.00
BEG. FUND BALANCE		116,359.56	116,359.56
NET OF REVENUES/EXPENDITURES - 2026			
END FUND BALANCE		159,219.56	159,219.56
	Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND		
Revenues			
Dept 000.000			
243-000.000-402.000-BRA#3-ELEV	CURRENT PROPERTY TAXES	459,886.00	459,886.00
243-000.000-402.000-BRA#4JOLLY	CURRENT PROPERTY TAXES	38,125.00	38,125.00
243-000.000-402.000-BRA#5-HASL	CURRENT PROPERTY TAXES	18,056.00	18,056.00
243-000.000-402.000-BRA#6-AMER	CURRENT PROPERTY TAXES	571,082.00	571,082.00
Total Dept 000.000		1,087,149.00	1,087,149.00
TOTAL REVENUES		1,246,368.56	1,246,368.56
Expenditures			
Dept 700.707 - BROWNFIELD REDEVELOPMENT			
243-700.707-801.000-BRA#3-ELEV	DEVELOPER REIMBURSEMENT	413,897.00	413,897.00
243-700.707-801.000-BRA#4JOLLY	DEVELOPER REIMBURSEMENT	34,312.00	34,312.00
243-700.707-801.000-BRA#5-HASL	DEVELOPER REIMBURSEMENT	16,250.00	16,250.00
243-700.707-801.000-BRA#6-AMER	DEVELOPER REIMBURSEMENT	513,973.00	513,973.00
243-700.707-820.000	CONTRACTUAL SERVICES	20,000.00	20,000.00
243-700.707-000.000	SALARIES	38,846.03	38,846.03
Total Dept 700.707 - BROWNFIELD REDEVELOPMENT		1,037,278.03	1,037,278.03
Dept 965.966 - OPERATING TRANSFERS OUT			
243-965.966-995.242	TRANSFER OUT TO LBRF	42,860.00	42,860.00
Total Dept 965.966 - OPERATING TRANSFERS OUT		42,860.00	42,860.00
TOTAL EXPENDITURES		1,080,138.03	1,080,138.03
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:			
TOTAL REVENUES		1,246,368.56	
TOTAL EXPENDITURES		1,080,138.03	
NET OF REVENUES & EXPENDITURES		166,230.53	
BEG. FUND BALANCE		338,343.39	
NET OF REVENUES/EXPENDITURES - 2026		172,112.86	
END FUND BALANCE		166,230.53	

To: Brownfield Redevelopment Authority Members

From: Neighborhoods & Economic Development Director Amber Clark

Date: August 13, 2026

RE: American House Meridian MTT- Fahey Legal Fees General Fund Reimbursement

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To fund fees associated with the creation & management of brownfield plans each approved plan supports a 5% administrative fee to the Township. This fee is permitted by law and supports legal fees to reimburse the general fund.

The BRA has elected to approve the payment of legal fees and to reimburse the Township's general fund, as the Township initially covers all legal expenses through this fund. These fees pertain to services provided by the Township's attorneys and will be reimbursed by the BRA at its next available meeting.

The payments that the BRA will approve today are:

- Reimbursement to the Meridian Township general fund for legal fees
  - *Fahey Schultz Burzych and Rhodes PLC Invoice# 41577 for $943.00*
- Payment to Fahey Schultz for discussion of the Amended American House Meridian Reimbursement Agreement and its impact on their submitted MTT

A recommendation is provided for your consideration:

MOVE TO APPROVE AND AUTHORIZE A REIMBURSEMENT TO THE TOWNSHIP'S GENERAL FUND FOR LEGAL FEES PAID TO FAHEY SCHULTZ, TO BE ISSUED FROM THE MTBRA ADMINISTRATIVE FUNDS IN THE AMOUNT OF $943.00.

Fahey Schultz Burzych Rhodes PLC

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

INVOICE

Invoice Number	41577
Invoice Date	7/1/2026
Due Date	7/31/2026
Matter	Community Planning & Development

Bill To:

Meridian Township-Retainer
5151 Marsh Road
Okemos, MI 48864

Flat Fees

Flat Fees	Billed By	Price	Qty	Sub
Adjustment for monthly retainer agreement 7/6/2026	DB	$366.39	-1.00	$-366.39
Adjustment for monthly retainer agreement 7/6/2026	CSP	$307.03	-1.00	$-307.03
Adjustment for monthly retainer agreement 7/6/2026	MAK	$280.90	-1.00	$-280.90
Adjustment for monthly retainer agreement 7/6/2026	KM	$45.73	-1.00	$-45.73
Adjustment for monthly retainer agreement 7/6/2026	KM	$27.83	-1.00	$-27.83
		Flat Fees Total:	**-5.00**	**$-1,027.88**

