



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
September 1, 2026 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATIONS
 - A. Okemos Public Schools Superintendent Matt Olson
 - B. 2027 Budget & Five-Year Financial Forecast
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
 - (1) August 18, 2026 Regular Township Board Meeting
 - (2) August 18, 2026 Closed Session
 - C. Bills
 - D. Traffic Control Orders
 - E. Set a Public Hearing Date-2027 Township Budget
 - F. East Lansing Public Schools Administration Building Pathway, MSU to Lake Lansing Phase III-Land Preserve Pathway, and Towner Road Park Pathway Contract Award
 - G. 2027 Deer Management Program
 - H. Brightline Contract for Hard Drive Replacement
10. HEARINGS
 - A. 4690 Okemos Road Proposed Brownfield Plan
11. BOARD ACTION ITEMS
12. BOARD DISCUSSION ITEMS
 - A. 4690 Okemos Road Proposed Brownfield Plan
 - B. Mass Timber Ordinance
13. COMMENTS FROM THE PUBLIC
14. OTHER MATTERS AND BOARD MEMBER COMMENTS
15. ADJOURNMENT

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 Tim Dempsey, 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

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9.A

**CONSENT AGENDA
BOARD
COMMUNICATIONS**



Outlook

Re: Request to Reevaluate CN Railroad Quiet Zone at Okemos Road

From Charles Pritchett [REDACTED]
Date Wed 8/26/2026 6:09 AM
To Dan Opsommer <opsommer@meridian.mi.us>
Cc Scott Hendrickson <hendrickson@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Board <Board@meridian.mi.us>

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Thank you for all that information. I really appreciate everyone's time, research, and willingness to explain the history of the project and the different options that have been considered. It's clear that the Township has put a lot of work into evaluating this issue over the years.

From: Dan Opsommer <opsommer@meridian.mi.us>
Sent: Tuesday, 25 August 2026 08:46:32
To: Charles Pritchett [REDACTED]
Cc: Scott Hendrickson <hendrickson@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Board <Board@meridian.mi.us>
Subject: Re: Request to Reevaluate CN Railroad Quiet Zone at Okemos Road

Hi Charles,

This topic has come up before. There are a lot of things to consider and challenges when looking at a Township millage as the funding source.

The biggest issue is the CSX railroad within Meridian Township then comes into play as well as voters would want to see a Township-wide quiet zone. The CSX railroad is much more costly to implement a RRQZ on for many different reasons. The CSX line would likely cost over \$3 million today as the attached estimate is from 2019 and we experienced very high inflation in the construction industry in 2022 due to the influx of one-time federal funding after the pandemic.

The other challenge is that we cannot implement a Township-wide railroad quiet zone without MSU's participation for Hagadorn Rd. So some property owners would be paying the millage bond for the quiet zone and still have horns sounding at Hagadorn Rd and on MSU's campus in very close proximity. MSU has had trains hit and kill pedestrians. Therefore, they are not going to support a railroad quiet zone.

I would also caution that when we studied the CN railroad in greater depth after this 2019 study, we identified additional costs that were not identified in this 2019 study. Specifically, we identified the constant warning time circuitry for the three crossings on the CN railroad, which costs about \$750,000, so this was a very significant cost that was overlooked on the CN railroad. Therefore, a more robust

study would need to be conducted to ensure that all costs, or as many as possible, are identified so we can ensure that any millage bond would cover the true cost of this project. There would also have to be a sizeable contingency funding for any significant costs that are not identified.

The biggest challenge of all would be: what does the Township do if a millage bond is approved and we unfortunately identify costs that exceed the bond after the bond has been approved? You really only have two options, which would be to retire the bonds and refund the remaining funding to property owners or go back to voters for the second bond.

In my opinion, it is unlikely that the voters of Meridian Township would approve a \$4+ million millage bond when only a small percentage of the community would benefit from the millage bond. The best approach to funding a RRQZ would be to use a special assessment district, which means property owners within a certain distance of the railroad would pay for the project based on the benefit derived from the project. There would likely be one district for the CN railroad and one for the CSX railroad, allow the two projects to be separated, which would resolve some of the issues above. It would also allow for the costs to be finalized and after construction has been completed, so we don't run into the issue of funding falling short of the true cost. The true cost simply cannot be known until construction is complete. Estimates can be developed, but they are only estimates.

To give a brief example of how a special assessment district would work, property owners within a .25 mile might pay more than those within .25-.5 mile, and those that are .5-1 mile from the tracks. Again, these are just examples of how special assessment payments could be structured by property owners based on proximity to the CN or CSX railroad. However, state law does not currently allow special assessment districts to be used to implement RRQZs. State law would need to be amended to allow for this, but it is the best financing tool in my opinion.

There could also be other issues to overcome that I have not outlined in this email as I would need to go back through all of our historical records in greater depth.

Please let us know if you have any questions.

Thanks,

 **Dan Opsommer**
Deputy Township Manager
Director of Public Works & Engineering
opsommer@meridian.mi.us
Work: 517.853.4440 | Fax: 517.853.4099
5151 Marsh Road | Okemos, MI 48864

From: Charles Pritchett [REDACTED]
Sent: Monday, August 24, 2026 7:45 PM
To: Dan Opsommer <opsommer@meridian.mi.us>
Cc: Scott Hendrickson <hendrickson@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Board <Board@meridian.mi.us>
Subject: Re: Request to Reevaluate CN Railroad Quiet Zone at Okemos Road

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

Thank you for the detailed response and for explaining the challenges associated with implementing a quiet zone along the CN railroad corridor.

Is this something that residents in the Meridian Township community can vote on? I'd be curious to see how much support there would be from residents for implementing a quiet zone. It may also be helpful to educate residents about the potential costs involved and determine whether this is something the community would be interested in pursuing if there is enough support.

From: Dan Opsommer <opsommer@meridian.mi.us>

Sent: Thursday, August 20, 2026 10:07 AM

To: pritchettcharles@

Cc: Scott Hendrickson <hendrickson@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Board <Board@meridian.mi.us>

Subject: Re: Request to Reevaluate CN Railroad Quiet Zone at Okemos Road

Hi Charles,

For the CN railroad, the primary issue is that three of the five RR crossings in the Township have constant warning time circuitry that is not compliant for implementing RRQZs. The cost per RR crossing to install the necessary circuitry is approximately \$250,000, or \$750,000 for all three crossings. We also have to make some other improvements to roads and pathways, which would likely lead to the cost being about \$800,000-\$900,000.

Unfortunately, the Township does not have the financial resources for this project and there are no grants for implementing RRQZs.

Some of the improvements that are necessary require modifying Haslett Road and/or Okemos Road, which may or may not get the necessary approval from the Ingham County Road Department depending on who is currently in leadership.

To the best of our knowledge at this time, MSU's participation only impacts the Hagadorn Rd CN RR crossing in Meridian Township. This is because the Bogue St crossing is within a 1/2 mile of the Hagadorn Rd crossing and all crossings within a 1/2 mile have to be included in the quiet zone under federal rules and laws. Based on our current knowledge, even without MSU's participation, we believe we would be able to implement the quiet zone across the other CN RR crossings in Meridian Township, if funding were available for implementation.

Please let me know if you have any questions.

Thanks,



Dan Opsommer

Deputy Township Manager

Director of Public Works & Engineering

opsommer@meridian.mi.us

Work: 517.853.4440 | Fax: 517.853.4099

5151 Marsh Road | Okemos, MI 48864

From: Scott Hendrickson <hendrickson@meridian.mi.us>
Sent: Wednesday, August 19, 2026 9:03 AM
To: Charles Pritchett [REDACTED]; board@meridian.mi.us <board@meridian.mi.us>
Cc: dempsey@meridian.mi.us <dempsey@meridian.mi.us>; opsommer@meridian.mi.us <opsommer@meridian.mi.us>
Subject: Re: Request to Reevaluate CN Railroad Quiet Zone at Okemos Road

Good Morning Charles,

Thank you very much for reaching out to the Township Board.

You're correct that we have explored RRQZ's at both of our major railroads through town and also correct that they have been prohibitively expensive. But there were other issues as well. I'll let Deputy Manager Opsommer chime in to confirm or correct me if I misspeak, but my recollection is that any RRQZ must look outward from the requested zone by a certain distance, at least a few miles from the center point, and all crossings in that radius must be compliant with the RRQZ standard.

As I recall from the last time we discussed this, the biggest issue is likely to be getting Michigan State University to be interested in the crossings within their jurisdiction. They are very concerned with pedestrian safety, in particular, as they have a larger pedestrian community on campus and an RRQZ would be contrary to their efforts in that area.

Going the other direction on the CN line, there are several intersections (Green Road and Carlton St) that would be extraordinarily expensive to upgrade. We faced a similar issue on the CSX line through Okemos because there is a crossing at a private driveway that would have to be fully upgraded just south of Sylvan Glen Rd.

If there is a way to reduce the scope at all to eliminate some of these problems, I, for one, am certainly interested in exploring it. But my understanding is that it may not be possible.

More than happy to dig into this further with our staff!

Sincerely,

Scott Hendrickson
Supervisor, Meridian Township
hendrickson@meridian.mi.us
5151 Marsh Road | Okemos, MI 48864



From: Charles Pritchett [REDACTED]
Sent: Wednesday, August 19, 2026 8:38 AM
To: Scott Hendrickson <hendrickson@meridian.mi.us>; board@meridian.mi.us <board@meridian.mi.us>

Cc: dempsey@merdian.mi.us <dempsey@merdian.mi.us>; opsommer@merdian.mi.us
<opsommer@merdian.mi.us>

Subject: Request to Reevaluate CN Railroad Quiet Zone at Okemos Road

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Supervisor Hendrickson and Members of the Meridian Township Board,
I am a Meridian Township resident living near Banyon Trail, directly adjacent to the CN railroad line near the Okemos Road crossing. I am writing to respectfully ask the Township to reconsider the possibility of establishing a railroad quiet zone focused specifically on the CN crossing at Okemos Road, between Banyon Trail and Gaylord C Smith CT.

I understand that Meridian Township previously investigated a larger CN quiet-zone project involving multiple crossings, but that the project became significantly more expensive than originally anticipated because of railroad warning-system upgrades that would have been required at several crossings. Rather than revisiting the entire multi-crossing project, I would ask the Township to consider whether a smaller, targeted quiet-zone project centered on the Okemos Road crossing could be evaluated. There are many homes along the railroad corridor near Banyon Trail and Okemos Road. For residents who live immediately adjacent to the tracks, the trains are already a significant source of noise. The repeated locomotive horns associated with the Okemos Road crossing substantially increase that impact, including during early morning and nighttime hours.

I recognize that train horns serve an important safety purpose, and I am not suggesting that safety be compromised. My request is simply that the Township determine whether current federal requirements would allow the Okemos Road crossing to be made sufficiently safe through appropriate crossing improvements so that routine horn use could be eliminated in this particular residential area. Specifically, I would respectfully ask the Township and Public Works Department to consider:

- Reevaluating the current cost of establishing a quiet zone focused on the Okemos Road CN crossing rather than the entire CN corridor.
- Determining exactly what warning-system or crossing improvements would currently be required at Okemos Road,
- Determining whether a single-crossing or limited-length quiet zone could satisfy current FRA requirements.
- Exploring federal, state, railroad, or transportation-safety grant funding that could reduce the cost to Meridian Township.
- Considering the number of residential properties surrounding this portion of the railroad when evaluating the public benefit of the project.

A project that may not have made financial sense when several crossings were bundled together could potentially look very different if the Township evaluated only the crossing creating the greatest impact on a densely populated residential area.

I would greatly appreciate having this issue referred to Township staff or the appropriate commission for an updated feasibility and cost review. Even if the Township ultimately determines that the project is not currently feasible, obtaining an updated estimate and understanding what would actually be required at **Okemos Road alone** would give residents a clearer picture of whether this is something that could realistically be pursued in the future.

Thank you for your time and for considering the quality-of-life concerns of residents living along the CN railroad corridor. I would appreciate any information regarding the Township's current position on the quiet-zone project and whether an Okemos Road-specific evaluation could be considered.

Sincerely,

Charles Pritchett
Meridian Township Resident

Re: Township Insights 8.21.2026 | Weekly legislative and news update from the Michigan Townships Association

From Tim Dempsey <dempsey@meridian.mi.us>
Date Mon 8/24/2026 2:10 PM
To Angela Demas <demas@meridian.mi.us>
Cc Linda Burghardt <Burghardt@meridian.mi.us>; Michelle Cox <cox@meridian.mi.us>

I'll defer to Linda on whether she intended that to be for public sharing.



Tim Dempsey
Township Manager
dempsey@meridian.mi.us
W 517.853.4254
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Angela Demas <demas@meridian.mi.us>
Sent: Monday, August 24, 2026 12:00 PM
To: Tim Dempsey <dempsey@meridian.mi.us>
Cc: Linda Burghardt <Burghardt@meridian.mi.us>; Michelle Cox <cox@meridian.mi.us>
Subject: Fw: Township Insights 8.21.2026 | Weekly legislative and news update from the Michigan Townships Association

Manager Dempsey,

Would you like this email chain included in the communications section of the next Board packet?

Reminder (which is posted on the [website](#)):

- Communications to the Township Board received through the board@meridian.mi.us email address will be included in the Board packet as part of the official record. If communication is received after publication of an upcoming Board packet, it will be included in the following packet as part of the official record.
- Communications to the Township Board received through townshipboard@meridian.mi.us will not be included as part of the official record.

Sincerely,

Angela Demas
Meridian Township Clerk
demas@meridian.mi.us
Main: 517.853.4300 | Direct: 517.853.4304
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us/elections



To check your voter registration status, request an absent voter ballot or to track your ballot, please visit www.michigan.gov/vote

From: Linda Burghardt <Burghardt@meridian.mi.us>
Sent: Monday, August 24, 2026 11:31 AM
To: Board <Board@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Dan Opsommer <opsommer@meridian.mi.us>
Subject: FW: Township Insights 8.21.2026 | Weekly legislative and news update from the Michigan Townships Association

You may all receive these notices, but I'm passing this along just I case.

From: Michigan Townships Association <jenn@michigantownships.org>
Sent: Monday, August 24, 2026 10:44 AM
To: Linda Burghardt <Burghardt@meridian.mi.us>
Subject: Township Insights 8.21.2026 | Weekly legislative and news update from the Michigan Townships Association



FREE MTA-member townships webinar explores data center zoning ordinance

MTA is hosting a **free** MTA-member townships-only webinar, *Data Center Zoning Ordinance: The Next Step*, on **Wednesday, Aug. 26** at noon. MTA Legal Counsel Robert Thall will go through the sample data center zoning ordinance (*available early next week*) and provide practical insights into key considerations surrounding data center development. You don't want to miss this review of MTA's new sample ordinance and what you need to know for your township. [Register today](#) for this MTA-member townships-only event. *(Note: The sample ordinance will be shared with all MTA-member townships via eblast when available; you do not need to register for the webinar to receive the ordinance.)*



Risk Reduction Grant Opportunity
The Michigan Township Participating Plan's Fall 2026 Risk Reduction Grant Cycle is open.
Qualified Plan members can apply for a risk reduction grant of up to \$5,000.
Applications are accepted through September 15, 2026.
To apply for a grant or for information about becoming a Plan member, visit theparplan.com.

Treasury updates Public Safety Revenue Sharing FAQs

For townships receiving [Public Safety Revenue Sharing grants](#), the state Department of Treasury released updated guidance through their [Frequently Asked Questions \(FAQs\) for the grant program](#). The grants were authorized in both the state's fiscal year 2026 and 2027 budget to assist townships, cities, villages and counties reduce violent crimes in communities across the state. Distributions to townships, cities and villages are based on each local unit's share of violent crime counts as certified by the Michigan Department of State Police. For townships, cities and villages, the FY 2026 payments were received in May 2026.

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Updates to property tax exemption forms and FAQs

Updates to the forms and Frequently Asked Questions (FAQs) relating to the Commercial Facilities, Commercial Rehabilitation and Solar Energy Facilities Exemption programs were recently released by the State Tax Commission (STC). The updated forms—*Application for Commercial Facilities Exemption Certificate* (Form 4757), *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507), *Application for Solar Energy Facility Exemption Certificate* (Form 6052) and the *Solar Energy Facilities Exemption Annual Report* (Form 6209)—are located on STC's ["Property Tax Exemption" webpage](#).

Townships: Now is a great time to launch your MiUI account

As the [Michigan Unemployment Insurance Agency](#) continues its transition to the new MiUI system, townships do not need to wait for a mailed notice to get started. [MiUI University](#) provides step-by-step guidance on where to find your township's activation code, and how to initiate your account and give access to a third-party administrator, if the township uses one. All employers, including townships, must launch their account by Nov. 9 when the full functionality of the MiUI system goes live, and the MiWAM system will no longer be available.

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 info@black-rock.tech

UPCOMING MTA TRAINING

Aug. 26: FREE MTA Q&A Webinar
[Data Center Zoning Ordinance: The Next Step](#) (open to MTA-member townships only)

Sept. 9: [Emerging Issues in EMS Services](#) workshop, Frankenmuth

Sept. 16: *Now You Know* lunchtime webinar [Poll Position: Practical Primer for Election Season](#)

September & October
[Regional Meetings & UP North Summit](#)

- Sept. 22, [Bay City](#)
- Sept. 23, [Jackson](#)
- Sept. 29-30, [Harris](#)
- Oct. 7, [Thompsonville](#)
- Oct. 8, [Spring Lake](#)
- Oct. 13, [Gaylord](#)

MTA'S REGIONAL MEETINGS RETURN THIS FALL!

- Timely topics
- Real-life solutions
- Municipal vendors
- Networking with neighbors

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www.theparplan.com/

STC bulletins on assessor certification requirements, qualified business update, interest rates

The State Tax Commission (STC) approved the following bulletins of interest to township officials and assessors:

- [Bulletin 7 of 2026](#): Random Week for Qualified Business
- [Bulletin 8 of 2026](#): 2nd Quarter Certified Interest Rates
- [Bulletin 9 of 2026](#): Assessor Certification Level Requirements for 2028
- [Bulletin 10 of 2026](#): Assessor Certification Requirements to Recertify for 2028

For 2028 recertification, Michigan certified, advanced and master assessing officers must complete 16 hours of continuing education (CE) from Nov. 1, 2026 to Oct. 31, 2027, plus the 2027 *STC Updates* course. Eight CE hours may be completed online. Certified assessing technicians must complete four CE hours OR the *STC Updates* course. The recertification fee deadline is Dec. 31, 2027. A list of approved CE courses will be available on the STC website after the September 2026 STC meeting.



EGLE Drinking Water Lab changes

Townships that utilize the Michigan Department of Environment, Great Lakes, and Energy (EGLE) [Drinking Water Laboratory](#) for water testing will notice an [increase in fees](#) and the rollout of a new reporting system on Oct. 1. The new Laboratory Information Management System will increase information available throughout the testing process, including confirmation and shipment notification emails for sample containers, an easier-to-read test result report format, a paperless result option, and expedited notification of results that exceed contaminant limits.

Free 'Gravel Road Basics' in-person training

A free, in-person training opportunity, hosted by the [Center for Technology Training](#) (CTT) at Michigan Technological University, is designed to help township officials and staff improve management decisions for gravel roads. Instructors will cover construction basics, maintenance methods, drainage systems and best practices for gravel road management. "Gravel Road Basics for Decision-makers" will be held on Tuesday, Sept. 15 at the Charlotte West Side Fire Station, in the City of Charlotte (Eaton Co.), from 9 a.m. to noon, with lunch provided. [Registration](#) is required and must be completed no later than Sept. 14. Email ctt@mtu.edu with questions about this class or future CTT training opportunities.



2026 'I Voted' sticker winners announced

The nine winners of Michigan's 2026 "I voted" sticker design competition were announced this week. Winners were selected from more than 2,000 entries in three participant categories:



* [Adna Technologies](#)

* [Bauckham, Thall, Seeber Kaufman & Koches PC](#)

* [Consumers Energy](#),

* [Fahey Schultz Burzych Rhodes PLC](#)

* [Foster Swift Collins & Smith, PC](#)

* [Hartleb Agency](#)

* [ITC Holdings Corp.](#)

* [Rosati, Schultz, Joppich & Amtsbuechler, P.C.](#)

* [Mika Meyers, PLC](#)

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elementary/middle school, high school and general. Judges narrowed entries to 30 finalists for each category, which received more than 53,000 votes from the public. The winning designs, which clerks may order for the November election, can be viewed on the [contest webpage](#).