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
6/9/2026 Review correspondences re: Haslett Public Schools Signage	Lindsey E. Gergel	$230.00	0.10	$23.00
6/9/2026 Correspondence w/ client K. Chapman re: public school sign regulation	Matthew A. Kuschel	$230.00	0.20	$46.00
6/9/2026 Review Wickens response re: Shop Town SUP; Correspondence w/ client T. Schmitt re: same	Matthew A. Kuschel	$230.00	0.70	$161.00
6/10/2026 Review and attend meeting w/ co-counsel regarding reimbursement/BRA plan	Christopher S. Patterson	$230.00	1.50	$345.00
6/10/2026 Meridian twp legal research re: do haslett public schools have to obey sign policy	Dorothy Bond	$150.00	1.20	$180.00
6/10/2026 Correspondences w/ co-counsel re: Sign ordinance	Lindsey E. Gergel	$230.00	0.30	$69.00

Time Entries	Billed By	Rate	Hours	Sub
6/10/2026 Conference w/ co-counsel re: school sign review	Matthew A. Kuschel	$230.00	0.20	$46.00
6/11/2026 Review materials; attend call w/ Twp re BRA and reimbursement agreement	Christopher S. Patterson	$230.00	1.60	$368.00
6/12/2026 Meridian twp--research re: are Haslett schools subject to the sign ordinance?	Dorothy Bond	$150.00	0.70	$105.00
6/15/2026 Meridian Twp sign ordinance email drafting re: Haslett School signs	Dorothy Bond	$150.00	0.20	$30.00
6/15/2026 Review legal opinion re: Sign ordinance	Lindsey E. Gergel	$230.00	0.10	$23.00
6/15/2026 Review correspondence re: shed encroachment; Conference w/ client T. Schmitt re: same; Correspondence w/ client re: same	Matthew A. Kuschel	$230.00	0.40	$92.00
6/15/2026 Review and revise school sign analysis	Matthew A. Kuschel	$230.00	0.60	$138.00
6/15/2026 Correspondence w/ client T. Schmitt re: Shop Town SUP requirements	Matthew A. Kuschel	$230.00	0.50	$115.00
6/16/2026 school signage research for Meridian Twp	Dorothy Bond	$150.00	1.40	$210.00
6/16/2026 Review Land Division Ordinance	Matthew A. Kuschel	$230.00	0.60	$138.00
6/17/2026 Review/revise corr re TIF agreement	Christopher S. Patterson	$230.00	0.50	$115.00
6/18/2026 Discussing school signs issue with LEG	Dorothy Bond	$150.00	0.20	$30.00
6/18/2026 Meridian Twp school sign regulation research/edits on proposed email	Dorothy Bond	$150.00	2.00	$300.00
6/18/2026 Conference w/ co-counsel re: Signs, school signs	Lindsey E. Gergel	$230.00	0.20	$46.00
6/19/2026 Email to co-counsel about school signs and zoning	Dorothy Bond	$150.00	0.10	$15.00
6/19/2026 meridian twp school signs drafting--rewrite/revise background section of email explaining case law and statutory basis	Dorothy Bond	$150.00	1.90	$285.00
6/22/2026 meridian twp school signs email -- draft review; add in AG opinion	Dorothy Bond	$150.00	0.50	$75.00
6/23/2026 meridian school sign regulation--finalized draft email and sent to co-counsel	Dorothy Bond	$150.00	0.40	$60.00
6/23/2026 Telephone conference w/ client T. Schmitt re: chicken ordinance amendment	Matthew A. Kuschel	$230.00	0.10	$23.00
6/24/2026 Conference w/ co-counsel regarding stipulation to amend; attend call w/ developer/buyer and counsel	Christopher S. Patterson	$230.00	0.60	$138.00
6/25/2026 Research re: landlord/tenant filing of inspection report	Kaylin Montague	$140.00	0.30	$42.00

Time Entries	Billed By	Rate	Hours	Sub
6/25/2026 Correspondence w/ client re: filing report in tenant landlord case; Legal research re: same	Matthew A. Kuschel	$230.00	0.20	$46.00
6/26/2026 Review LT judgment & draft proposed client corr re: filing inspection report	Kaylin Montague	$140.00	0.40	$56.00
6/26/2026 Correspondence w/ client re: filing of inspection report	Matthew A. Kuschel	$230.00	0.30	$69.00
6/26/2026 Draft legal opinion re: school sign regulation; Correspondence w/ client re: same	Matthew A. Kuschel	$230.00	0.50	$115.00
6/30/2026 Prepare for and attend call regarding BRA	Christopher S. Patterson	$230.00	0.50	$115.00
		Time Entries Total	**19.00**	**$3,619.00**

#943
BRA Invoice

Total (USD)	$2,591.12
Paid	$0.00
Balance	$2,591.12
I-40828 Previous Balance	$1,196.94
Total Outstanding	$3,788.06

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