MTA's September *Now You Know* live webinar reviews election FAQs

Election questions? MTA can help! No question is too election-y at our next live *Now You Know* webinar—*Poll Position: Practical Primer for Election Season*—held Sept. 16 at noon. We'll review the rules surrounding campaigning during absent voter ballot processing, early voting and Election Day, the differences between township-owned and private property, and clear the confusion on who can serve as election inspectors, all in just one hour. [Register today!](#) Can't make the date? Register anyway! We'll record it so you can watch whenever it's convenient.

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Michigan Townships Association | 512 Westshire Drive | Lansing, MI 48917 US



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CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Variance Request 26-11

1561, 1581, and 1605 Haslett Road

WEDNESDAY, September 16, 2026

CHARTER TOWNSHIP OF MERIDIAN

LEGAL NOTICE

Variance Request #26-11

1561, 1581, and 1605 Haslett Road

Public Hearing

Notice is hereby given that the Zoning Board of Appeals of the Charter Township of Meridian will hold a public hearing on Wednesday, September 16, 2026 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517.853.4560) to hear all persons interested in an appeal to the Zoning Board of Appeals from a decision made by the Community Planning and Development Director, filed by ShopTown, LLC. The applicant is requesting review of the Community Planning and Development Director's decision that installation of a fence requires a Special Use Permit, given the buildings on the site exceed 25,000 square feet in size. The subject site is zoned C-2, Commercial.

Materials related to the request are available for viewing in the Department of Community Planning and Development office (5151 Marsh Road, Okemos, 48864), Monday-Friday, 8am-5pm, or on the Township's website at <https://www.meridian.mi.us/businesses/development-projects>. Written comments may be sent prior to the public hearing to the Zoning Board of Appeals, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to schmitt@meridian.mi.us, or at the public hearing.

Publish: City Pulse
August 26, 2026

Angela Demas
Township Clerk

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

**LEGAL AD NOTICE: Variance Request 26-12
1144 Bonanza Drive**

WEDNESDAY, September 16, 2026

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Variance Request #26-12
1144 Bonanza Drive
Public Hearing**

Notice is hereby given that the Zoning Board of Appeals of the Charter Township of Meridian will hold a public hearing on Wednesday, September 16, 2026 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517.853.4560) to hear all persons interested in an appeal to the Zoning Board of for a variance from Section 86-565 of the Zoning Ordinance. The applicant is requesting approval for an accessory structure in the front yard. The subject site is zoned RR, Rural Residential.

Materials related to the request are available for viewing in the Department of Community Planning and Development office (5151 Marsh Road, Okemos, 48864), Monday-Friday, 8am-5pm, or on the Township's website at <https://www.meridian.mi.us/businesses/development-projects>. Written comments may be sent prior to the public hearing to the Zoning Board of Appeals, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to schmitt@meridian.mi.us, or at the public hearing.

**Publish: City Pulse
August 26, 2026**

**Angela Demas
Township Clerk**

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY
LEGAL AD NOTICE: Planned Unit Development #26026 (Capstone)
MONDAY, September 21, 2026

CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Planned Unit Development #26026 (Capstone)
Public Hearing

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, September 21, 2026 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517-853-4560) to hear all persons interested in a Planned Unit Development (PUD) request. Capstone Collegiate Communities, LLC is requesting a PUD for a 256-unit multiple family development on an approximate 69.08-acre site located at the end of Hannah Boulevard.

Materials related to the request are available for viewing in the Department of Community Planning and Development office (5151 Marsh Road, Okemos, 48864), Monday-Friday, 8am-5pm, or on the Township website at the following location: www.meridian.mi.us/businesses/development-projects. Written comments may be sent prior to the public hearing to the Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to shorkey@meridian.mi.us.

Publish: City Pulse
September 2, 2026

Angela Demas
Township Clerk

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

**LEGAL AD NOTICE: Zoning Amendment #26025
Professional Office (PO) Updates**

MONDAY, September 21, 2026

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Zoning Amendment #26025 – Professional Office (PO) Updates
Public Hearing**

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, September 21, 2026 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 to hear all persons interested in a proposed zoning amendment. The Meridian Township Planning Commission has proposed to amend Sec. 86-432 of Article VIII of the Zoning Ordinance, Professional and Office District, to move restaurants without drive-ins or drive-throughs and barbers and beauty shops from uses permitted by special use permits to uses allowed by right.

A complete copy of the amendment may be viewed at the Community Planning and Development office, 5151 Marsh Road, Okemos, Michigan 48864-1198 (phone 517-853-4560), between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to the Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to shorkey@meridian.mi.us.

Publish: City Pulse
September 2, 2026

Angela Demas
Township Clerk

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY
LEGAL AD NOTICE: Special Use Permit #26028 (New Hope Church)
MONDAY, September 21, 2026

CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Special Use Permit #26028 (New Hope Church)
Public Hearing

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, September 21, 2026 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517-853-4560) to hear all persons interested in a request from New Hope Church to allow an amended special use permit for building additions and the expansion of a parking lot at their site located at 6482 Newton Road. The site is zoned RR (Rural Residential).

Materials related to the request are available for viewing in the Department of Community Planning and Development office (5151 Marsh Road, Okemos, 48864), Monday-Friday, 8am-5pm, or on the Township's website at <https://www.meridian.mi.us/business-development/community-planning-development/> Written comments may be sent prior to the public hearing to the Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to shorkey@meridian.mi.us.

Publish: City Pulse
September 2, 2026

Angela Demas
Township Clerk

1 Affidavit, please



9.B

CONSENT AGENDA PROPOSED BOARD MINUTES

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of August 18, 2026 and Closed Session Meeting of August 18, 2026 as submitted.(1)**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of August 18, 2026 and Closed Session Meeting of August 18, 2026 with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD -**DRAFT**-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
TUESDAY, AUGUST 18, 2026, 6:00PM

PRESENT: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

ABSENT: None

STAFF: Township Manager Dempsey, IT Director Gebes, Deputy Township Manager and Department of Public Works Director Opsommer, and Parks and Recreation Director Wisinski

1. CALL MEETING TO ORDER

Supervisor Hendrickson called August 18, 2026, Regular Township Board meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Clerk Demas called the roll. Seven Board Members present.

4. PRESENTATIONS

None

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Hendrickson opened public comment at 6:02 pm.

The opportunity to speak was provided to the public.

Fred Gasper spoke about the Lansing Lake Special Assessment District.

Supervisor Hendrickson closed public comment at 6:05 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Dempsey spoke about the following:

- The Local Roads program and Hulett Road Project update.
- Public Information meeting regarding the Haslett Road project on Monday, August 31 in the Town Hall room.
- Meridian Township Police Department will be holding its second session in its community engagement series on August 25th.
- Reminder that the office will be closing at noon on Friday, August 21st for the

employee appreciation event.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Clerk Demas stated that last week she attended the Land Preservation Advisory Board meeting and earlier today attended the Chippewa Middle School opening ceremony.

Trustee Wilson said that the Community Resources Commission delivered backpacks and other supplies to teachers in our school districts as a part of their Back to School project.

Trustee Trezise stated that he attended the meeting of the Materials Management Committee and is working on a Materials Management Program under State law to be brought back to the Board after the first of the year for review and approval.

Treasurer Burghardt said that last week she attended the Groundwater Management Board meeting and will be at the Tri-County Regional Planning Commission office for an orientation of groundwater management.

8. APPROVAL OF AGENDA

Trustee Wilson moved to approve the agenda. Supported by Trustee Lentz.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 7-0

9. CONSENT AGENDA

Supervisor Hendrickson listed the consent agenda items.

Clerk Demas pointed out two clerical errors that need corrections to the August 6, 2026 Regular meeting of the Township Board.

Clerk Demas moved to accept the Consent Agenda with the proposed edits to the August 6th Board meeting minutes. Supported by Trustee Trezise.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 7-0

10. HEARINGS

- A. Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430 – Public Hearing & Resolution #5

Deputy Manager Opsommer provided a brief introduction of the items regarding the streetlighting improvements SAD #430 and #431. The Board has already authorized the construction, improvement and ongoing maintenance of the streetlights in question. Now it is just a matter of whether the assessment roll has been calculated appropriately.

Supervisor Hendrickson opened the Public Hearing on at 6:15 pm.

The opportunity to speak was provided to the public.

Supervisor Hendrickson closed the Public Hearing at 6:15pm.

- B. Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431 – Public Hearing & Resolution #5

Supervisor Hendrickson opened the Public Hearing at 6:16 pm.

The opportunity to speak was provided to the public.

Supervisor Hendrickson closed the Public Hearing at 6:16 pm.

11. BOARD ACTION ITEMS

- A. Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430 – Public Hearing & Resolution #5

The Board indicated support for the SAD noting this is common practice in the Township.

Trustee Trezise moved to approve the Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430 Resolution #5, which adopts the special assessment roll; designate the project at “Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430”; Adopts the assessment roll as the “Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430 Special Assessment Roll”; Adopts the district as the “Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430”; Adopts the first year amount of \$1,457.76 (\$208.25/Lot) and the cost annual thereafter will be \$728.88 (\$104.13/Lot), subject to annual increases, for the assessment roll; and orders and directs the assessment roll to be paid and collected. Supported by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 7-0

- B. Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431 – Public Hearing & Resolution #5

The Board discussed the parcels and indicated support for the SAD.

Trustee Trezise moved to approve the Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431 Resolution #5, which adopts the

Special Assessment Roll; Designates the project as “Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431”; Adopts the Assessment Roll as the “Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431 Special Assessment Roll”; Adopts the District as the “Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431”; Adopts the first year amount as \$1,457.76 (\$104.13/Lot) and the cost annual thereafter will be \$728.88 (\$52.06/Lot), subject to annual increases for the assessment roll; and orders and directs the assessment roll to be paid and collected. Supported by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 7-0

C. Ordinance 2026-08 – Copper Creek East – PRD, Planned Residential Development Overlay – ADOPTION

Director Schmitt explained the history of the property and that this is the last step to getting this project started.

The Board indicated support for the item.

Trustee Wilson moved to adopt the resolution approving Ordinance 2026-08, as an ordinance to rezone 350 Haslett Road and the adjacent vacant property (Parcel ID# 33-02-02-12-200-015 and 33-02-02-12-400-003) to be placed in the Planned Residential Overlay designation over the existing RA zoning of the property. Supported by Trustee Trezise.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 7-0

D. Copper Creek East – Sketch Plan – ADOPTION

Director Schmitt explained that staff believes that this needs to be two different motions of the rezoning and the sketch plan for ease in the future.

Trustee Wilson moved to adopt the resolution approving the sketch plan under the Planned Residential Development ordinance (Section 86-378(g)) for 65.38 acres of the Copper Creek East development, in conjunction with Ordinance 2026-08. Supported by Trustee Lentz.

ROLL CALL VOTE: **YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

NAYS: NONE

Motion carried: 7-0

E. 2027 Board Goals

Manager Dempsey explained that at the last meeting the Board went over the 2027 Board Goals and the changes that were discussed have been made especially with the Senior Center.

The Board indicated support for the item.

Clerk Demas moved to approve the Township Board Values and 2027 Board Goals. Supported by Trustee Sundland.

VOICE VOTE: **YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

NAYS: NONE

Motion carried: 7-0

F. Ordinance 2026-09: 2020 M78 – Singh Rezoning – RR, Rural Residential, to RDD, Multiple-Family Residential up to 5 dwelling units per acre (Introduce or Deny)

Director Schmitt recapped what happened at the August 6th Township Board meeting.

Applicant Singh made a statement about building department permits that have been issued since 2004.

Discussion was held to help clarify the situation and the Board indicated opposition to the rezoning.

Trustee Lentz moved to adopt the resolution denying Ordinance 2026-09, an ordinance to rezone 2020 M78 (Parcel ID #33-02-02-04-226-016) to rezone the property from RR Rural Residential, to RDD, Multiple-Family Residential up to 5 dwelling units per acre. Supported by Treasurer Burghardt.

A friendly amendment was accepted by the motions makers after stating ordinance 2026-08 instead of ordinance 2026-09 in the motion.

ROLL CALL VOTE: **YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

NAYS: NONE

Motion carried: 7-0

G. 2026 Cornell Road, White Oak Drive, Wrightwind Drive, Fox Chase Sanitary Sewer Payback District

Deputy Manager Opsommer explained that this was before the Board in December 2025 to begin the process of establishing a payback district, which the Board approved. The construction has been completed, and the final costs came to \$174,990 or \$11,666 per benefitting parcel.

Board discussion was held regarding how the payback district works. The Board indicated support of the item.

Trustee Wilson moved to adopt the resolution to establish the 2026 Cornell White Oaks Wrightwind Fox Chase Sanitary Sewer Payback District. Supported by Trustee Lentz.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 7-0

12. BOARD DISCUSSION ITEMS

A. Permanent Dynamic Speed Display Sign Master Plan and Policy

Deputy Manager Opsommer explained that Chief Grillo and him looked at three different vendors. A good product has been found with no ongoing cost. Four locations have been identified to place the permanent speed displays.

Board discussion was held on how the permanent dynamic speed displays signs would work, if data was collected, and different areas that the Board would like to see more signs in the future.

13. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened public comment at 7:20 pm.

The opportunity to speak was provided to the public.

Supervisor Hendrickson closed public comment at 7:21 pm.

14. OTHER MATTERS AND BOARD MEMBER COMMENTS

None.

15. CLOSED SESSION

Trustee Trezise moved to enter closed session pursuant to MCL 15.268(1)(d) to discuss the Township's purchase or lease of property and a motion to enter closed session

pursuant to MCL 15.268(h) for purpose of discussing a confidential legal opinion regarding the pending Meridian Township v West Shore Fire Inc. litigation with the Township attorney. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 7-0

Township Board entered in to Closed Session at 7:22 pm.

Township Board opened the Public Meeting at 8:20 pm.

Trustee Trezise moved that we authorize council to go forward and accept his recommendation as made in closed session. Supported by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 7-0

Trustee Trezise moved to authorize the Manager to discuss the purchase or lease of property as was discussed in the amounts at closed session. Supported by Trustee Wilson.

A friendly amendment was accepted by the motions makers to remove mention of any approvals in the motion as this would not be true to the discussion held. The motion was clarified and updated accordingly.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 7-0

16. ADJOURNMENT

Trustee Lentz moved to adjourn. Supported by Trustee Wilson.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 7-0

The meeting adjourned at 8:23 pm.

Scott Hendrickson
Township Supervisor

Angela Demas
Township Clerk



9.C

To: Board Members
From: Bernadette Blonde, Finance Director
Date: September 1, 2026

Charter Township of Meridian
Board Meeting
9/1/2026

MOVE THAT THE TOWNSHIP BOARD APPROVE THE TOWNSHIP INVOICES/EXPENSES AS FOLLOWS:

COMMON CASH	\$	682,655.06
PUBLIC WORKS	\$	892,014.15
TRUST & AGENCY	\$	213.05
TOTAL CHECKS:	\$	1,574,882.26
CREDIT CARD TRANSACTIONS 8/13 to 8/26	\$	16,930.32
TOTAL PURCHASES:	\$	<u>1,591,812.58</u>
ACH PAYMENTS	\$	<u>1,434,402.86</u>

BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
1. A T & T		
	AUG 5 - SEP 4 2026 - INTERNET F3 327704413	150.45
	AUG 7 - SEP 6 2026 - INTERNET F2 327774829	150.45
	AUG 7 - SEP 6 2026 - INTERNET P1 327774999	197.15
	AUG 9 - SEP 8 2026 - INTERNET F1 327775054	207.14
	AUG 15 - SEP 14 2026 - INTERNET S1 327950862	197.15
	TOTAL	902.34
2. ABONMARCHE CONSULTANTS INC		
	2026 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION CO	12,313.51
	2027 LRP ENGINEERING CONTRACT FOR MILL & FILL TREAT	2,628.27
	TOTAL	14,941.78
3. ABUNDANCE CAFE LLC		
	FARM MARKET VENDOR	101.00
4. AIS CONSTRUCTION EQUIPMENT		
	MP - WATER - 24	998.62
5. ALYSHA COWLES		
	FARMERS MARKET VENDOR	11.00
6. ANGELA MOTZ		
	FARM MARKET VENDOR	62.00
7. APOLLO FIRE APPARATUS SALES		
	MP - FIRE - 140	505.00
	MP - FIRE - 730	927.72
	TOTAL	1,432.72
8. AT & T		
	AUG 15 - SEP 14 2026 - ABV P1 8310016264190	154.14
	AUG 7 - SEP 6 2026 - TELEPHONE + INTERNET M1 831001	857.61
	JUL 11 - AUG 10 2026 - INTERNET ASE 8310008214218	3,763.02
	AUG 7 - SEP 6 2026 - INTERNET M1 8310015874474	1,138.83
	AUG 15 - SEP 14 2026 - ABV S1 F1 F3 8310016259779	136.13
	AUG 15 - SEP 14 2026 - ABV F2 8310016264197	77.42
	TOTAL	6,127.15
9. AT & T MOBILITY		
	AUG 5 - SEP 4 2026 - WIRELESS 287252740666 517.332.	202.53
	JUL 7 - AUG 6 2026 - FIRSTNET 287312082574 517.575.	75.48
	TOTAL	278.01
10. AUTO VALUE OF EAST LANSING		
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	10.48
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 2ND PO	142.68
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	17.19
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	17.19
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	12.59
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 2ND PO	73.39
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	63.69
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 2ND PO	14.49
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 2ND PO	39.38
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 2ND PO	213.60
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 2ND PO	14.07
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 2ND PO	57.18
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 2ND PO	27.47
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 2ND PO	17.78
	TOTAL	721.18
11. BARYAMES CLEANERS		
	UNIFORM CLEANING	449.34
12. BOBCAT OF LANSING		
	MP - PATHWAY - 699	154.54
13. BRIGHTLINE TECHNOLOGIES		
	PRE-OWNED HPE PROLIANT SERVER + 3 YEAR AXIOM MAINTENANCE	3,676.00

BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
14. BS&A SOFTWARE	BS&A BUILDING DEPARTMENT E-PLANSOFT INTEGRATION - A	2,200.00
15. BUCKS RUN BLOOMS AND BEES	FARM MARKET VENDOR	217.00
16. C&S FAMILY FARM LLC	FARM MARKET VENDOR	59.00
17. CAPITAL AREA HOUSING PARTNERSHIP	ADMIN REPORT PERIOD 1.1.26 - 6.30.26 INVOICE ATTAC	15,147.78
18. CARLISLE WORTMAN ASSOC	REVIEW FOR CORNELL ELEMENTARY SCHOOL -ELECTRICAL -J	140.00
19. CAROL WALKER	FARMERS MARKET	40.00
20. CDW	USB-C ETHERNET ADAPTER	25.43
	REPLACEMENT BLUETOOTH MOUSE FOR TAVIS SURFACE PRO	20.92
	TOTAL	46.35
21. CHICKADEE GOATMILK SOAP	FARM MARKET VENDOR	20.00
22. CINTAS CORPORATION #725	MECHANICS UNIFORM RENTAL	54.89
	MECHANICS UNIFORM RENTAL	54.89
	MECHANICS UNIFORM RENTAL	54.89
	MECHANICS UNIFORM RENTAL	54.89
	FIRST AID BOX STOCK	8.03
	FIRST AID KIT RESTOCK	65.85
	TOTAL	293.44
23. CITY PULSE	PUBLICATION	1,344.95
24. COMCAST	SEP 2026 - INTERNET + TV M1 8529114160156422	806.43
	AUG 29 - SEP 28 2026 - TELEPHONE + INTERNET S2 8529	421.57
	AUG 29 - SEP 28 2026 - TV P1 8529114160257253	44.85
	AUG 20 - SEP 19 2026 - TV F1 8539114160280677	14.95
	AUG 19 - SEP 18 2026 - INTERNET SCADA 8529114160296	272.90
	TOTAL	1,560.70
25. COMCAST	AUG 14 - SEP 13 2026 - INTERNET + TV HOMTV 85290100	504.45
26. COMMUNITY BUILDING SERVICES	*HAND CHECK PLEASE* CHILL PROJECT C.A.H.P. FOR 620	6,183.00
27. CONSUMERS ENERGY	UTILITY ASSISTANCE 1030-3983-0890	280.86
28. COUNTRY MILL FARMS	FARMERS MARKET VENDOR	260.00
29. COURTNEY WISINSKI	REIMBURSEMENT FITNESS OVER 50 SUPPLIES	59.15
	REIMBURSEMENT FITNESS OVER 50 SUPPLIES	5.18
	TOTAL	64.33
30. CRYSTAL FLASH	MOTOR POOL - FLEET FUEL 2026 - 2ND PO	24,027.88
31. CUMMINS INC	GENERATOR MAINTNANCE 2026	748.92
	BUILDINGS - SC GENERATOR REPAIRS	2,899.53
	TOTAL	3,648.45
32. DANIEL J SODINI	FARMERS MARKET VENDOR	99.00

Vendor Name	Description	Amount
33. DBI	OFFICE FURNITURE	6,560.66
	OFFICE FURNITURE	1,204.68
	RECEPTION DESK/COUNTER	1,320.00
	ADDITIONAL FILING CABINETS FOR THE CLERK'S OFFICE F	695.81
	ADDITONAL FILING CABINETS FOR THE CLERK'S OFFICE F	140.00
	2026 SERVICE CENTER WORK STATION REPLACEMENT	4,243.40
	2026 SERVICE CENTER WORK STATION REPLACEMENT	552.96
	TOTAL	14,717.51
34. DIETZ PLUMBING SERVICES	6371 PORTER AVE CHILL PROJECT **HAND CHECK PLEASE*	2,900.00
35. DIVERSIFIED NATIONAL TITLE AGENCY	HASLETT ROAD PATHWAY - 2473 HASLETT ROAD TITLE SEAR	250.00
	HASLETT ROAD PATHWAY - 2451 HASLETT ROAD TITLE SEAR	250.00
	HASLETT ROAD PATHWAY - 2500 RABY ROAD TITLE SEARCH	250.00
	TOTAL	750.00
36. ELECTRICAL TERMINAL SERVICE	MP - SEWER - 742	215.91
	MP - STOCK ITEMS	140.54
	TOTAL	356.45
37. FARM & FOREST	FARMERS MARKET	130.00
38. FISHBECK, THOMPSON, CARR & HUBER	MSU TO LL - LEGG PARK WETLAND DELINEATION	2,585.15
39. FLAT OUT GRAPHICS	2026 ADULT SOFTBALL JERSEY T-SHIRTS	151.45
40. FORESIGHT GROUP	WATER BILLS AND POSTAGE FOR 2026	664.98
	WATER BILLS AND POSTAGE FOR 2026	1,895.48
	TOTAL	2,560.46
41. FOREST VIEW APARTMENTS	EMERGENCY RENTAL ASSISTANCE	500.00
42. FRESHIES BAKERY	FARMERS MARKET	116.00
43. G3 FOOD FOR ALL OF MICHIGAN	FARMERS MARKET	10.00
44. GEI CONSULTANTS OF MICHIGAN P.C.	2026 STEWARDSHIP MANAGEMENT PLAN CORNELL-SWEETWOOD	6,000.00
45. GLASS MASTERS OF PORTLAND LLC	MP - WATER - 675	453.00
46. GRAFF CHEVROLET-OKEMOS, INC	MP - FIRE - 701	24.89
47. GRANGER WASTE SERVICES	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	76.36
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	33.86
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	47.40
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	33.97
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	147.34
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	373.41
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	85.42
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	140.09
	TOTAL	937.85
48. HASLETT PUBLIC SCHOOLS	MAINTENANCE REIMBURSEMENT FOR 2026	4,434.39
49. HDI BUILDERS INC	DENIED BUILDING PERMIT REQUEST PB25-0260 FOR 5856 S	2,600.00
50. HIGHWATER FARMS	FARMERS MARKET	36.00
51. HILLARY DOYLE	FARMERS MARKET	53.00

BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
52. HUTSON INC OF MICHIGAN	MP - PARKS - 755 AND 756	552.12
53. IGNITE DONUTS LLC	FARMERS MARKET	47.00
54. INGHAM COUNTY PARKS	PARTIAL REIMBURSEMENT OF POWER WASHER AT LAKE LANSIN	1,499.99
55. JACOB FARLEY	FARM MARKET VENDOR	195.00
56. JEFF CLARK	FARMERS MARKET VENDOR	35.00
57. JENNIFER ROTIER	FARMERS MARKET VENDOR	6.00
58. JML TREE SERVICE	CUT DOWN DEAD TREE IN TED BLACK WOODS - REQUIRE TRE	500.00
59. JOHNSON SIGN COMPANY	2022 WELCOME & WAYFINDING SIGN PROJECT	9,150.00
60. KAREN STILSON	VARIANCE APP REFUND OF 50% OF FEE CHARGED FOR PAPER	175.00
61. KEITH MINAYA	SUMMER CONCERT SERIES - AUGUST 5, 2026 PERFORMER	150.00
62. KEVIN THOMAS	FARMERS MARKET VENDOR	134.00
63. LAFONTAINE BUICK GMC INC	MP - FIRE - 701	6,067.59
	MP - FIRE - 701	118.79
	MP - FIRE - 701	131.02
	MP - FIRE - 701	510.63
	MP- FIRE - 134	332.17
	MP - FIRE - 663	1,161.64
	CREDIT FOR CORE INVOICE 21972 - MP - FIRE - 701	(2,000.00)
	TOTAL	6,321.84
64. LAFONTAINE CHRSLER DODGE JEEP RAM	MP - PARKS - 87	3,918.92
65. LAFONTAINE FORD OF LANSING	MP - POLICE - 732	57.70
	MP - CPD - 684	60.24
	TOTAL	117.94
66. LANSING REAL GREEN LAWN CARE INC	2025-2026 GROUNDS MAINTENANCE CONTRACT - 12/7/2025-	4,600.00
67. LANSING SANITARY SUPPLY INC	BUILDINGS - CUSTODIAL SUPPLIES - 2026	825.21
68. LANSING UNIFORM COMPANY	OFFICER UNIFORM BADGE	169.95
	BOOTS FOR OFFICER WICKS	379.95
	TOTAL	549.90
69. LARRY ROY SUMNER JR	SUMMER CONCERT SERIES - 10/21/2026 PERFORMANCE	1,000.00
70. LASER TECHNOLOGY INC	LIDAR MAINTENANCE	553.50
71. LAUREN ANDREWS	FARMERS MARKET VENDOR - REISSUE OF MARCH CHECK W UP	6.00
72. LEAK PETROLEUM EQUIPMENT INC	MP - LIFT INSPECTIONS	738.62
73. LOPEZ CONCRETE CONSTRUCTION	CONCRETE SPOT REPAIR 2026	150,465.40
74. MAMA C'S SAUCES	FARMERS MARKET VENDOR	41.00
75. MANER COSTERISAN & ELLIS PC	POSITION BUDGETING ASSISTANCE	2,800.00
76. MARTIN BRAMAN	FARMERS MARKET	65.00
77. MARYANN SEDAO	FARM MARKET VENDOR	101.00

Vendor Name	Description	Amount
78. MERIDIAN TOWNSHIP RETAINAGE	2026 LOCAL STREET CRUSHING AND RESURFACING CONTRACT	14,624.73
79. MICHELLE DELEON	FARMERS MARKET	66.00
80. MICHIGAN ASSOC OF MUNICIPAL CLERKS	HAND CHECK REQUEST - MAMC MEMBERSHIP - JENNIFER SOR	125.00
81. MICHIGAN ASSOCIATION OF PLANNING	ONE DAY CONFERENCE- BRIAN SHORKEY/PLANNER, TO ATTEN	285.00
82. MICHIGAN CAT	MP - WATER - 6	28.48
	MP - WATER - 6	30.23
	MP - WATER - 6 BACKHOE	1,098.10
	TOTAL	1,156.81
83. MID MICHIGAN EMERGENCY EQUIPMENT	MP - POLICE - UPFITTING F150 RESPONDER	19,530.33
	MP - POLICE - 734	135.00
	TOTAL	19,665.33
84. MIKE KEREKES	FARMERS MARKET VENDOR	10.00
85. MILLENNIA TECHNOLOGIES	MITEL PHONE SYSTEM UPGRADE 95% PROGRESS	5,670.00
86. MORRIES OKEMOS FORD	MP - ADMIN - 677	1,139.04
	MP - PLANNING - 684	234.31
	MP - SEWER - 674	129.95
	TOTAL	1,503.30
87. NATIONAL WILDLIFE CONTROL	BUILDINGS - C FIRE PEST CONTROL	75.00
88. NAUGHTY GOAT FARM, LLC	FARMERS MARKET VENDOR	20.00
89. NORTHSIDE SERVICE	MP - MOVE INOPERABLE VACTOR OUTSIDE	225.00
90. ON DEMAND MOSQUITO MAN INC	2026 - ANNUAL WEED CONTROL AND FERTILIZER AROUND BU	5,510.00
	2026 - MOSQUITO TREATMENTS FOR PARKS AND BUILDINGS/	1,720.00
	2026 - MOSQUITO TREATMENTS FOR PARKS AND BUILDINGS/	1,535.00
	TOTAL	8,765.00
91. OREILLY AUTO ENTERPRISES LLC	MP - STOCK	340.68
	MP - CPD - 684	633.98
	TOTAL	974.66
92. OVERHEAD DOOR OF LANSING	BUILDINGS - MUNICIPAL - CONTROLERS FOR GATES IN FRO	8,400.00
	BUILDINGS - SOUTH FIRE	280.00
	BUILDINGS - NORHT FIRE	324.80
	TOTAL	9,004.80
93. PALMER CONSTRUCTION	BUILDINGS - MUNI - REPLACE RIDGE CAP SHINGLES	450.00
	GROUND - ENCLOSE SALT BIN PER MS4 REGULATIONS	2,740.00
	GROUND - ENCLOSE SALT BIN PER MS4 REGULATIONS	15,120.00
	TOTAL	18,310.00
94. PAWSOME PETS OKEMOS LLC	DOG FOOD FOR K-9	61.98
95. PECULIAR COFFEE	FARMERS MARKET VENDOR	7.00
96. PITNEY BOWES	2026 QUARTERLY LEASE ON POSTAGE MACHINE	955.47

Vendor Name	Description	Amount
97. PONDSIDE FARMS	FARMERS MARKET VENDOR	302.00
98. PRIDE SEALCOATING LLC	COVERING UP GRAFFITI ON THE PATHWAY SYSTEM	150.00
99. PRINTING SYSTEMS INC	MASTERCARDS - PREPRINTED	49.15
100. PROGRESSIVE AE	SENIOR CENTER/SERVICE CENTER FEASIBILITY STUDY	1,242.50
101. PRO-TECH MECHANICAL SERVICES	BUILDINGS - C FIRE - INVESTIGATE ISSUE WITH HVAC	190.00
	CHECK ON FURNACE FAN - CAUSING ELECTRICAL ISSUES -	332.50
	TOTAL	522.50
102. PRO-TECH SECURITY SALES	OFFICER ELLIOTT UNIFORM ITEMS	1,506.00
103. QUALITY TIRE INC	MP - POLICE - 757	210.00
	MP - STOCK	840.00
	TOTAL	1,050.00
104. RIETH-RILEY CONSTRUCTION CO INC	2026 LOCAL STREET CRUSHING AND RESURFACING CONTRACT	131,622.53
105. ROBERT PHELPS	MILEAGE REIMB FOR BALLOT COLLECTION FROM JACKSON CO	59.28
106. SA SMITH PAVING & TRUCKING INC	ASPHALT SPOT REPAIR 2026	1,674.05
107. SHAULL HEATING & AIR CONDITIONING	*HAND CHECK PLEASE* C.A.H.P. CHILL PROJECT FOR 6371	5,300.00
108. SHAWN DIEMER	FARM MARKET VENDOR	1,036.00
109. SKYLINE OUTDOOR	2026 CELEBRATE MERIDIAN FESTIVAL SIGNAGE	1,647.75
110. SME	2026 TESTING CONTRACT	4,780.75
111. SPALDING DEDECKER ASSOCIATES	2025 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION CO	2,346.00
	LRP BIOSWALE PROJECT - PHASE I PRELIMINARY INVESTIG	4,320.00
	2026 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION CO	2,290.25
	2027 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION CO	42,336.00
	2026 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION CO	55,421.97
	TOTAL	106,714.22
112. ST MARTHA CONFERENCE OF	EMERGENCY RENTAL ASSISTANCE	750.00
	EMERGENCY RENTAL ASSISTANCE	373.50
	TOTAL	1,123.50
113. ST THOMAS AQUINAS PARISH	EMERGENCY RENTAL ASSISTANCE	450.00
	EMERGENCY RENTAL ASSISTANCE	750.00
	TOTAL	1,200.00
114. STARLIGHT FARMS INC	FARMERS MARKET	55.00
115. STATE OF MICHIGAN	HAND CHECK STATE OF MICHIGAN DNR DEER MGMT DEER TAG	2,000.00
116. STONE CIRCLE BAKEHOUSE	FARMERS MARKET	247.00
117. SUE MCMASTER	FARM MARKET VENDOR	212.00

Vendor Name	Description	Amount
118. SUPREME SANITATION		
	PORTABLE TOILETS FOR PARKS IN 2026	180.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILETS FOR PARKS IN 2026	180.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	TOTAL	720.00
119. TASTE WITHOUT A TRACE, LLC		
	FARMERS MARKET	15.00
120. THE CHEESE PEOPLE OF GRAND RAPIDS		
	FARM MARKET VENDOR	125.00
121. THE HARKNESS LAW FIRM PLLC		
	PROSECUTING SERVICES CONTRACT 2026	8,216.37
122. THE SAFETY CO, LLC DBA MTECH CO		
	VEHICLE REPAIR	825.49
123. THE SOURDOUGH DEPOT		
	FARMERS MARKET	10.00
124. THREE LAKES GARDEN		
	FARMERS MARKET VENDOR	74.00
125. TITUS FARMS LLC		
	FARM MARKET VENDOR	571.00
126. TOP NOTCH TREE CARE		
	REMOVAL OF 2 UPROOTED TREES ON PATHWAY NEAR 2496 RO	810.00
127. TOWN & COUNTRY PLUMBING & HEATING		
	JOB WAS CANCELED. 1306 BUCKINGHAM RD PM26-0253, 5	90.00
128. TURNIP THE BEETS FARM LLC		
	FARM MARKET VENDOR	162.00
129. UDDERLY MAGIC LLC		
	FARM MARKET VENDOR	30.00
130. UNCLE CALVINS SWEET POTATO		
	PIES	52.00
131. VANCE'S LAW ENFORCEMENT		
	DEFENSE TECHNOLOGY	965.90
132. VDA INC.		
	2026 ELEVATOR MODERNIZATION ENGINEERING CONTRACT	8,640.00
	2026 ELEVATOR MODERNIZATION ENGINEERING CONTRACT	3,600.00
	TOTAL	12,240.00
133. VERIZON WIRELESS		
	2026 VERIZON WIRELESS MOBILE SERVICES 686304174-000	2,343.74
134. WASTE MANAGEMENT		
	2026 CARCASS REMOVAL DUMPSTER (DEAD DEER REMOVAL AN	828.79
135. WILSON FARM FRESH MEATS		
	FARMERS MARKET VENDOR	89.00
136. WOODWARD WAY APARTMENTS		
	SECURITY DEPOSIT ASSISTANCE	630.00
TOTAL - ALL VENDORS		682,655.06

BANK CODE: PW53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
1. A+J TRAINING	CLASS A CDL TRAINING - HOLDEN KELM	350.00
2. APEX EXCAVATING & UNDERGROUND LLC	2026 FORCE MAIN PROJECT	19,040.00
3. CITY OF EAST LANSING	ELMWSA OPERATING, INTERCONNECT & DEBT SHARING JULY-	414,076.25
	ELMWSA OPERATING, INTERCONNECT & DEBT SHARING JULY-	414,076.25
	TOTAL	828,152.50
4. CORRPRO COMPANIES INC	2026 WATER TOWER INSPECTIONS CATHODIC PAINT AND LIG	2,390.00
5. CUMMINS INC	GENERATOR MAINTNANCE 2026	748.83
	GENERATOR MAINTNANCE 2026	748.83
	GENERATOR MAINTNANCE 2026	749.47
	GENERATOR MAINTNANCE 2026	1,026.75
	PLANNED COUNTY PARK LIFT STATION GENERATOR MAINTENA	815.98
	TOTAL	4,089.86
6. FERGUSON WATERWORKS #3386	WATER - NEWTON POINTE - 1 1/2" AND 2" METERS	5,493.56
7. FOX, SHIRLEY	DUPLICATE PAYMENT ON FINAL BILL	24.00
8. INGHAM COUNTY REGISTER OF DEEDS	RECORDING FEE FOR WATER MAIN EASEMENT AT EAST LANSI	30.00
9. LOPEZ CONCRETE CONSTRUCTION	CONCRETE SPOT REPAIR 2026	7,136.00
10. QURASHI, IKHALAQ	UB REFUND -DOUBLE PAYMENT	450.00
11. SA SMITH PAVING & TRUCKING INC	ASPHALT SPOT REPAIR 2026	8,823.35
12. SME	2026 TESTING CONTRACT	16,034.88
TOTAL - ALL VENDORS		892,014.15

Vendor Name	Description	Amount
1. GREATER LANSING TITLE & ESCROW	2026 Sum Tax Refund 33-02-02-28-377-014	213.05
TOTAL - ALL VENDORS		213.05

Transaction Date	Account Name	Transaction Amount	Transaction Merchant Name
2026/08/14	ROBERT STACY	\$77.00	AC&E RENTALS
2026/08/14	ROBERT STACY	\$80.43	THE HOME DEPOT #2723
2026/08/18	ROBERT STACY	\$29.76	THE HOME DEPOT #2723
2026/08/13	TYLER KENNELL	\$14.44	GRAINGER
2026/08/14	TYLER KENNELL	\$17.00	A & L LOCKSMITH
2026/08/14	TYLER KENNELL	\$149.97	HOMEDEPOT.COM
2026/08/20	TYLER KENNELL	\$55.58	THE HOME DEPOT #2723
2026/08/15	MICHAEL HAMEL	\$157.59	NFPA NATL FIRE PROTECT
2026/08/15	RYAN CAMPBELL	\$206.48	OLIVE GARDEN 0021187
2026/08/14	RYAN CAMPBELL	\$35.92	GFS STORE #1901
2026/08/14	RYAN CAMPBELL	\$80.99	MIDWEST POWER EQUIPMENT
2026/08/17	RYAN CAMPBELL	\$72.58	AMAZON MKTPL*5A8U15020
2026/08/18	JACOB FLANNERY	\$8.91	HASLETT TRUE VALUE HARDWA
2026/08/18	JACOB FLANNERY	\$5.97	HASLETT TRUE VALUE HARDWA
2026/08/24	JACOB FLANNERY	\$25.46	COMPLETE BATTERY SOURCE
2026/08/19	CHRISTOPHER JOHNSON	\$43.16	THE HOME DEPOT #2723
2026/08/13	KATIE LOVE	\$27.72	MEIJER STORE #025
2026/08/13	KATIE LOVE	\$2,542.99	MEIJER GC
2026/08/13	ANGELA DEMAS	\$63.46	OFFICEMAX/OFFICEDEPT#3379
2026/08/18	ANGELA DEMAS	(\$2.14)	SP BAY TECH LABEL
2026/08/18	ANGELA DEMAS	(\$2.14)	SP BAY TECH LABEL
2026/08/20	ANGELA DEMAS	\$50.00	WWW.MICHIGANCLERKS.ORG
2026/08/20	ANGELA DEMAS	\$525.00	WWW.MICHIGANCLERKS.ORG
2026/08/20	ANGELA DEMAS	\$50.00	WWW.MICHIGANCLERKS.ORG
2026/08/20	ANGELA DEMAS	\$50.00	WWW.MICHIGANCLERKS.ORG
2026/08/20	ANGELA DEMAS	\$50.00	USPS PO 2569800864
2026/08/20	ANGELA DEMAS	\$135.00	IIMC
2026/08/21	ANGELA DEMAS	\$50.00	WWW.MICHIGANCLERKS.ORG
2026/08/14	DERRICK BOBB	\$9.27	THE HOME DEPOT #2723
2026/08/19	DERRICK BOBB	\$126.37	THE HOME DEPOT #2723
2026/08/17	ROBERT CARETTI	\$108.64	WAL-MART #2866
2026/08/20	ALLISON TIMOCK	\$34.22	MEIJER STORE #025
2026/08/21	ALLISON TIMOCK	\$889.95	SP USA ARCHERY
2026/08/19	STEPHEN GEBES	\$481.85	ZOOM.COM 888-799-9666
2026/08/13	RICHARD GRILLO	\$2.86	FACEBK *F2ZGV3SCK4
2026/08/13	RICHARD GRILLO	\$2.00	FACEBK *SG8Z84NCK4
2026/08/14	RICHARD GRILLO	\$2.00	FACEBK *JVGDH2WCK4
2026/08/14	RICHARD GRILLO	\$2.00	FACEBK *VZZ252ECK4
2026/08/13	RICHARD GRILLO	\$79.96	ADOBE INC
2026/08/14	RICHARD GRILLO	\$2.35	FACEBK *WBEPB2ACK4
2026/08/15	RICHARD GRILLO	\$2.00	FACEBK *S6PC24SCK4
2026/08/17	RICHARD GRILLO	\$3.30	FACEBK *NMEGE36CK4
2026/08/18	RICHARD GRILLO	\$1.89	USPS PO 2569800864
2026/08/18	RICHARD GRILLO	\$200.00	MICHIGAN ASSOCIATION OF C
2026/08/18	RICHARD GRILLO	\$3.00	FACEBK *FHXX23WCK4
2026/08/18	RICHARD GRILLO	\$7.00	FACEBK *U46N33WCK4
2026/08/18	RICHARD GRILLO	\$8.00	FACEBK *ZB9HP2ECK4
2026/08/19	RICHARD GRILLO	\$24.99	USATODAY CO DIGITAL
2026/08/19	RICHARD GRILLO	\$8.39	FACEBK *PMHBN36CK4
2026/08/20	RICHARD GRILLO	\$8.00	FACEBK *NWQ7Y4NCK4
2026/08/20	RICHARD GRILLO	\$7.00	FACEBK *V33NA42CK4
2026/08/20	RICHARD GRILLO	\$9.00	FACEBK *ZLZRD42CK4
2026/08/20	RICHARD GRILLO	\$9.00	FACEBK *VVCEV2ECK4
2026/08/23	RICHARD GRILLO	\$82.99	GOOGLE YOUTUBETV

2026/08/20	RICHARD GRILLO	\$70.61	MEIJER STORE #025
2026/08/21	RICHARD GRILLO	\$18.00	FACEBK *7RZ8Z2JCK4
2026/08/22	RICHARD GRILLO	\$20.00	FACEBK *VMALA5NCK4
2026/08/23	RICHARD GRILLO	\$21.00	FACEBK *AGHC83JCK4
2026/08/20	RICHARD GRILLO	\$9.97	THE HOME DEPOT #2723
2026/08/24	RICHARD GRILLO	\$40.98	GFS STORE #1901
2026/08/25	RICHARD GRILLO	\$21.00	FACEBK *TGVD432DK4
2026/08/15	MICHELLE PRINZ	\$19.99	USATODAY CO DIGITAL
2026/08/19	MICHELLE PRINZ	\$19.99	USATODAY CO DIGITAL
2026/08/19	MICHELLE PRINZ	\$24.99	USATODAY CO DIGITAL
2026/08/19	MICHELLE PRINZ	\$96.49	GFS STORE #1901
2026/08/20	MICHELLE PRINZ	\$25.00	DOLLAR TREE
2026/08/21	MICHELLE PRINZ	\$425.00	IN *MELTING MOMENTS, INCO
2026/08/13	CATHERINE ADAMS	\$319.70	DOUGLAS INDUSTRIES
2026/08/17	CATHERINE ADAMS	\$53.98	AMAZON MKTPL*5A0MO9PL1
2026/08/17	CATHERINE ADAMS	\$161.00	LAYNELABS.COM
2026/08/19	CATHERINE ADAMS	\$167.90	AMAZON MKTPL*5A6BW2PQ2
2026/08/19	CATHERINE ADAMS	\$33.88	AMAZON MKTPL*5A2748QR1
2026/08/19	CATHERINE ADAMS	\$200.49	EPIC SPORTS
2026/08/21	CATHERINE ADAMS	\$228.05	AMAZON MKTPL*5A1128DY2
2026/08/20	CATHERINE ADAMS	\$87.37	TOP HAT CRICKET FARM INC
2026/08/21	CATHERINE ADAMS	\$91.80	AMAZON MKTPL*5A4D437P2
2026/08/22	CATHERINE ADAMS	\$45.40	AMAZON MKTPL*5O6WA6FE0
2026/08/22	CATHERINE ADAMS	\$11.96	AMAZON MKTPL*5O5WD1FE0
2026/08/25	CATHERINE ADAMS	\$18.00	SQ *BENDY STEM FARM
2026/08/20	ED BESONEN	\$516.63	4IMPRINT, INC
2026/08/21	ED BESONEN	\$327.99	CENTER MASS INC
2026/08/17	BART CRANE	\$32.99	COVERT SCOUTING
2026/08/23	BART CRANE	\$53.99	COMCAST / XFINITY
2026/08/20	DANIEL OPSOMMER	\$3,737.60	BRIMAR INDUSTRIES
2026/08/25	DANIEL OPSOMMER	\$376.25	TITANHQ
2026/08/20	ROBERT MACKENZIE	\$530.98	ETNA DISTRIBUTORS, LLC
2026/08/13	CURT SQUIRES	\$12.66	AMAZON MKTPL*5H7319H00
2026/08/14	CURT SQUIRES	\$100.00	A1 DETAILING & CUSTOMS
2026/08/24	CURT SQUIRES	\$209.31	AMAZON MKTPL*5O3MN5151
2026/08/25	CURT SQUIRES	\$114.96	B&H PHOTO 800-606-6969
2026/08/20	SAMANTHA DIEHL	\$10.00	TEAM LANSING FNDTN
2026/08/21	SAMANTHA DIEHL	\$279.22	MAKESTICKERS.COM
2026/08/13	THOMAS BAKER	\$3.87	THE HOME DEPOT #2723
2026/08/17	THOMAS BAKER	\$79.88	THE HOME DEPOT #2723
2026/08/18	THOMAS BAKER	\$35.55	THE HOME DEPOT #2723
2026/08/21	THOMAS BAKER	\$31.20	THE HOME DEPOT #2723
2026/08/13	TIMOTHY SCHMITT	\$160.00	WASHTENAW COMMUNITY
2026/08/13	TIMOTHY SCHMITT	\$160.00	WASHTENAW COMMUNITY
2026/08/24	TIMOTHY SCHMITT	\$75.00	MSU PAYMENT ONLINE
2026/08/14	LAWRENCE BOBB	\$15.03	THE HOME DEPOT #2723
2026/08/19	LAWRENCE BOBB	\$30.78	THE HOME DEPOT #2723
2026/08/20	COURTNEY WISINSKI	\$775.45	PY *NEXSTAR
2026/08/21	COURTNEY WISINSKI	\$5.00	OFFICEMAX/OFFICEDEPT#3379
2026/08/25	COURTNEY WISINSKI	\$306.27	AMAZON MKTPL*5O2HG8DN1
TOTAL		\$16,930.32	

ACH Transactions

8/14 - 8/26

Date	Payee	Amount	Purpose
8/18/2026	Consumers Energy	\$ 62,685.11	Utility Transactions Fees
8/19/2026	Various Financial Institutions	\$ 404,884.29	8/21 Direct Deposit
8/19/2026	IRS	\$ 141,976.13	8/21 Payroll Deductions
8/19/2026	Blue Care Network	\$ 37,357.50	Employee Health Insurance
8/21/2026	Nationwide	\$ 12,581.78	8/21 Payroll Deductions
8/24/2026	Various Financial Institutions - Elections	\$ 11,568.50	Direct Deposit
8/24/2026	State of Michigan	\$ 21,663.19	Payroll Taxes
8/24/2026	MERS	\$ 550,629.68	Employee Retirement
8/24/2026	EmPower	\$ 61,951.96	Employee Retirement
8/26/2026	Blue Care Network	\$ 129,104.72	Employee Health Insurance
	Total ACH Payments	\$ 1,434,402.86	



9. D

To: Board Members
From: Rick Grillo, Chief of Police
Date: August 18, 2026
Re: Traffic Control Orders

Okemos High School hosts five home football games in 2026 throughout the fall. Implementing temporary Traffic Control Orders along roadways adjacent to Hulett Road will restrict parking, ensuring unobstructed access for emergency vehicles and enhancing pedestrian safety.

As such, the following motion is presented for the Board's consideration:

"Move to approve Traffic Control Orders establishing temporary no parking zones during Okemos High School home football games for the 2026 season."



9. E

To: Township Board

From: Bernadette Blonde, Finance Director

Date: August 28, 2026

Re: 2027 Budget Public Hearing Date

Staff will present Board members with the 2027 Recommended Budget on September 1, 2026 and post it on the website. The 2027 Budget Public Hearing will be held September 15, 2026.

The following motion is prepared for Board consideration:

MOVE THAT A PUBLIC HEARING BE HELD AT 6:00 PM ON SEPTEMBER 15, 2026, FOR THE PURPOSE OF TAKING COMMENTS REGARDING THE 2027 CHARTER TOWNSHIP OF MERIDIAN RECOMMENDED BUDGET.



To: Board Members

**From: Dan Opsommer, Deputy Township Manager
Director of Public Works and Engineering**

Date: August 25, 2026

**Re: ELPS Admin Building Pathway, MSU to Lake Lansing Phase III - Land Preserve
Pathway, and Towner Road Park Pathway Contract Award**

Township staff recently requested proposals to construct three new pathways:

1. A portion of Phase III of the MSU to Lake Lansing Trail across the Pike Crossing Land Preserve from Haslett Road to Carlton St,
2. Extend the existing pathway at the southwest corner of the Saginaw Hwy/Towner Road intersection to Towner Road Park, and
3. Restore the pathway across the East Lansing Public Schools Admin Building site located at 6160 Towar Ave.

The Township received three complete bids on this RFP. The low bid was from Anderson-Fischer in the amount of \$499,370.25. Their bid came in \$94,352.75 above the Engineer's Estimate for this project. Township staff recommend awarding this contract in the amount of \$499,370.25 to the low bidder.

The Board approved funding for this project in the 2026 Township Budget. This project shall be funded out of account #: 216-440.450-974.000. The contract calls for the contractor to complete construction by July 1, 2027.

We are happy to answer any questions the Board may have.

The following motion has been prepared for the Board's consideration:

MOVE TO APPROVE THE CONTRACT WITH ANDERSON-FISCHER IN THE AMOUNT OF \$499,370.25 AND DIRECT THE TOWNSHIP SUPERVISOR TO EXECUTE THE CONTRACT.

Attachment:

1. 2026 2026 Sanitary Sewer Rehabilitation Contract Award Bid Tab
2. [ELPS Admin Building Pathway, MSU to Lake Lansing Phase III - Land Preserve Pathway, and Towner Road Park Pathway Contract Book](#)
3. [ELPS Admin Building Pathway, MSU to Lake Lansing Phase III - Land Preserve Pathway, and Towner Road Park Pathway Addendum #1](#)

Memo to Township Board

August 25, 2026

Re: ELPS Admin Building Pathway, MSU to Lake Lansing Phase III - Land Preserve Pathway, and Towner Road Park Pathway Contract Award

4. [ELPS Admin Building Pathway, MSU to Lake Lansing Phase III - Land Preserve Pathway, and Towner Road Park Pathway Plans](#)

Option 2: East Lansing Public Schools Admin Building Pathway

ITEM	DESCRIPTION	QTY		Anderson-Fischer 225 E Kipp Rd Mason, MI 48854		Mead Bros 15194 Eaton Rapids Rd Springport, MI 49284		E.T. MacKenzie 4248 W. Saginaw Grand Ledge, MI 48837		Engineer's Estimate 5151 Marsh Road Okemos, MI 48864	
				PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1	Traffic Control	1	LSum	\$5,000.00	\$5,000.00	\$3,275.00	\$3,275.00	\$13,400.00	\$13,400.00	\$3,000.00	\$3,000.00
9	Pavt, Rem, Asphalt	150	SF	\$15.00	\$2,250.00	\$8.00	\$1,200.00	\$3.50	\$525.00	\$2.50	\$375.00
10a	Mobilization	1	LSum	\$10,150.00	\$10,150.00	\$5,000.00	\$5,000.00	\$11,300.00	\$11,300.00	\$6,000.00	\$6,000.00
10c	Plain Riprap	65	SF	\$31.00	\$2,015.00	\$30.00	\$1,950.00	\$45.50	\$2,957.50	\$10.00	\$650.00
10d	Flexible Delineator Installation	8	EA	\$240.00	\$1,920.00	\$200.00	\$1,600.00	\$220.00	\$1,760.00	\$75.00	\$600.00
10f	Manhole Cover and Frame	1	EA	\$915.00	\$915.00	\$3,800.00	\$3,800.00	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00
10i	Detectable Warning Surface	14	LF	\$120.00	\$1,680.00	\$95.00	\$1,330.00	\$150.00	\$2,100.00	\$150.00	\$2,100.00
10j	Curb Ramp, Conc, 6 inch	105	SF	\$14.25	\$1,496.25	\$8.00	\$840.00	\$17.00	\$1,785.00	\$8.50	\$892.50
40a	Shared Use Path, Concrete 4"	3425	SF	\$6.50	\$22,262.50	\$4.50	\$15,412.50	\$9.00	\$30,825.00	\$6.75	\$23,118.75
40b	Shared Use Path, Concrete 6"	60	SF	\$10.00	\$600.00	\$5.50	\$330.00	\$10.25	\$615.00	\$7.75	\$465.00
43	Embankment	45	CY	\$190.00	\$8,550.00	\$60.00	\$2,700.00	\$175.00	\$7,875.00	\$30.00	\$1,350.00
46	Subgrade Preperation	490	LF	\$35.60	\$17,444.00	\$55.00	\$26,950.00	\$31.30	\$15,337.00	\$12.00	\$5,880.00
51b	Relocate Fence, Wood Split Rail	165	LF	\$65.00	\$10,725.00	\$40.00	\$6,600.00	\$19.00	\$3,135.00	\$20.00	\$3,300.00
53b	Erosion Control, Silt Fence	440	LF	\$5.00	\$2,200.00	\$5.00	\$2,200.00	\$5.30	\$2,332.00	\$3.75	\$1,650.00
53c	Erosion Control, Filter Bag	8	EA	\$150.00	\$1,200.00	\$250.00	\$2,000.00	\$365.00	\$2,920.00	\$200.00	\$1,600.00
54a	Site Restoration	1	LSum	\$11,280.00	\$11,280.00	\$8,000.00	\$8,000.00	\$18,000.00	\$18,000.00	\$5,000.00	\$5,000.00
55b	12 Inch Corrugated Steel Culvert	15	LF	\$124.00	\$1,860.00	\$80.00	\$1,200.00	\$170.00	\$2,550.00	\$100.00	\$1,500.00
Total:				\$101,547.75		Total:		\$84,387.50		Total:	
								\$120,416.50		Total:	
										\$59,981.25	

Option 2: MSU to Lake Lansing Phase 3 - Land Preserve Pathway

ITEM	DESCRIPTION	QTY		Anderson-Fischer 225 E Kipp Rd Mason, MI 48854		Mead Bros 15194 Eaton Rapids Rd Springport, MI 49284		E.T. MacKenzie 4248 W. Saginaw Grand Ledge, MI 48837		Engineer's Estimate 5151 Marsh Road Okemos, MI 48864	
				PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1	Traffic Control	1	Lsum	\$7,500.00	\$7,500.00	\$5,275.00	\$5,275.00	\$12,900.00	\$12,900.00	\$ 3,000.00	\$3,000.00
8	Tree Well #1	1	EA	\$8,500.00	\$8,500.00	\$16,000.00	\$16,000.00	\$17,200.00	\$17,200.00	\$ 7,000.00	\$7,000.00
8	Tree Well #2	1	EA	\$7,500.00	\$7,500.00	\$16,000.00	\$16,000.00	\$16,600.00	\$16,600.00	\$ 8,000.00	\$8,000.00
8	Tree Well #3	1	EA	\$7,500.00	\$7,500.00	\$16,000.00	\$16,000.00	\$31,900.00	\$31,900.00	\$ 9,000.00	\$9,000.00
8	Tree Well #4	1	EA	\$10,500.00	\$10,500.00	\$16,000.00	\$16,000.00	\$16,900.00	\$16,900.00	\$ 14,000.00	\$14,000.00
9	Pavement Removal	170	SF	\$15.00	\$2,550.00	\$7.00	\$1,190.00	\$3.00	\$510.00	\$ 2.50	\$425.00
10a	Mobilization	1	LSum	\$20,150.00	\$20,150.00	\$22,000.00	\$22,000.00	\$13,500.00	\$13,500.00	\$ 15,000.00	\$15,000.00
10c	Plain Riprap	265	SF	\$15.00	\$3,975.00	\$25.00	\$6,625.00	\$11.15	\$2,954.75	\$ 10.00	\$2,650.00
10f	Vegetation Treatment	29500	SF	\$0.12	\$3,540.00	\$0.15	\$4,425.00	\$0.30	\$8,850.00	\$ 0.50	\$14,750.00
40a	Shared Use Path, Concrete 4"	3285	SF	\$6.50	\$21,352.50	\$4.50	\$14,782.50	\$8.90	\$29,236.50	\$ 6.75	\$22,173.75
42	HMA 13A	245	TONS	\$195.00	\$47,775.00	\$182.00	\$44,590.00	\$325.00	\$79,625.00	\$ 150.00	\$36,750.00
43	Embankment	1600	CY	\$32.00	\$51,200.00	\$40.00	\$64,000.00	\$97.20	\$155,520.00	\$ 30.00	\$48,000.00
46	Subgrade Preperation	895	LF	\$31.00	\$27,745.00	\$104.00	\$93,080.00	\$135.00	\$120,825.00	\$ 12.00	\$10,740.00
51a	Install Fence, Wood	415	LF	\$57.00	\$23,655.00	\$40.00	\$16,600.00	\$225.00	\$93,375.00	\$ 75.00	\$31,125.00
53a	Erosion Control, Gravel Access Path	1	EA	\$2,500.00	\$2,500.00	\$1,500.00	\$1,500.00	\$3,450.00	\$3,450.00	\$ 2,000.00	\$2,000.00

53b	Erosion Control, Silt Fence	1215	LF	\$5.00	\$6,075.00	\$5.00	\$6,075.00	\$3.70	\$4,495.50	\$ 3.75	\$4,556.25
54b	Site Restoration, Township Supplied	1	Lsum	\$1,740.00	\$1,740.00	\$20,000.00	\$20,000.00	\$41,100.00	\$41,100.00	\$ 10,000.00	\$10,000.00
55a	8 inch Corrugated Steel Culvert	50	LF	\$94.00	\$4,700.00	\$75.00	\$3,750.00	\$93.30	\$4,665.00	\$ 75.00	\$3,750.00
Total:				\$258,457.50		Total: \$367,892.50		Total: \$653,606.75		Total: \$242,920.00	

Option 2: Towner Road Pathway

				Anderson-Fischer 225 E Kipp Rd Mason, MI 48854		Mead Bros 15194 Eaton Rapids Rd Springport, MI 49284		E.T. MacKenzie 4248 W. Saginaw Grand Ledge, MI 48837		Engineer's Estimate 5151 Marsh Road Okemos, MI 48864	
ITEM	DESCRIPTION	QTY		PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1	Traffic Control	1	Lsum	\$10,100.00	\$10,100.00	\$6,645.00	\$6,645.00	\$10,700.00	\$10,700.00	\$ 8,000.00	\$8,000.00
9	Pavement Removal	130	SF	\$15.00	\$1,950.00	\$8.00	\$1,040.00	\$25.10	\$3,263.00	\$ 2.50	\$325.00
10	Mobilization	1	Lsum	\$21,800.00	\$21,800.00	\$5,000.00	\$5,000.00	\$11,900.00	\$11,900.00	\$ 9,500.00	\$9,500.00
10b	Excavation, Earth	5	CY	\$120.00	\$600.00	\$150.00	\$750.00	\$135.00	\$675.00	\$ 100.00	\$500.00
10h	Stump Removal	1	EA	\$1,950.00	\$1,950.00	\$1,500.00	\$1,500.00	\$1,400.00	\$1,400.00	\$ 500.00	\$500.00
32a	Water Valve Box Adjustment	3	EA	\$500.00	\$1,500.00	\$1,250.00	\$3,750.00	\$955.00	\$2,865.00	\$ 575.00	\$1,725.00
40a	Shared Use Path, Concrete 4"	6340	SF	\$6.50	\$41,210.00	\$4.50	\$28,530.00	\$8.90	\$56,426.00	\$ 6.75	\$42,795.00
40b	Shared Use Path, Concrete 6"	110	SF	\$8.00	\$880.00	\$5.50	\$605.00	\$9.90	\$1,089.00	\$ 6.50	\$715.00
40c	Shared Use Path, Concrete 7"	200	SF	\$9.00	\$1,800.00	\$7.00	\$1,400.00	\$10.35	\$2,070.00	\$ 9.00	\$1,800.00
42	HMA 13A	3	TONS	\$350.00	\$1,050.00	\$250.00	\$750.00	\$325.00	\$975.00	\$ 225.00	\$675.00
43	Embankment	270	CY	\$76.00	\$20,520.00	\$50.00	\$13,500.00	\$110.00	\$29,700.00	\$ 30.00	\$8,100.00
46	Subgrade Preparation	925	LF	\$14.00	\$12,950.00	\$45.00	\$41,625.00	\$73.80	\$68,265.00	\$ 12.00	\$11,100.00
53a	Erosion Control, Gravel Access Appl	1	EA	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$3,450.00	\$3,450.00	\$ 2,000.00	\$2,000.00
53b	Erosion Control, Silt Fence	1115	LF	\$5.00	\$5,575.00	\$5.00	\$5,575.00	\$3.65	\$4,069.75	\$ 3.75	\$4,181.25
53c	Erosion Control, Filter Bag	1	EA	\$180.00	\$180.00	\$375.00	\$375.00	\$365.00	\$365.00	\$ 200.00	\$200.00
54a	Site Restoration	1	LS	\$14,800.00	\$14,800.00	\$10,000.00	\$10,000.00	\$35,900.00	\$35,900.00	\$ 10,000.00	\$10,000.00
Total:				\$139,365.00		Total: \$122,045.00		Total: \$233,112.75		Total: \$102,116.25	
Option 2 Total Base Bid:				\$499,370.25		\$574,325.00		\$1,007,136.00		\$405,017.50	

Option 3: East Lansing Public Schools Admin Building Pathway

				Anderson-Fischer 225 E Kipp Rd Mason, MI 48854		Engineer's Estimate 5151 Marsh Road Okemos, MI 48864	
ITEM	DESCRIPTION	QTY		PRICE	AMOUNT	PRICE	AMOUNT
1	Traffic Control	1	LSum	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00
9	Pavt, Rem, Asphalt	150	SF	\$15.00	\$2,250.00	\$2.50	\$375.00
10a	Mobilization	1	LSum	\$10,150.00	\$10,150.00	\$6,000.00	\$6,000.00
10c	Plain Riprap	65	SF	\$31.00	\$2,015.00	\$10.00	\$650.00
10d	Flexible Delineator Installation	8	EA	\$240.00	\$1,920.00	\$75.00	\$600.00
10f	Manhole Cover and Frame	1	EA	\$915.00	\$915.00	\$2,500.00	\$2,500.00
10i	Detectable Warning Surface	14	LF	\$120.00	\$1,680.00	\$150.00	\$2,100.00
10j	Curb Ramp, Conc, 6 inch	105	SF	\$14.25	\$1,496.25	\$8.50	\$892.50
40a	Shared Use Path, Concrete 4"	3425	SF	\$6.50	\$22,262.50	\$6.75	\$23,118.75
40b	Shared Use Path, Concrete 6"	60	SF	\$10.00	\$600.00	\$7.75	\$465.00
43	Embankment	45	CY	\$190.00	\$8,550.00	\$30.00	\$1,350.00
46	Subgrade Preperation	490	LF	\$35.60	\$17,444.00	\$12.00	\$5,880.00
51b	Relocate Fence, Wood Split Rail	165	LF	\$65.00	\$10,725.00	\$20.00	\$3,300.00
53b	Erosion Control, Silt Fence	440	LF	\$5.00	\$2,200.00	\$3.75	\$1,650.00
53c	Erosion Control, Filter Bag	8	EA	\$150.00	\$1,200.00	\$200.00	\$1,600.00
54a	Site Restoration	1	LSum	\$11,280.00	\$11,280.00	\$5,000.00	\$5,000.00
55b	12 Inch Corrugated Steel Culvert	15	LF	\$124.00	\$1,860.00	\$100.00	\$1,500.00
				Total:	\$101,547.75	Total:	\$59,981.25

Option 3: MSU to Lake Lansing Phase 3 - Land Preserve Pathway

				Anderson-Fischer 225 E Kipp Rd Mason, MI 48854		Engineer's Estimate 5151 Marsh Road Okemos, MI 48864	
ITEM	DESCRIPTION	QTY		PRICE	AMOUNT	PRICE	AMOUNT
1	Traffic Control	1	Lsum	\$7,500.00	\$7,500.00	\$ 3,000.00	\$3,000.00

8	Tree Well #1	1	EA	\$8,500.00	\$8,500.00	\$ 7,000.00	\$7,000.00
8	Tree Well #2	1	EA	\$7,500.00	\$7,500.00	\$ 8,000.00	\$8,000.00
8	Tree Well #3	1	EA	\$7,500.00	\$7,500.00	\$ 9,000.00	\$9,000.00
8	Tree Well #4	1	EA	\$10,500.00	\$10,500.00	\$ 14,000.00	\$14,000.00
9	Pavement Removal	170	SF	\$15.00	\$2,550.00	\$ 2.50	\$425.00
10a	Mobilization	1	LSum	\$20,150.00	\$20,150.00	\$ 15,000.00	\$15,000.00
10c	Plain Riprap	265	SF	\$15.00	\$3,975.00	\$ 10.00	\$2,650.00
10f	Vegetation Treatment	29500	SF	\$0.12	\$3,540.00	\$ 0.50	\$14,750.00
40a	Shared Use Path, Concrete 4"	3285	SF	\$6.50	\$21,352.50	\$ 6.75	\$22,173.75
42	HMA 13A	245	TONS	\$195.00	\$47,775.00	\$ 150.00	\$36,750.00
43	Embankment	1600	CY	\$32.00	\$51,200.00	\$ 30.00	\$48,000.00
46	Subgrade Preperation	895	LF	\$31.00	\$27,745.00	\$ 12.00	\$10,740.00
51a	Install Fence, Wood	415	LF	\$57.00	\$23,655.00	\$ 75.00	\$31,125.00
53a	Erosion Control, Gravel Access Path	1	EA	\$2,500.00	\$2,500.00	\$ 2,000.00	\$2,000.00
53b	Erosion Control, Silt Fence	1215	LF	\$5.00	\$6,075.00	\$ 3.75	\$4,556.25
54b	Site Restoration, Township Supplied Seed Mix	1	Lsum	\$1,740.00	\$1,740.00	\$ 10,000.00	\$10,000.00
55a	8 inch Corrugated Steel Culvert	50	LF	\$94.00	\$4,700.00	\$ 75.00	\$3,750.00
Total:				\$258,457.50	Total:	\$242,920.00	

Option 3: Towner Road Pathway

				Anderson-Fischer 225 E Kipp Rd Mason, MI 48854		Engineer's Estimate 5151 Marsh Road Okemos, MI 48864	
ITEM	DESCRIPTION	QTY		PRICE	AMOUNT	PRICE	AMOUNT
1	Traffic Control	1	LS	\$10,100.00	\$10,100.00	\$ 8,000.00	\$8,000.00
9	Pavement Removal	130	SF	\$15.00	\$1,950.00	\$ 2.50	\$325.00
10	Mobilization	1	LS	\$21,800.00	\$21,800.00	\$ 9,500.00	\$9,500.00
10b	Excavation, Earth	5	LS	\$120.00	\$600.00	\$ 100.00	\$500.00
10h	Stump Removal	1	FT	\$1,950.00	\$1,950.00	\$ 500.00	\$500.00
32a	Water Valve Box Adjustment	3	EA	\$500.00	\$1,500.00	\$ 575.00	\$1,725.00
40a	Shared Use Path, Concrete 4"	6340	EA	\$6.50	\$41,210.00	\$ 6.75	\$42,795.00
40b	Shared Use Path, Concrete 6"	110	EA	\$8.00	\$880.00	\$ 6.50	\$715.00
40c	Shared Use Path, Concrete 7"	200	EA	\$9.00	\$1,800.00	\$ 9.00	\$1,800.00

42	HMA 13A	3	EA	\$350.00	\$1,050.00	\$ 225.00	\$675.00
43	Embankment	270	EA	\$76.00	\$20,520.00	\$ 30.00	\$8,100.00
46	Subgrade Preparation	925	EA	\$14.00	\$12,950.00	\$ 12.00	\$11,100.00
53a	Erosion Control, Gravel Access Approach	1	SF	\$2,500.00	\$2,500.00	\$ 2,000.00	\$2,000.00
53b	Erosion Control, Silt Fence	1115	SF	\$5.00	\$5,575.00	\$ 3.75	\$4,181.25
53c	Erosion Control, Filter Bag	1	SF	\$180.00	\$180.00	\$ 200.00	\$200.00
54a	Site Restoration	1	SF	\$14,800.00	\$14,800.00	\$ 10,000.00	\$10,000.00
				Total:	\$139,365.00	Total:	\$102,116.25
				Option 3 Total Base Bid:	\$499,370.25	\$405,017.50	



To: Meridian Township Board Members

**From: Courtney Wisinski, Director of Parks & Recreation
and Emma Campbell, Stewardship Coordinator**

Date: September 1, 2026

Re: Meridian Township Deer Management Program 2026

Meridian Township is heading in to its sixteenth year of urban deer management. Urbanization has caused an over-population of deer that has resulted in an increase in reports of vehicle/deer collisions, concern for public, and a disruption of the ecological balance of our natural areas. While these remain the priorities of our program, we will continue to grow and evolve to best serve our community as well as the health of the Township's white-tail deer population.

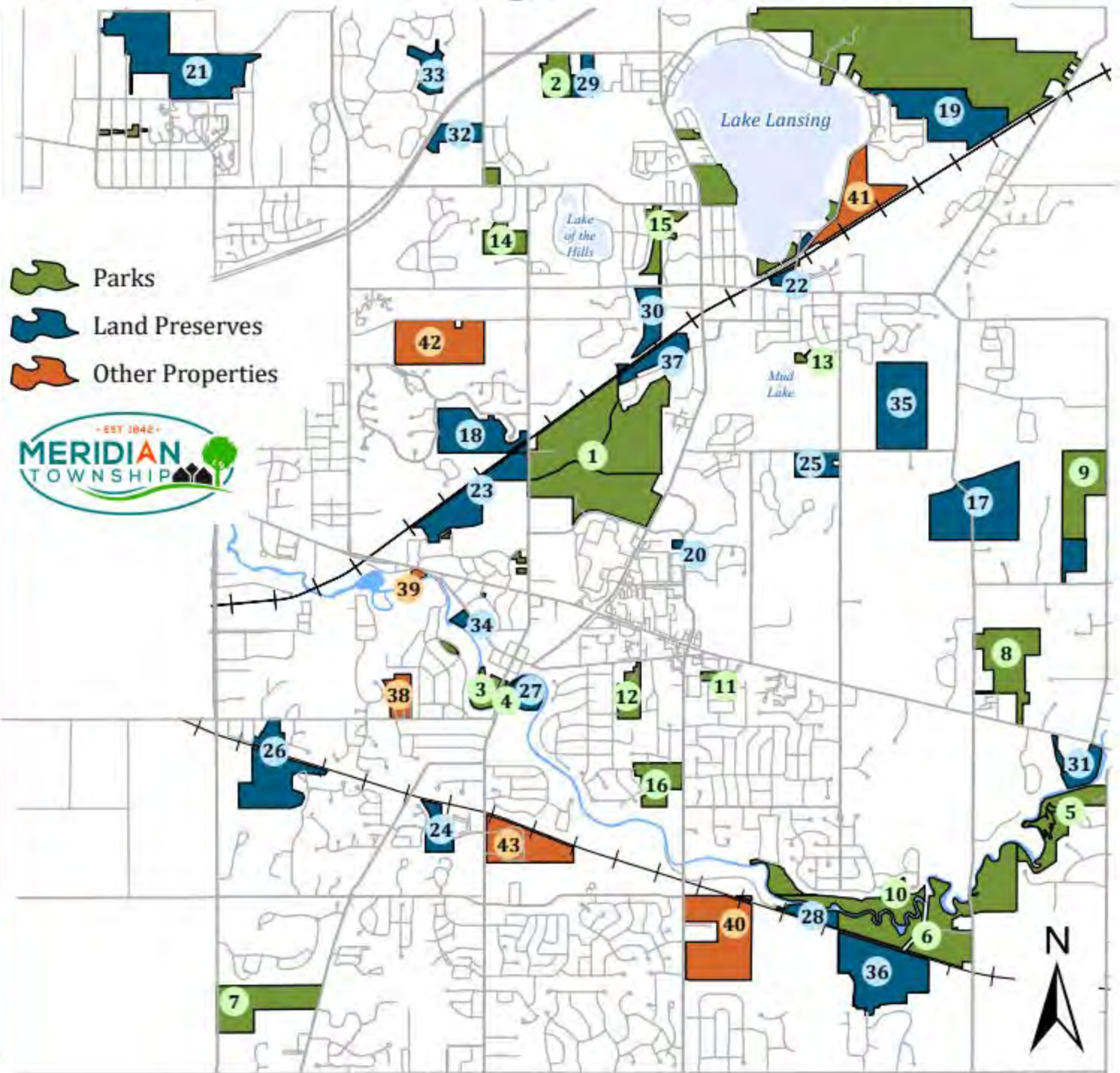
2026 Meridian Deer Management Overview:

- The Michigan Department of Natural Resources (MDNR) Deer Management Plan was submitted and approved for 200 deer harvests utilizing Deer Management Assistance Permits (DMAP). These permits allow for antlerless harvest of white-tailed deer only.
- 63 residents are registered as volunteer archers, to enact the management program from October 1st, 2026 to January 1st, 2027. This program is not open to the public for hunting. Each volunteer has registered with staff, passed a background check and completed mandatory training and proficiency testing.
- 43 Township properties have been selected for the 2026 management program with volunteer archers placed at each (2026 management map attached). All properties remain open during the archery season and are posted with signage notifying the public.
- 36 private properties have given permission for hunter placement during the archery season.
- All volunteers are required to donate their first deer harvested. All donated venison is tested for Chronic Wasting Disease (CWD) and delivered to local food banks. Testing and processing costs are paid by the Michigan Department of Natural Resources. In 2025-2026, an estimated 6,000 pounds of venison was donated to 15 local food banks.

Meridian is a leader in urban deer management and provides a unique opportunity for residents to participate in important land management. Collaboration with researchers at Michigan State University and state biologists with the MDNR will continue to provide important data to aid in future management decisions for white-tail deer in the Township.

Meridian Township Deer Management Areas 2026

- 1 Central Park
- 2 Towner Road Park
- 3 Wonch Park
- 4 Ferguson Park
- 5 Eastgate Park
- 6 Legg Park
- 7 Hartrick Park
- 8 Ted Black Woods
- 9 North Meridian Rd. Park
- 10 Red Cedar Natural Area
- 11 Forest Hills Natural Area
- 12 Tacoma Hills Natural Area
- 13 Orlando Outlot B
- 14 Brattin Woods
- 15 Hillbrook Park
- 16 Sanders Farm Preserve
- 17 Davis/Foster Preserve
- 18 Hubbel Preserve
- 19 Lake Lansing North Preserve
- 20 Newman Equities Preserve
- 21 Towar Woods Preserve
- 22 Pike Crossing Preserve
- 23 Okemos Road Preserve
- 24 Sower Woods Preserve
- 25 Cornell Wetland Preserve
- 26 Heron Creek Preserve
- 27 Sumbal Preserve
- 28 Red Cedar Glen Preserve
- 29 Towner Wetland Preserve
- 30 Inter-Urban Wetland
- 31 Red Cedar River East Preserve
- 32 Forest Grove Preserve
- 33 Glacial Ridge Preserve
- 34 Mandenberg Woods
- 35 Tihart Preserve
- 36 Ponderosa Preserve
- 37 Nemoke Preserve
- 38 Glendale Cemetery
- 39 Riverside Cemetery
- 40 Ingham County Farm
- 41 Transfer Station
- 42 ELMWSA
- 43 Delta Dental



Last Updated: 8/16/2024



9. H

To: Board Members
From: Stephen Gebes, Director of IT
Date: August 28, 2026
Re: Brightline Contract for Hard Drive Replacement

Meridian Township purchased our existing Backup Solution from Brightline Technologies in late 2024. The system included local installation of an HPE Proliant backup server with a RAID disk array for local storage of backups as one of the primary components. Earlier this month one of the appliance's hard drives failed and needs to be replaced to maintain the system's resilience and performance.

Although the hard drives were only covered by a one-year warranty, Brightline is the Value-Added-Reseller that maintains the remainder of the three-year manufacturer's warranty on the appliance chassis itself. To complete the repair, the Township has acquired and attached a proposal from Brightline to replace the failed hard drive. The Township now needs to execute this agreement.

As such, the following motion is presented for the Board's consideration:

MOVE TO EXECUTE THE HARD DRIVE REPLACEMENT PROPOSAL WITH BRIGHTLINE TECHNOLOGIES TO REPLACE THE CURRENT FAILED DRIVE FOR THE EXISTING HPE BACKUP SERVER.

Attachments:

1. Hard Drive Replacement
2. Master Services Agreement



We have prepared a quote for you

Hard Drive Replacement

Quote # 006177
Version 1

Prepared for:

Meridian Township

Stephen Gebes
geb@meridian.mi.us

Hardware

Qty	Description		Price	Ext. Price
1	HPE 6 TB Hard Drive - 3.5" Internal - SATA (SATA/600) - Server Device Supported - 7200rpm - 512e Format		\$585.00	\$585.00

Subtotal: **\$585.00**

Services

Qty	Description	Price	Ext. Price
1	Shipping Estimate	\$25.00	\$25.00

Subtotal: **\$25.00**

Hard Drive Replacement

Quote #006177 v1

Prepared For:
Meridian Township
Stephen Gebes
5151 Marsh Road
Okemos, MI 48864
P: (517) 853-4222
E: gebes@meridian.mi.us

Prepared by:
Brightline Technologies
Antoinette Wissner
10355 Citation Dr.
Brighton, MI 48116
P: (248) 886-0248
E: antoinette@brightlineit.com

Date Issued:
08.26.2026
Expires:
09.23.2026

Quote Summary

Description	Amount
Hardware	\$585.00
Services	\$25.00
Total:	
\$610.00	

Payment Terms: NET 15

Please Note: Due to variability in distribution and supply-chain conditions, hardware pricing is only guaranteed for 24 hours.

Provider reserves the right to correct any errors, inaccuracies or omissions, and to change or update information or cancel orders if any information, including Services or pricing is inaccurate.

Acceptance and Incorporation by Reference

This Order together with the Master Services Agreement and Service Attachments and other terms and conditions identified on Exhibit A, all of which are incorporated herein by reference (collectively, the "Agreement") is between Brightline Technologies (sometimes referred to as "we," "us," "our," or "Provider"), and the customer identified on the Order (sometimes referred to as "you," "your," or "Client"). This Agreement is effective as of the date the Client accepts the Order (the "Effective Date").

By signing or accepting this Order, Client acknowledges, represents, and warrants that it has read and agrees to the terms and conditions identified on Exhibit A to this Order which are incorporated as if fully set forth herein.

The parties hereby agree that electronic signatures to this Order shall be relied upon and will bind them to the obligations stated herein. Each party hereby warrants and represents that it has the express authority to execute this Agreement(s).

Provider may make changes to the Agreement at any time. If there are changes, Provider will revise the date at the top of the document. Provider may or may not provide Client with additional notice regarding such changes. Client should review the terms and conditions regularly. Unless otherwise noted, the amended terms and conditions will be effective immediately, and your continued use of the Services thereafter constitutes your acceptance of the changes. If you do not agree to the amended terms and conditions, you must stop using the Services immediately. Please note, you may incur a termination fee or other third-party fees, if applicable.

The parties, acting through their authorized officers, hereby execute this Agreement.

Meridian Township

Signature: _____

Name: Scott Hendrickson

Date: _____

 Exhibit A

Agreement	Description
Master Services Agreement	General terms and conditions applicable to all Provider products and services.
Service Attachment for Managed Services	Core managed services including monitoring, remote management, and help-desk.
Service Attachment for Managed Compliance Services	Consulting and advising regarding regulatory and legal compliance.
Service Attachment for Co-Managed Services	Describes the division of responsibilities in a Co-managed environment.
Service Attachment for Penetration Testing	Penetration testing and simulating cyberattacks to identify and address vulnerabilities within an organization's systems, networks, and applications.
Service Attachment for Colocation	Responsibility matrix for organizations not using Provider's fully managed services.
Schedule of Services	Description of managed services offered by Provider.
Data Processing Agreement	Data security and privacy agreement including statutorily required terms.
Service Level Objectives	Targeted response times by tier of severity.
Schedule of Third-Party Services	Notice of third-party services and waiver of claims.



Effective March 16, 2026. This Master Services Agreement supersedes and replaces all prior versions.

Master Services Agreement

This Master Services Agreement (the “MSA”) is between Provider and the Client found on the applicable quotation, estimate, statement of work, proposal, or order (the “Order”) and, together with the Order, the terms and conditions, and relevant Service Attachments forms the Agreement between the parties (the “Terms”). Client accepts these Terms by signing an Order, using the services, or continuing to use the services after being notified of a change to these Terms. If there is a conflict between the Order, this Master Services Agreement, any Service Attachment, or Exhibit, the Order will control.

The parties agree as follows:

STATEMENT OF SERVICES

Service Attachments

The services to be delivered by Provider (the “Services”) and the fees for those Services, and the specific terms applicable to those Services are described in the Order or in one or more Service Attachments referencing this Agreement.

Provider may decline to perform any services requested by Client that are in violation of any applicable law or that are not typically associated with the Services provided by Provider.

FEES FOR SERVICES | PAYMENT TERMS

Service Fees

Fees for Services are set forth in an Order. Unless otherwise indicated in writing, all Services will be performed on a time-and-materials basis at Provider’s then-current rates.

Adjustments to Service Fees

Except as may be specified in an Order, Provider may adjust the Service Fees charged under this Agreement as follows:

- **Increased or Revised Usage or Services.** Provider may increase the fees based on revised or increased Usage or Services as described in the Order or applicable Service Attachments.
- **Surcharges.** At any time after the parties sign an Order, Provider may adjust its rates and charges or impose additional rates and charges to recover amounts required or permitted by governmental or quasi-governmental authorities to collect from others or pay to others in support of statutory or regulatory funds or programs. Client shall pay all

Service Fees owed as they become due following any such adjustment.

- **Service Fee Rate Increases.** At any time after the parties sign an Order, Provider may elect to raise the fees that it charges under that Order. If the increase is greater than 10% annually, Provider shall give Client no less than thirty (30) days' notice of any such increase in fees to be charged. Within 30 days following Client's receipt of such notice, Client may terminate the Order without incurring any additional charges or penalties, if any, that Client ordinarily would incur for such termination.
- **Third-Party Services.** Client understands and agrees that Provider uses third-party solutions and service providers to perform some or all of the managed services offered to Client ("Third-Party Service Providers"). **PROVIDER IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THIRD-PARTY SERVICE PROVIDERS. CLIENT'S RIGHTS REGARDING CLAIMS AGAINST THIRD-PARTY SERVICE PROVIDERS SHALL BE GOVERNED BY SUCH SERVICE PROVIDER'S END USER LICENSE AGREEMENT OR TERMS AND CONDITIONS.** Provider's current Third-Party Service providers and the governing terms and conditions related to those services are listed on the Schedule of Third-Party Services which may be updated by Provider without further notice to Client and is incorporated by reference as if fully set forth in this Agreement.
- **Off-Boarding.** Client's cancellation, termination, or transition of the Services to Client's control or to another service provider ("Off-Boarding") may trigger a billable project. Any Off-Boarding projects will be subject to a separate Order, which will be billed at Provider's then-prevailing rates.
- **Client Delay.** If Provider is unable to commence delivery of the Services on the service start date because of any failure on Client's part including but not limited to the failure to provide access to Client's resources in a timely manner, Client nonetheless will begin to incur Service Fees, which Client shall pay in accordance with the Order, the Service Attachment and the Master Services Agreement.

Reimbursable Expenses

Client shall pay Provider's reasonable out-of-pocket expenses, including incremental third-party service fees, travel expenses, lodging, meals, or other similar expenses, which may be incurred by Provider in performing Services.

In addition, in connection with providing various Services on-site at Client's facilities, Client authorizes Provider to procure, deploy, and invoice Client for reasonable incidental materials and expenses necessary to perform the Services, including but not limited to cables, adapters, small hardware components, consumables, parking fees, and shipping or courier costs.

Provider may incur and bill such incidental expenses without prior written approval, provided that the cost of any individual item or expense does not exceed \$100 per occurrence. Client agrees to pay for all such incidental expenses as part of the next regular invoice. If incidental costs are expected to exceed this threshold, Provider will make reasonable efforts to obtain Client's approval prior to purchase; however, Client acknowledges that delays in approval may impact service delivery timelines.

Payment Terms

Client shall pay the full amount reflected on any invoice as owed to Provider on or before the due date identified in the invoice (the "Payment Deadline").

Late Payment Fees

Any overdue and unpaid balances will be charged an annual interest rate of 18.99%, or a fixed fee of \$50, assessed every 15 days, whichever is greater, until the balance is paid in full. Late payments will be calculated from the invoice due date. The accrual of payment of any interest as provided above will not constitute a waiver by Provider of any rights and remedies in connection with a default by Client. Client will pay all court costs, attorneys' fees, and other costs incurred by Provider in collecting past due amounts, including interest.

If Client disputes in good faith all or any portion of the amount owed to us, or if Client otherwise requests any adjustment to an invoiced amount, Client must notify Provider in writing, prior to the Payment Deadline, of the nature and basis of the dispute and/or adjustment. If Provider is unable to resolve the dispute prior to the Payment Deadline, Client nevertheless shall pay the entire invoiced amount by the Payment Deadline. If Provider ultimately determines that such amount should not have been paid, Provider shall apply a credit equal to such amount against any Service Fees owed for the following month.

Special rates may apply for services requested outside of normal business hours or on holidays. All special rates require a one-hour minimum unless otherwise specified in an Order or Provider's rate sheet. Holiday hour rates are two (2) times normal hourly rates, with a one-hour minimum.

Suspension of Service

If Client fails to pay all amounts owed under this Agreement when due, then upon at least ten (10) business days' prior written notice, and in addition to any other remedies available to Provider, Provider may suspend Services and withhold Confidential Information (defined below) under this Agreement until full payment is made. Following any suspension of service under this provision, and after Client makes full payment to Provider, Provider may restore the Services after validating that all components to be monitored and/or managed under any applicable Order or Service Attachment comply with Provider's level of security, updates, and best practices. Client shall pay a "Reactivation Fee" for such restoration equal to one month of the Service Fees. Provider's right to suspend Services under this section is in addition to Provider's right to terminate this Agreement.

Taxes

Unless otherwise indicated on an invoice, all charges and fees owed under this Agreement are exclusive of any applicable sales, use, excise, or services taxes that may be assessed on the provision of the Services. In the event that any taxes are assessed on the provision of any of the Services, Client shall pay the taxes directly to the taxing authority or shall reimburse Provider for their payment.

TERM AND TERMINATION

Term

This Agreement commences on the Order Effective Date, and it will remain in effect until either party terminates it as permitted below.

Termination

Either party may terminate this MSA for any reason or no reason upon at least thirty (30) days

advance, written notice given to the other party. However, termination of this MSA will not, by itself, result in the termination of any Order or Service Attachments, and this MSA will remain in effect notwithstanding any notice of termination unless and until all Orders and/or Service Attachments are terminated or expire according to their terms.

INDEPENDENT CONTRACTOR

Unless otherwise agreed, Provider will perform all Services solely as an independent contractor and not as an employee, agent, or representative of Client.

INTELLECTUAL PROPERTY RIGHTS

Provider Works

Unless specifically identified in a separate Statement of Work, any writing or work of authorship, regardless of medium, created or developed by Provider for Client in the course of performance under this Agreement and related to existing works owned by Provider is a "Provider Work," is not to be deemed a "work made for hire," and is and will remain the sole, exclusive property of Provider. To the extent any Provider Work for any reason is determined not to be owned by Provider, Client hereby irrevocably assigns and conveys to Provider all of its copyright in such Provider Work. Client further hereby irrevocably assigns to Provider all of its patent, copyright, trade secret, know-how, and other proprietary and associated rights in any Provider Work.

License to Provider Works

If any Provider Work is located on hardware or equipment owned by Client, Provider hereby grants Client a perpetual, non-exclusive, revocable, royalty-free license to use any Provider Work during the term of this Agreement ("Limited License"). The Limited License will be immediately and automatically revoked without the need for notice in the event that either party terminates the Services or this Agreement.

Ownership of Deliverables

To the fullest extent permitted by law, Client retains ownership in all deliverables, including but not limited to video footage, music, images, and other components for its future use, upon full payment for the Services. Client shall retain sole ownership of all original material it provides to Company for use within the Deliverables. After this MSA and all Service Attachments and Orders are terminated, and upon full payment for any works in process, in no event will Company be liable for any claims related to or arising from Client's improper use of the Deliverables, works in process, or the music, images, and other components that comprise the Deliverables or works in process.

License Restrictions

Client shall not:

- Modify, copy, or create derivative works based on the Services or on the Provider Technology;
- Build a product or service using similar ideas, features, functions, or graphics of the Service, or
- Copy any ideas, features, functions, or graphics of the Service.

Additional license restrictions may be set forth in the Service Attachments.

Improvements to Services

Client hereby assigns to Provider any and all suggestions, ideas, enhancement requests, feedback, recommendations, or other information provided by Client or Client's users relating to any proposed improvements of or modifications to the Services.

NON-DISCLOSURE AND CONFIDENTIALITY

Confidential Information

During the course of performance under this Agreement, either party may be exposed to or may acquire the other's proprietary or confidential information. Each party shall hold all such "Confidential Information" in strict confidence and shall not disclose any such information to any third party.

Confidential Information includes but is not limited to: (a) with respect to Provider, Provider's unpublished prices for Services, audit and security reports, server/network configuration designs, firewall and other hardware configurations, passwords, all business plans, technical information or data, product ideas, methodologies, calculation algorithms and analytical routines, and other proprietary technology, (b) with respect to Client, content transmitted to or from, or stored by Client on, Provider's servers, and (c) with respect to both parties, other information that is conspicuously marked as "confidential" or if disclosed in non-tangible form, is verbally designated as "confidential" at the time of disclosure.

Non-Confidential Information

Notwithstanding the preceding provision, Confidential Information does not include:

- Information that at the time of disclosure is, without fault of the recipient, available to the public by publication or otherwise;
- Information that either party can show was in its possession at the time of disclosure and was not acquired, directly or indirectly, from the other;
- Information received from a third party with the right to transmit same without violation of any secrecy agreement with the other party; and
- Information that must be disclosed pursuant to court order or permitted by law.

Agreement Confidentiality

No copy of the Order, this MSA, any Service Attachment or Schedule of Services, discussions, negotiations, terms or conditions relating to the Order, the MSA, Service Attachment, or any other information relating to the Order, this MSA, or any Service Attachment may be disclosed to any third party, except by reason of legal, accounting or regulatory requirements, without the prior written consent of the parties hereto.

Information Releases

Notwithstanding the preceding provisions, Provider may publicly refer to Client, orally and in writing, as a Client of Provider. Any other reference to Client by Provider may be made only pursuant to a written agreement between the parties.

PROVIDER-SUPPLIED EQUIPMENT

"Equipment" means any computer, networking or telephony equipment, racking, or associated hardware, or other equipment (if any) that Provider installs on Client's premises or that Provider ships to Client's location to facilitate the delivery of Services. Equipment does not include any

hardware or devices that Provider may sell to Client or that Provider procures on Client's behalf.

Provider is and will remain the sole owner of any Equipment, which is provided on a rental or temporary basis only. This agreement transfers to Client no Equipment ownership rights of any kind.

Provider retains sole discretion to determine the appropriate Equipment and associated software and/or technology, if any, to be used at Client's location, provided that Provider's determination does not materially impair the availability or delivery of services under this Agreement. Provider also retains sole discretion to determine the necessity of maintenance, repairs, and/or improvement of the Equipment.

Except as otherwise may be specified in an applicable Service Attachment, Provider makes no independent representations or warranties with respect to the Equipment. Any third-party warranties are Client's exclusive remedies with respect to such Equipment. In the event of an Equipment malfunction, Provider will take commercially reasonable steps to ensure that Client receives the benefit of any manufacturer warranties applicable to the Equipment in use at Client's location.

Client shall take reasonable care of the Equipment and shall not damage it, tamper with it, move or remove it, attempt to repair it, or attempt to install any software on it. Client is financially responsible, up to the full replacement value of all Equipment, for all damage to or loss of the Equipment used at Client's location, other than loss or damage caused by Provider. In addition, Client shall obtain and maintain insurance with a reputable insurer for the full replacement value of the Equipment. Such policy or policies of insurance must cover the Equipment against loss or damage (including, without limitation, accidental loss or damage) and must name Provider as an insured beneficiary with respect to the Equipment. Upon demand, Client must produce evidence that such insurance is being maintained and is valid.

Client is responsible for providing the necessary power, network connection, and appropriate environment to support the Equipment.

Client shall not remove any sign, label, or other marking on the Equipment identifying Provider as the owner of the Equipment. Client does not acquire and will not acquire any rights of ownership in the Equipment by virtue of this Agreement, and Client does not have and will not have, by operation of law or otherwise, any lien or other similar right over or in relation to the Equipment.

On termination of any Agreement pursuant to which Client obtained any Provider-owned Equipment, Client shall allow Provider and its employees and contractors reasonable access to its premises to remove the Equipment. Alternatively, upon Provider's request, Client shall return the Equipment to Provider via the carrier of Provider's choice, for which Provider will pay all applicable shipping charges. Upon termination, Client is responsible for removing all Client Data from the equipment. Upon pickup or return of equipment to Provider, Provider will not be responsible for lost Client Data.

PROVIDER-SUPPLIED SOFTWARE

"Software" means all and any software installed on the Equipment or provided by Provider for installation on Client's computer equipment to facilitate the delivery of the Services.

This Agreement does not transfer any right, title, or interest in the Software to Client. Client's

use of the Software is subject to all applicable terms of any end-user license agreement pertaining to the Software, a copy of which will be made available to Client, upon request.

Client shall not, and shall not permit any third party, to:

- distribute or allow others to distribute copies of the Software or any part thereof to any third party,
- tamper with, remove, reproduce, modify, or copy the Software or any part thereof,
- provide, rent, sell, lease, or otherwise transfer the Software or any copy or part thereof or use it for the benefit of a third party, or
- reverse assemble, reverse compile or reverse engineer the Software or any part thereof, or otherwise attempt to discover any Software source code or underlying proprietary information except as may be permitted by law.

CLIENT COVENANTS AND OBLIGATIONS

Assistance

Client shall provide in a timely and professional manner, and at no cost to Provider, assistance, cooperation, complete and accurate information and data, equipment, access to applicable computer and telecommunications facilities, networks, firewalls, servers, programs, files, documentation, passwords, a suitable work environment, and other resources requested by Provider to enable it to perform the Services (collectively, "Assistance"). Provider shall not be liable for any deficiency in performing the Services if such deficiency results from Client's failure to provide full Assistance as required hereunder. Assistance includes, but is not limited to, designating a project manager or contact person to interface with Provider during the course of Services.

Software Licensing

Unless specifically otherwise agreed to in an applicable Order, Client represents and warrants that Client has title to or has a license or the right to use or modify the Software and has a license or right to permit Provider to use, access, or modify any software that Client has requested Provider to use, access, or modify as part of the Services.

It is the Client's responsibility to independently ensure that **ALL** software in use by Client is properly licensed, and Client agrees to maintain records of applicable licenses. Provider will not promote the use of, or knowingly support software which is not properly licensed by Client. Assistance with software audits or licensing compliance matters are billable at Provider's then-prevailing hourly rates.

Unsupported Software

Provider shall not be responsible or liable to Client for any consequences from the use of software no longer under manufacturer product support or no longer supported by the software publisher ("Unsupported Software"). **THEREFORE, CLIENT AGREES TO HOLD PROVIDER HARMLESS FROM ANY LOSS, INJURY, OR DAMAGE TO CLIENT OR ANY HARDWARE, SOFTWARE, AND/OR COMPUTER DATA OF CLIENT CAUSED BY ANY USE OF UNSUPPORTED SOFTWARE.**

Provider Access

Client shall supply Provider necessary access to its personnel, appropriate documentation and records, and facilities in order for Provider to timely perform the Services.

Broadband Internet access must be provided. Provider must be provided with remote access (via VPN or other reasonable remote access) to covered equipment. Appropriate cabling to all covered computers and devices must be provided. Appropriate air conditioning and ventilation for all covered computers and devices must be provided, in order to maintain temperature and air quality as specified by the applicable hardware manufacturers. Power surge protection must be provided for all covered computers and devices. Provider must be allowed convenient and timely access to the Equipment covered under this Agreement, adequate working space and facilities within a reasonable distance of the equipment, and access to and use of all information, internal resources, and facilities determined necessary to service the equipment. Client may be required to conduct preliminary diagnostic steps or provide additional information related to a support request, prior to a technician being dispatched to Client's facility. Client must agree to assign one employee to be liaison or contact person to Provider in order to make communications between both parties effective.

Remote Access

Client grants to Provider the explicit right to remotely access Client's network systems without the need to obtain expressed permission or consent each time remote access is established.

Third-Party Service Provider Fees

Unless expressly undertaken by Provider in writing, Client is responsible for any Third-Party Service Provider service fees, charges and to arrange for disconnection or termination and payment of charges related to the disconnection or termination of any related services with Client's current carrier(s) or service provider(s).

Network Security and Malicious Events

Unless specifically otherwise agreed to in an applicable Order, it is Client's sole responsibility to determine whatever actions deemed necessary to make Client's data and voice networks and circuits secure from unauthorized access. Hardware firewall must be in place. Wireless data traffic in the environment must be securely encrypted. Provider is not responsible for the security of Client's network and circuits from third parties, or for any damages that may result from any unauthorized access to Client's network.

Client has an affirmative obligation to protect Client's network environment, and to train its employees for spam, malware, phishing, virus protection, and prevention from criminal acts of third parties. **Provider is not responsible for criminal acts of third parties, including but not limited to hackers, phishers, crypto-locker, and any network environment subject to ransom.**

If a security system for Client's network is included within the Services to be provided by Provider, Provider agrees to use commercially reasonable efforts to protect Client's network from malicious attacks by computer viruses, computer worms, and/or computer hackers (collectively, "malicious activities"). However, Client understands that no security system can guarantee complete protection against malicious activities as such attacks often involve the intentional action by third parties to invade and injure computer systems. **UNLESS CAUSED BY PROVIDER'S NEGLIGENCE OR WILLFUL MISCONDUCT, CLIENT AGREES TO HOLD PROVIDER HARMLESS FROM ANY LOSS, INJURY, OR DAMAGE TO CLIENT OR ANY HARDWARE, SOFTWARE, AND/OR COMPUTER DATA OF CLIENT CAUSED BY SUCH MALICIOUS ACTIVITIES.**

Third-Party Criminal Activity

Provider is not responsible for criminal acts of third parties, including but not limited to intrusions

or unauthorized access of any kind, hackers, phishers, crypto-locker, and any network environment subject to ransom. **CLIENT AGREES TO HOLD PROVIDER HARMLESS FOR ANY ACTIVITY AFFECTING NETWORK SECURITY ON CLIENT'S ENVIRONMENT RELATED TO THIRD-PARTY CRIMINAL ACTIVITY, NETWORK SECURITY, OR PRIVACY.** Any costs or fees to rebuild or service machines will be billed at Provider's then-prevailing hourly rates.

Theft of Service

Client shall notify Provider immediately, in writing, by electronic mail or by calling the Provider customer support line, if Client becomes aware at any time that the Services are being stolen or used fraudulently. Failure to do so in a timely manner may result in the immediate termination of the Services and additional charges billed to Client. Client will be liable for all use of the Service using Equipment stolen from Client and any and all stolen Service or fraudulent use of the Services. Credits will not be issued for charges resulting from fraud that arises out of third parties hacking into any Equipment. This includes, but is not limited to, modem hijacking, wireless hijacking, or other fraud arising out of a failure of Client's internal/corporate procedures. Provider will not issue credit for invoiced charges for fraudulent use resulting from Client's negligent or willful acts or those of an authorized user of Client's service. **THEREFORE, CLIENT AGREES TO HOLD PROVIDER HARMLESS FROM ANY LOSS, INJURY OR DAMAGE TO CLIENT, OR ANY THEFT OF SERVICE CAUSED BY SUCH THEFT OF SERVICE.**

Hardware Equipment

Client equipment must be in working order and maintained under a manufacturer's warranty or maintenance contract. Provider is not responsible for Client equipment that is not maintained under manufacturer's warranty or maintenance contract or that is otherwise out of order. All Service Fees assume equipment is under manufacturer's warranty or maintenance contract or is in working order.

Provider in its reasonable opinion and supported by manufacturer information, may designate certain equipment as obsolete or defective, and therefore exclude it from coverage under this Agreement.

Physical Security

Client is responsible for the physical security of its on-premises hardware and software systems.

Independent Backup

Unless specifically otherwise agreed to in an applicable Order or Service Attachment, Client must maintain an independent backup of all files that are sent to either the cloud or a data backup service. A backup solution must be in place, with backup copies stored off-site. It is the Client's responsibility to verify that backups are made regularly, as well as the integrity of the backups. Provider shall not be held liable in the event of data loss, backup software failure, backup selection, backup hardware failure, backup media failure, or backup system failure even in the event that Provider was tasked to perform the backups. Client will be solely responsible for all lost data.

Malware

An anti-malware solution must be in place, and updated with valid update subscription. Provider is not responsible for any harm that may be caused by Client's access to third-party application programming interfaces or the execution or transmission of malicious code or similar occurrences, including without limitation, disabling devices, drop dead devices, time bombs, trap

doors, Trojan horses, worms, viruses, and similar mechanisms. Any costs or fees to rebuild or service machines are provided and sold separately by Provider.

Hardware and Software Configurations

All Hardware and Software Configurations implemented by Provider shall belong to Provider, and shall constitute Provider's Confidential Information.

Client Data Security & Privacy

In addition to its other confidentiality obligations under an applicable Service Attachment, Provider shall not use, edit, or disclose to any party other than Client any Client Data (defined below), except as otherwise requested by Client, or required by court order or applicable law. For purposes of this provision, all data stored on the virtualized machines assigned to Client, including locally stored personal data of individual employees, will be considered Client Data by Provider.

As between Provider and Client, all Client Data is owned exclusively by Client. Client Data constitutes Confidential Information subject to the Terms. Provider may access Client's User accounts, including Client Data, solely to respond to service or technical problems or otherwise at Client's request.

Security and Regulatory Recommendations

Although it is under no obligation to do so, from time to time, Provider may make recommendations regarding regulatory compliance, safety, and security related to Client's network and practices (e.g., multi-factored authentication). If Client fails to adopt or implement the recommended protocols, Client is responsible for any and all damages related to regulatory, security, privacy, or data protection, including but not limited to fines, data breach notification, malware or ransomware costs, restoration, forensic investigation, restoring backups, or any other costs or damages related to Client's refusal to implement the recommended protocols.

Artificial Intelligence

Client uses artificial intelligence ("AI") services or tools at its own risk. Provider is not responsible for any Client use of AI.

Password-Management Services

If Provider provides password management services to Client, Client shall be responsible and liable for any unauthorized use of passwords. **THEREFORE, CLIENT AGREES TO HOLD PROVIDER HARMLESS FROM ANY LOSS, INJURY, OR DAMAGE TO CLIENT OR ANY THEFT OF PASSWORDS CAUSED BY SUCH USE OF THE PASSWORD SERVICES BY CLIENT.**

PROVIDER REPRESENTATIONS AND WARRANTY

Internal Network Security Compromise Policy

Provider monitors the availability and performance of its internal firewall and network security. This process involves monitoring for intrusion attempts and potential security breaches. In order to minimize a possible compromise of security, all services and applications exposed to the Internet on Provider's servers are updated with all commonly available security hotfixes and best practices. As appropriate, Provider proactively evaluates, investigates, and reports security-related incidents to the appropriate authorities. Provider also monitors and proactively manages the anti-virus protection of its servers and applications using industry-recognized anti-

virus software systems.

Service Warranty

We warrant that the Services will be performed in a professional and workmanlike manner and as described in an applicable Service Attachment or Schedule of Services. All Services will be deemed to be accepted unless Client notifies Provider in writing within ten (10) working days after performance that the Services did not conform to this warranty. Provider promptly will correct any non-conformities and will notify Client in writing that the non-conformities have been corrected.

DISCLAIMER OF WARRANTY

PROVIDER DOES NOT WARRANT THAT THE SERVICES WILL BE PERFORMED ERROR-FREE OR UNINTERRUPTED, THAT PROVIDER WILL CORRECT ALL SERVICES ERRORS, OR THAT THE SERVICES WILL MEET CLIENT'S REQUIREMENTS OR EXPECTATIONS, OR THAT THE SERVICE WILL BE COMPLETELY SECURE. THERE ARE RISKS INHERENT IN INTERNET CONNECTIVITY THAT COULD RESULT IN THE TEMPORARY LOSS OF SERVICE AVAILABILITY. PROVIDER IS NOT RESPONSIBLE FOR ANY ISSUES RELATED TO THE PERFORMANCE, OPERATION, OR SECURITY OF THE SERVICES THAT ARISE FROM CLIENT'S CONTENT OR THIRD-PARTY CONTENT, OR SERVICES PROVIDED BY THIRD PARTIES. PROVIDER SHALL HAVE NO OBLIGATION WITH RESPECT TO A WARRANTY CLAIM (i) IF NOTIFIED OF SUCH A CLAIM AFTER THE WARRANTY PERIOD OR (ii) IF THE CLAIM IS THE RESULT OF THIRD-PARTY HARDWARE OR SOFTWARE FAILURES, OR THE ACTIONS OF CLIENT OR A THIRD PARTY.

FOR ANY BREACH OF THE SERVICES WARRANTY, CLIENT'S EXCLUSIVE REMEDY AND PROVIDER'S ENTIRE LIABILITY SHALL BE THE CORRECTION OF THE DEFICIENT SERVICES THAT CAUSED THE BREACH OF WARRANTY, OR, IF PROVIDER CANNOT SUBSTANTIALLY CORRECT THE DEFICIENCY IN A COMMERCIALLY REASONABLE MANNER, CLIENT MAY END THE DEFICIENT SERVICES AND PROVIDER WILL REFUND TO CLIENT THE FEES FOR THE TERMINATED SERVICES THAT CLIENT PRE-PAID TO PROVIDER FOR THE PERIOD FOLLOWING THE EFFECTIVE DATE OF TERMINATION.

TO THE EXTENT NOT PROHIBITED BY LAW, CLIENT ACKNOWLEDGES THESE WARRANTIES ARE EXCLUSIVE AND THERE ARE NO OTHER EXPRESS OR IMPLIED WARRANTIES OR CONDITIONS BY THE PROVIDER OR ANY THIRD-PARTY VENDORS INCLUDING FOR SOFTWARE, HARDWARE, SYSTEMS, NETWORKS OR ENVIRONMENTS, OR FOR MERCHANTABILITY, SATISFACTORY QUALITY, AND FITNESS FOR A PARTICULAR PURPOSE, AND THAT THOSE THIRD-PARTY VENDORS DISCLAIM ANY AND ALL LIABILITY, WHETHER DIRECT, INDIRECT, OR CONSEQUENTIAL, ARISING FROM THE SERVICES.

PROVIDER MAY LINK TO OR OFFER THIRD-PARTY SERVICES FOR RESALE. ANY PURCHASE, ENABLING, OR ENGAGEMENT OF THIRD-PARTY SERVICES, INCLUDING BUT NOT LIMITED TO IMPLEMENTATION, CUSTOMIZATION, CONSULTING SERVICES, E-MAIL, WEB HOSTING, SERVER HOSTING, PHONE SERVICE, AND ANY EXCHANGE OF DATA BETWEEN CLIENT AND ANY THIRD-PARTY SERVICE, IS SOLELY BETWEEN CLIENT AND THE APPLICABLE THIRD-PARTY SERVICE PROVIDER AND IS SUBJECT TO

THE TERMS AND CONDITIONS OF SUCH THIRD-PARTY PROVIDER. PROVIDER DOES NOT WARRANT THIRD-PARTY SERVICES AND IS NOT RESPONSIBLE OR LIABLE FOR SUCH SERVICES OR ANY LOSSES OR ISSUES THAT RESULT FROM CLIENT'S USE OF SUCH SERVICES. IF CLIENT PURCHASES, ENABLES, OR ENGAGES ANY THIRD-PARTY SERVICE FOR USE IN CONNECTION WITH THE SERVICES, CLIENT ACKNOWLEDGES THAT PROVIDER MAY ALLOW THIRD-PARTY SERVICES PROVIDERS TO ACCESS CLIENT DATA USED IN CONNECTION WITH THE SERVICES AS REQUIRED FOR THE INTEROPERATION OF SUCH THIRD-PARTY SERVICES WITH THE SERVICES. CLIENT REPRESENTS AND WARRANTS THAT CLIENT'S USE OF ANY THIRD-PARTY SERVICE SIGNIFIES CLIENT'S INDEPENDENT CONSENT TO THE ACCESS AND USE OF CLIENT'S DATA BY THE THIRD-PARTY SERVICE PROVIDER, AND THAT SUCH CONSENT, USE, AND ACCESS IS OUTSIDE OF PROVIDERS'S CONTROL. PROVIDER WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DISCLOSURE, MODIFICATION, OR DELETION OF DATA RESULTING FROM ANY SUCH ACCESS BY THIRD-PARTY SERVICE PROVIDERS.

COMPLIANCE WITH LAWS

Provider shall comply with all laws applicable to Provider in its role as a Managed IT Provider. For the avoidance of doubt, unless otherwise provided in an Order, Provider is not responsible for complying with the laws applicable to Client or Client's industry. Client shall comply with all laws applicable to Client or in Client's industry.

Although it is under no obligation to do so, from time to time, Provider may make recommendations regarding legal requirements and regulatory compliance protocols related to Client's network and practices. If Client fails to adopt or implement the recommended legal requirements or regulatory compliance protocols, Client is responsible for any and all damages related to legal and regulatory compliance. Even if Client does take Provider's advice regarding legal requirements and regulatory compliance protocols, Provider does not take responsibility for any legal requirements and regulatory compliance protocols or audits.

NO HIRING

Neither party shall solicit, recruit, hire, or otherwise pay any employee or contractor of the other party during the Term of this Agreement and for twelve (12) months following termination of this Agreement.

Each party acknowledges that injury resulting from any breach of this provision would be significant and irreparable and that it would be extremely difficult to ascertain the actual amount of damages resulting from such breach. Therefore, in the event of a violation of this provision, in addition to any other right the non-hiring party may have at law or in equity, the hiring party shall make a one-time payment to the non-hiring party in the amount of one hundred percent (100%) of the affected employee's or contractor's payments from the non-hiring party for the preceding one year, which accurately reflects the reasonable value of the employee's time and costs. The parties agree that such amount is not intended as a penalty and is reasonably calculated based upon the projected costs the injured party would incur to identify, recruit, hire, and train suitable replacements for such personnel.

DISPUTE RESOLUTION

Arbitration Procedures

Each party shall attempt to settle amicably by mutual discussions any disputes, differences, or claims related to this Agreement within sixty (60) days of the date any such dispute arises. Failing such amicable settlement, any such dispute, including claim related to the existence, validity, interpretation, performance, termination, or breach of this Agreement, is to be settled by arbitration in accordance with the Arbitration Rules of the American Arbitration Association ("AAA"). The arbitration will be conducted in English and will have one (1) arbitrator. The Arbitrator will not have the authority to award punitive damages to either party. Each party will bear its own expenses but shall share equally the expenses of the Arbitration Tribunal and the AAA. Any arbitration award will be final, and judgment thereon may be entered in any court of competent jurisdiction. The arbitration will be held in Brighton, Michigan, or at another location upon which the parties may agree. Notwithstanding the foregoing, Provider may make claims for injunctive relief and for Client's failure to pay for Services in a state or federal court in the United States with jurisdiction over the subject matter and parties.

Period for Bringing Claim

Other than claims brought by Provider for non-payment, no claims may be made more than six (6) months after the date by which the fault or failure should reasonably have been discovered; failure to make such a claim within the six (6) month period shall forever bar the claim.

Continued Service

Unless Provider is bringing an action for Client's failure to make payments for Services not otherwise in dispute, Provider will continue to provide Services under this Agreement, and Client shall continue to make payments to us, in accordance with this Agreement, during the period in which the parties seek resolution of the dispute.

Attorneys' Fees

In the event that there is any dispute, difference, or claim related to this Agreement that is resolved either through arbitration or through litigation, the prevailing party will be entitled to an award of reasonable attorneys' fees incurred while defending or prosecuting such dispute, difference, or claim.

INDEMNIFICATION**By Client**

Client shall defend, indemnify, and hold Provider harmless against all costs and expenses, including reasonable attorney's fees, associated with the defense or settlement of any claim that:

- Provider's use, access, or modifications of any software that Client has requested that Provider use, access, or modify as part of the Services infringes any patent, copyright, trademark, trade secret, or other intellectual property right;
- Any claim related to software licensing and software licensing compliance; or
- Any claim related to any federal, state, or international law or regulation involving data privacy, data protection, or data breach to which Client is subject.

Client shall pay any judgments or settlements based on any such claims.

By Provider

Subject to the limitation of liability set forth in the section titled LIMITATION OF LIABILITY, Provider agrees to indemnify and hold Client harmless from and against all loss, liability, and expense including reasonable attorney's fees caused by Provider's:

- negligent act, error, omission, or misrepresentation;
- breach of any contractual term implied by law;
- other act, error, or omission giving rise to civil liability arising out of business activities performed for Client.

Provider shall pay any judgments or settlements based on any such claims.

LIMITATION OF LIABILITY

EXCEPT AS MAY BE DESCRIBED IN AN APPLICABLE SCHEDULE OF SERVICES OR IN A SERVICE AGREEMENT FOR PROJECT SERVICES, PROVIDER'S LIABILITY UNDER THIS AGREEMENT IS LIMITED TO ANY ACTUAL, DIRECT DAMAGES INCURRED BY CLIENT AND WILL NOT EXCEED THE GREATER OF (1) THE PROCEEDS OF PROVIDER'S PROFESSIONAL LIABILITY INSURANCE MAINTAINED BY PROVIDER UNDER ITS APPLICABLE INSURANCE POLICIES, OR (2) THE AMOUNTS PAID BY CLIENT TO PROVIDER UNDER THIS AGREEMENT AND ALL SERVICE DESCRIPTIONS IN THE SCHEDULE OF SERVICES DURING THE SIX (6) MONTH PERIOD IMMEDIATELY PRECEDING THE ACCRUAL OF ANY SUCH CLAIM. IN THE EVENT OF AN INSURANCE COVERAGE DISPUTE, PROVIDER IS NOT REQUIRED TO DISPUTE THE COVERAGE DETERMINATION AND IS NOT REQUIRED TO FILE A DECLARATORY JUDGMENT ACTION.

IN NO EVENT IS EITHER PARTY TO BE HELD LIABLE TO THE OTHER PARTY FOR ANY INCIDENTAL, CONSEQUENTIAL, SPECIAL, INDIRECT, OR PUNITIVE DAMAGES OR CLAIMS, INCLUDING BUT NOT LIMITED TO LOST PROFITS, LOST SAVINGS, LOST PRODUCTIVITY, LOSS OF DATA, LOSS FROM INTERRUPTION OF BUSINESS, LOSS OF PROGRAMS OR INFORMATION, AND THE LIKE THAT RESULT FROM THE USE OR INABILITY TO USE THE SERVICES OR FROM MISTAKES, THE SERVICES NOT MEETING CLIENT'S REQUIREMENTS OR EXPECTATIONS, OMISSIONS, TRANSLATIONS AND SYSTEM WORDINGS, FUNCTIONALITY OF FILTERS, MIGRATION ISSUES, INTERRUPTIONS, DELETION OF FILES OR DIRECTORIES, HARDWARE FAILURES, UNAVAILABILITY OF BACKUPS, ERRORS, DEFECTS, DELAYS IN OPERATION, TRANSMISSION, SECURITY BREACH, OR THIRD-PARTY SERVICE FAILURES, EVEN IF PREVIOUSLY ADVISED OF THEIR POSSIBILITY AND REGARDLESS OF WHETHER THE FORM OF ACTION IS IN CONTRACT, TORT, OR OTHERWISE. PROVIDER WILL NOT BE LIABLE FOR ANY KIND OF AUTHORIZED ACCESS OR ANY HARM THAT MAY BE CAUSED BY CLIENT'S ACCESS TO THIRD-PARTY APPLICATION PROGRAMMING INTERFACES OR THE EXECUTION OR TRANSMISSION OF MALICIOUS CODE OR SIMILAR OCCURRENCES, INCLUDING WITHOUT LIMITATION, DISABLING DEVICES, DROP DEAD DEVICES, TIME BOMBS, LOGIC BOMBS, TRAP DOORS, TROJAN HORSES, WORMS, VIRUSES, HACKERS, PHISHERS, CRYPTO-LOCKERS, RANSOMWARE, AND SIMILAR MECHANISMS. CLIENT AGREES THAT THE TOTAL LIABILITY OF PROVIDER AND CLIENT'S SOLE REMEDY FOR ANY CLAIMS FOR DAMAGES REGARDING THE SERVICES UNDER THIS AGREEMENT, INCLUDING ANY SCHEDULE, OR OTHERWISE IS LIMITED TO PROCEEDS OF APPLICABLE INSURANCE COVERAGE.

CLIENT ACKNOWLEDGES AND AGREES THAT PROVIDER WOULD NOT ENTER INTO

THIS AGREEMENT FOR THE CONSIDERATION GIVEN BY CLIENT BUT FOR THE LIMITATIONS OF LIABILITY AND DAMAGES CONTAINED IN THIS AGREEMENT. CLIENT ACKNOWLEDGES AND AGREES THAT THE RIGHT TO RECEIVE THE SERVICES IN EXCHANGE FOR THE LIMITATIONS IN THIS AGREEMENT AND THE OTHER CONSIDERATION GIVEN BY CLIENT FOR THE SERVICES CONSTITUTES A BARGAIN THAT IS FAIR AND REASONABLE.

THE PARTIES ACKNOWLEDGE AND REPRESENT THAT THEY HAVE READ, ARE FAMILIAR WITH, AND UNDERSTAND THE RIGHTS PROVIDED BY CALIFORNIA CIVIL CODE SECTION 1542, AND SHALL BE DEEMED TO HAVE EXPRESSLY WAIVED ANY AND ALL PROVISIONS, RIGHTS, AND BENEFITS CONFERRED BY CALIFORNIA CIVIL CODE SECTION 1542 AND ANY STATUTE, RULE, AND LEGAL DOCTRINE SIMILAR, COMPARABLE, OR EQUIVALENT TO CALIFORNIA CIVIL CODE § 1542, WHICH READS AS FOLLOWS:

“A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.”

INSURANCE

Client Obligations

Client shall maintain a minimum of One Million Dollars (US \$1,000,000) in insurance coverage through its respective carriers. Such insurance must include, at a minimum, commercial general liability, workers' compensation coverage, and first-party cyber liability.

Provider Obligations

Provider agrees to maintain during the Term, professional liability insurance including errors and omissions with aggregate limits of at least One Million Dollars (US \$1,000,000). Client's insurance shall be primary over Provider's insurance. Client agrees to waive and to require its insurers to waive any rights of subrogation or recovery they may have against Provider, its agents, officers, directors, and employees.

Upon request by Client, Provider may assist Client with: 1) the preparation of applications for insurance; or 2) provide technical assistance to Client in connection with providing information for the underwriting of insurance. Client acknowledges and agrees that Client is solely responsible for reviewing the information for accuracy and Client will be solely responsible for adverse actions taken by insurance carriers in connection with underwriting or claims administration.

DATA PRIVACY & PROTECTION

Client Data

Provider agrees that any electronic data or personal information submitted by Client to Provider as a part of the Service ("Client Data") remains the property of Client and/or its end-user or other third party. Provider agrees that it will comply with all applicable United States data privacy and data security laws that the Services are subject to and as stated herein.

Compliance with Privacy and Data Security Laws

Client agrees not to provide any consumer or other third-party data subject to privacy regulation under international, federal, state, or local laws ("Regulated Data") to Provider including but not limited to HIPAA, GLBA, CMMC, GDPR, the California Consumer Privacy Act ("CCPA"), etc. without first entering into an appropriate Order with Provider that specifically references the Regulated Data and the law to which the Client Data is subject.

Data Processing Agreement

For Clients who require the processing of Regulated Data, Client must enter into an applicable Order with Provider, together with a data processing agreement (the "Data Processing Agreement" or "DPA"). Each data privacy or data protection regulation may contain its own separate addendum (or combined addendum) depending on Provider or Client's regulated activities.

GENERAL

Observed Holidays

Provider reserves the right to identify observed holidays and adjust its holiday schedules from time to time. When a holiday falls on a weekend, Provider may close on the closest business day in observance of that holiday. After-hours emergency support is still available during these times, and Client will be charged for Services at Provider's then-prevailing Holiday support rates.

Notices

Except as otherwise provided under this Agreement, all notices, demands or requests to be given by any party to the other party shall be in writing and shall be deemed to have been duly given on the date delivered in person, or sent via fax, courier service, electronic mail, or on the date of the third business day after deposit, postage prepaid, in the United States Mail via Certified Mail, return receipt requested, and addressed as set forth on the applicable Order.

The address to which such notices, demands, requests, elections or other communications are to be given by either party may be changed by written notice given by such party to the other party pursuant to this Section.

Force Majeure

Provider will not be liable for any failure of performance of the Services due to causes beyond its reasonable control, including, but not limited to, fire, flood, electric power interruptions, national or regional emergencies, epidemics, pandemics, public health emergencies, stay-at-home orders, furloughs, quarantines, or other restriction or prohibition, civil disorder, acts of terrorism, riots, strikes, Acts of God, or any law, regulation, directive, or order of the United States government, or any other governmental agency, including state and local governments having jurisdiction over Provider or the Services provided hereunder (the "Affected Performance").

Any party whose performance is so affected shall give written notice to the other party describing the Affected Performance. The parties promptly shall confer, in good faith, to agree upon equitable, reasonable action to minimize the impact on both parties of such condition. If the delay caused by the force majeure event lasts for a period of more than thirty (30) days, the parties shall attempt to negotiate an equitable modification to the Agreement pertaining to the Affected Performance. If the parties are unable to agree upon an equitable modification, then either party may serve thirty (30) days' written notice of termination on the other party with respect only to the portion of the Agreement relating to the Affected Performance. Client shall

pay Provider for that portion of the Affected Performance that was completed or that was in the process of being completed through the effective termination date of the Affected Performance.

Waiver

No delay in exercising, no course of dealing with respect to, and no partial exercise of, any right or remedy hereunder will constitute a waiver of any right or remedy, or future exercise thereof.

Assignment

Neither party may assign this Agreement, in whole or in part, or any of its rights or obligations hereunder without the prior written consent of the other party. However, Provider may assign or otherwise transfer its rights, interests, and obligations under this Agreement without Client's consent in the event of a change in control of 50% or more of the equity of Provider, the sale of substantially all the assets of Provider, or the restructuring or reorganization of Provider or its affiliate entities. If Client transfers its rights, interests, and obligations under this Agreement without Provider consent, then such assignment will not be valid, and Client shall remain responsible for all Fees under this Agreement and any Attachment regardless of whether Client continues to derive any benefit from the Services. In addition, unless otherwise agreed, Provider may contract with third parties to deliver some or all of the Services, and no such third-party contract is to be interpreted as an assignment of this Agreement. However, Provider will use commercially reasonable efforts to ensure that any and all such third parties abide by all of the terms of this Agreement, and, except as otherwise agreed, Provider will remain solely responsible for the fulfillment of all of Provider's obligations under this Agreement. This Agreement is binding upon the parties, their successors, and permitted assigns.

Marketing

Client hereby grants Provider the right to reference Client's name, industry, logo, and URLs in its marketing literature, website, and/or correspondence to potential new Clients, so as to identify Client as a customer of Provider for marketing purposes and for Provider's benefit. Such information is not considered Confidential Information subject to non-disclosure.

Notifications and Alerts

Client hereby grants Provider the right to utilize Client information to send alerts, notifications, news, and general correspondence to Client to provide the Services.

Survival

The parties' respective duties and obligations with respect to proprietary rights, intellectual property rights, and non-disclosure and confidentiality will survive and remain in effect, notwithstanding the termination or expiration of this Agreement.

Amendment

Provider may, from time to time, in its sole discretion, and for any reason, amend the Order, the Master Services Agreement and any Service Attachments, Schedules, or other terms and conditions identified on the Order.

Governing Law

This MSA is to be governed by and construed in accordance with the laws of Michigan.

Litigation Holds, Testimony, and E-Discovery

If Client sends a clear, unambiguous litigation hold or a request for assistance with litigation matters or e-discovery, Provider will make reasonable efforts to comply with the request. There may be additional fees for assistance with litigation holds, testimony, and e-discovery requests,

as none are included in the scope of Services. Provider takes no responsibility for ambiguous requests, or for compliance with litigation holds, litigation assistance, discovery requests, or court orders, which remain the sole responsibility of Client.

Severability

If any term or provision of this agreement is declared invalid by a court of competent jurisdiction, the remaining terms and provisions will remain unimpaired, and the invalid terms or provisions are to be replaced by such valid terms and provisions that most nearly fulfill the parties' intention underlying the invalid term or provision.

Third-Party Beneficiaries

This Agreement is for the sole benefit of the parties hereto and their respective successors and permitted assigns, and nothing herein is to be construed to give any person or entity, other than the parties hereto and their respective successors and permitted assigns, any legal or equitable rights hereunder.

No Disparagement

Neither Party, nor any of its respective partners, principals, shareholders, members, officers, directors, employees, affiliates, subsidiaries, agents, or representatives, shall initiate or participate in any action or conduct tending to injure, bring into disrepute, ridicule, damage, or destroy the goodwill of Provider or Client, or the others' affiliates. The foregoing shall not be construed to prevent or prohibit a Provider or Client, or any of its respective partners, principals, shareholders, members, officers, directors, employees, affiliates, subsidiaries, agents, or representatives, from: (i) exercising its rights under this Agreement; (ii) complying with a legal obligation or a professional responsibility; or, (iii) reporting, providing, or disclosing information to federal, state, municipal, or local government agencies, authorities, or officials in the ordinary course of business or as required by law. Further, in the event Provider or Client or any of its respective partners, principals, shareholders, members, officers, directors, employees, affiliates, subsidiaries, agents, or representatives breach this Section, the non-breaching party and its respective partners, principals, shareholders, members, officers, directors, employees, affiliates, subsidiaries, agents, and representatives shall no longer be bound by the obligations set forth under this Section.

Entire Agreement

This Master Services Agreement, the Order, the Service Attachments or Descriptions, and any other attachments thereto (collectively, the "Agreement") set forth Provider's entire understanding with respect to the subject matter hereof and are binding upon both parties, their successors, and their permitted assigns, in accordance with the terms of the Agreement. There are no understandings, representations, or agreements other than those set forth herein. The terms hereof supersede any previously executed agreements between the parties that are inconsistent with the terms hereof. Each party, along with its respective legal counsel, has had the opportunity to review this agreement. Accordingly, in the event of any ambiguity, such ambiguity will not be construed in favor of, or against either party.



To: Township Board

From: Neighborhoods & Economic Development Director, Amber Clark

Date: September 1, 2026

Re: 4690 Okemos Brownfield Plan Public Hearing

On August 18, 2026 the Township Board scheduled the public hearing for September 1, 2025, to consider a proposal for rehabilitation to the 4690 Okemos road, through a Brownfield Plan for the properties located at 4690 and 4696 Okemos Road, 4703 Moore Street, 0 Moore Street, and 2114 Hamilton Road. This plan supports the overall rehabilitation and redevelopment of the property at the northeast corner of Hamilton and Okemos Road.

The Meridian Township Brownfield Redevelopment Authority (MTBRA) reviewed the proposed plan during its July 9th and August 13th meetings this year. The Authority moved for final adoption of the plan and recommendation to the Township Board for the adoption of the same plan during the August 13, 2026 meeting.

In accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, the public hearing is required to be held by the Township Board. To afford all residents, taxpayers, interested parties, and taxing units affected by the plan an opportunity to be heard, prior to final review and potential approval.

Following the public hearing, staff will send both email and postal notifications to all impacted taxing agencies. These include the Michigan Department of Great Lakes and Energy, the Michigan Economic Development Corporation, and the Michigan State Housing Development Authority, as the Plan proposes the use of School Education Tax to support redevelopment efforts. A public notice was also published in the local newspaper. At this time, staff has not received any comments from the notified taxing jurisdictions.

The proposed amendment is scheduled for discussion during the meeting following the public hearing. The development team and their consultants will provide a brief presentation outlining the key elements of the Plan. Board members will then have the opportunity to ask questions specific to the plan during the Discussion portion of the meeting. In accordance with state law, no formal action may be taken on the Plan until at least 10 days after the public hearing.

Attachments:

1. Public Hearing Notice- 4690 Okemos Road Brownfield Plan



CHARTER TOWNSHIP OF MERIDIAN- INGHAM COUNTY, MICHIGAN
LEGAL AD NOTICE: Public Hearing
Brownfield Redevelopment Plan VistaLuxe Realty, LLC
4690 Okemos Road TUESDAY September 1, 2026

CHARTER TOWNSHIP OF MERIDIAN LEGAL NOTICE:
Brownfield Redevelopment Plan 4690 Okemos Road- VistaLuxe Realty, LLC
Public Hearing
September 1, 2026

Notice is hereby given that the Township Board of the Charter Township of Meridian will hold a public hearing on Tuesday, September 1, 2026, at 6:00 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI 48864 to hear all persons interested in the discussion to authorize by resolution the approval of the Brownfield Redevelopment Plan for 4690, 4696 Okemos Road, 0 Moore Street, 4703 Moore Street, and 2114 Hamilton Road, as a part of the approved plan to rehabilitate the existing properties at the northeast corner of Hamilton and Okemos Road.

VISTALUXE REALTY LLC of Okemos, MI has proposed a Brownfield Redevelopment Plan for 4690, 4696 Okemos Road and adjoining properties in support of rehabilitation of the existing site. Site improvements will include interior only demolition, housing rehabilitation, asbestos abatement, and site infrastructure improvements. The developer is proposing a 16-year Brownfield plan with the inclusion of a SET to construct housing units which will support workforce incomes at or below 120% of the area median income. Total investment is estimated at \$5.3M with a reimbursement of \$901,695 to the developer for infrastructure updates and the housing subsidy. The following parcels are included in the proposed project:

4696 Okemos Road; 33-02-02-21-406-002, 4703 Moore Street; 33-02-02-21-406-003, 0 Moore Street; 33-02-02-21-406-004, 4690 Okemos Road; 33-02-02-21-406-005, and 2114 Hamilton Road; 33-02-02-21-406-006.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, (phone 517-853-4568) between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Written comments may be sent prior to the public hearing to Amber Clark Neighborhoods & Economic Development Director, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to clark@meridian.mi.us.

Publish:

Lansing State Journal
Wednesday August 19, 2026

Angela Demas
Township Clerk

1 Affidavit, please



12 A

To: Township Board

From: Neighborhoods & Economic Development Director, Amber Clark

Date: September 1, 2026

Re: 4690 Okemos Road Brownfield Plan

Summary:

The Township Board will hold a public hearing today, following a recommendation from the Meridian Township Brownfield Redevelopment Authority (MTBRA), approved Brownfield Plan for the 4690 Okemos Road-2114 Hamilton Road rehabilitation project. The Plan proposes full interior renovation of the site, two mixed-use buildings and one commercial building. The Plan will utilize the use of School Education Tax (SET), through an approval by the Michigan State Housing Development Authority (MSHDA) for 16 years. This project is a housing redevelopment in its proposal. The Plan will support rental restrictions of the units at or below 120% of the area median income (AMI) for 16 years. The total request for reimbursement to the developer will not exceed **\$901,695**.

Developer Details:

Local developers VistaLuxe Realty, LLC purchased the properties in 2024 with the vision and intent to rehabilitate the site. VistaLuxe Realty are local developers that live in Meridian Township, are eager to make improvements to the heart of our Downtown. The property includes two mixed used buildings with residential housing units on the second story, and commercial suites on the ground floor. Beautification and enhanced exterior improvements are also included. This project once completed will vastly enhance the attractiveness of the downtown.

Staff strongly suggested a rehabilitation and not a total demolition to reduce costs. The Township has been actively engaged in redevelopment in the downtown district. Previous developments that have proposed full demolition of the site, run into several hurdles when attempting to get to construction. The preservation of the site should expedite the reconstruction and eliminate hurdles related to road or drain improvements. The below table details the elements of the proposed Plan.



4690 Brownfield 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

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 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 16 years. Due to



the plan proposing a 16 year term, the rent restrictions of the residential units will also be 16 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.

Board Decision Criteria:

When considering a Brownfield Plan, Public Act 381, as amended PA 90 of 2023 requires that the highest level of a governing body, to determine whether the Plan constitutes a public purpose. Public purpose is not defined in the Act, but the Natural Resources and Environmental Protection Act, which is referenced in PA 381, provides some guidance. This includes whether or not a project provides significant and measureable environmental, community, and economic benefits. Economic benefits are generally considered private investment, increases in taxable value, and job creation. If a public purpose is identified, the Board can approve the Plan or approve the Plan with modifications.

Public purpose can be determined in several ways. Some of the most common are related to the investment the development will provide the community, contamination/clean-up of an obsolete property, removal of asbestos, redevelopment of a functionally obsolete property, increased development activity, and now with our updated policy, housing developments that will support incomes at or below 120% of the Area Median Income (AMI).

There is no proposed motion for the Board to consider at this time. At a future meeting of the Township Board, a motion will be prepared.

Attachments:

1. 4690 Okemos Brownfield Presentation
2. 4690 Brownfield proposed Brownfield Plan dated August 10, 2026
3. Draft MTBRA Meeting Minutes – August 13, 2026
4. Consultant Review provided by AKT Peerless Dated August 5, 2026



Okemos Project

4690 Okemos Road, Okemos, MI

Brownfield Redevelopment Project

www.triterra.us



Eligible Property

Project Name:

- 4690 Okemos

Developer:

- VistaLuxe Realty LLC

Subject Property:

- 4696 & 4690 Okemos Road, 4703 & 0 Moore Street, 2114 Hamilton Road
- ~1.46 acres total
- Parcels 3302-02-21-406-(002, 003, 004, 005, and 006)

Eligible Status:

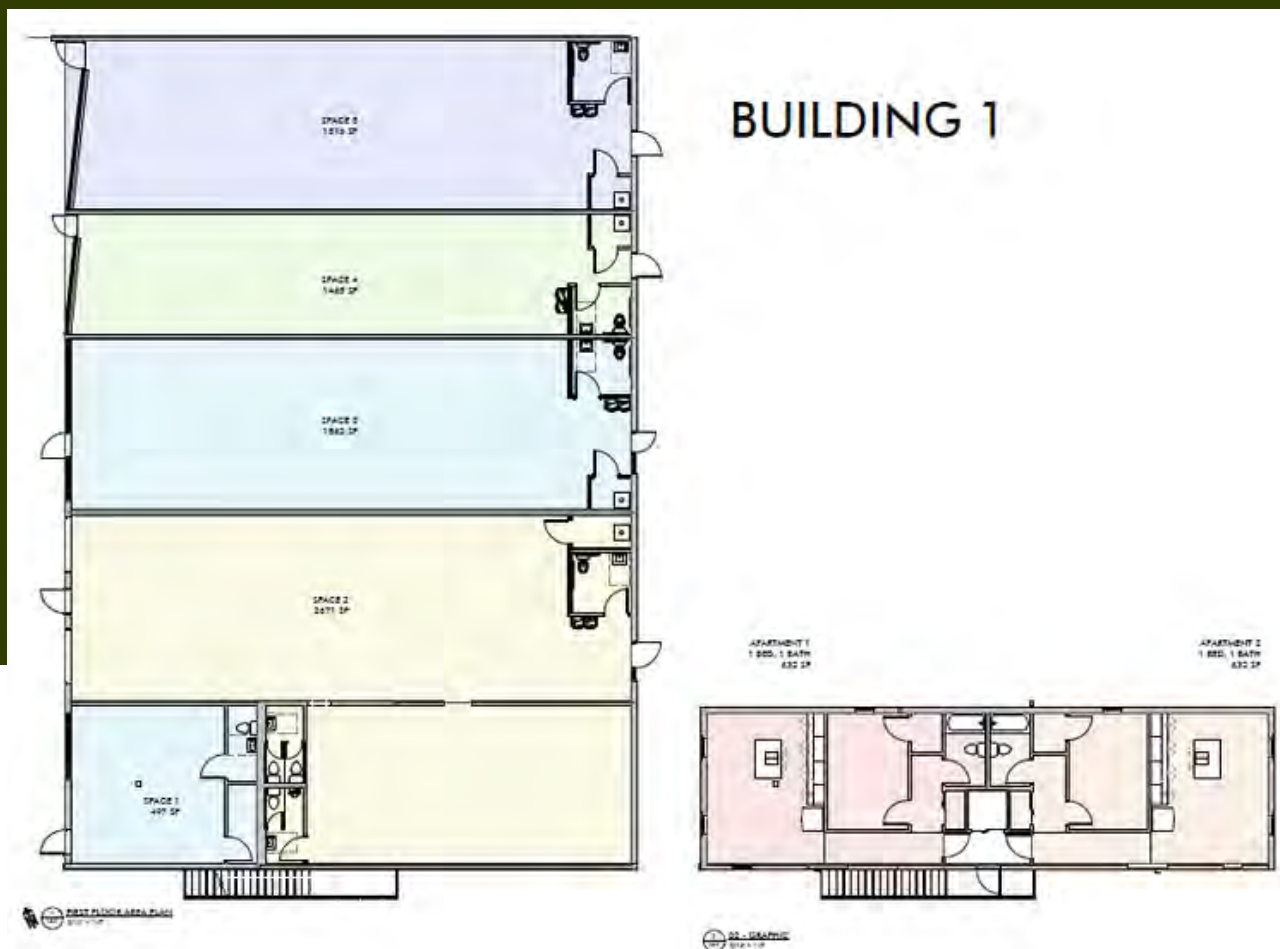
- Housing Property
- Adjacent and Contiguous



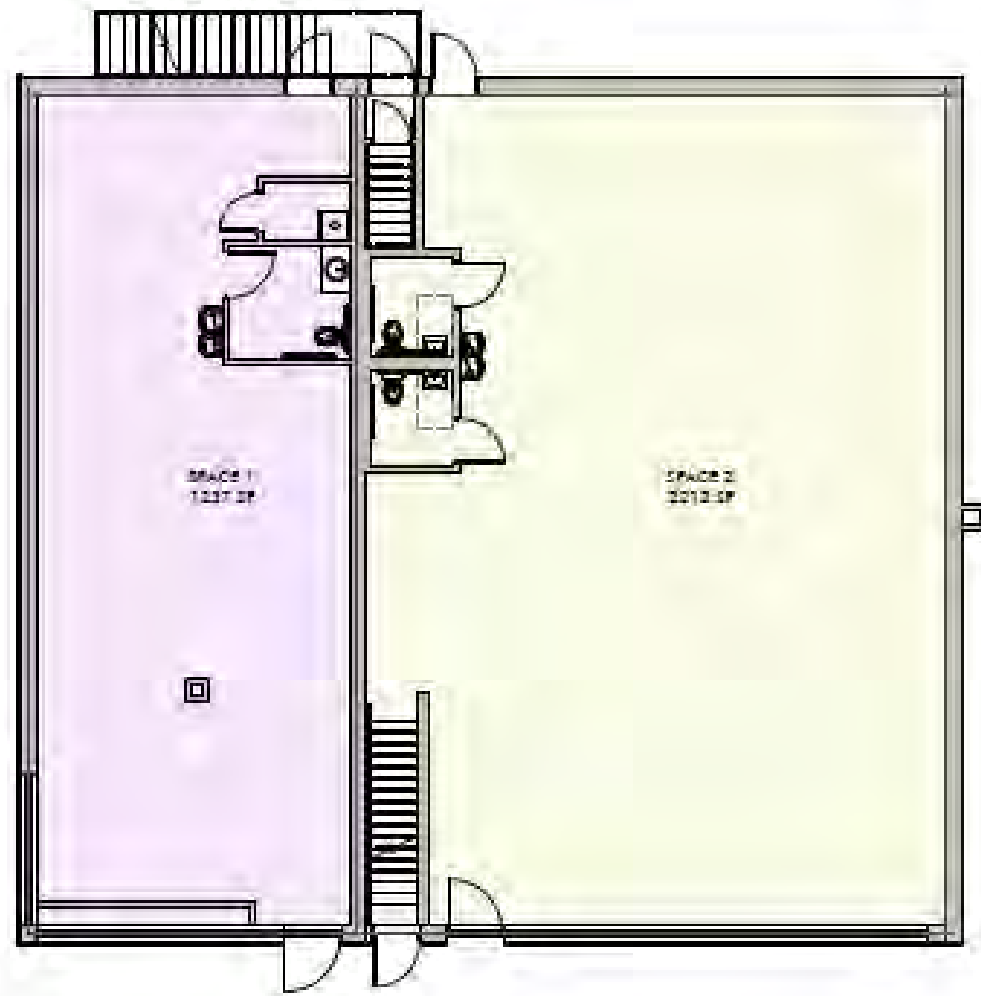
Project Summary

Redevelopment:

- Renovation of two mixeduse buildings and one commercial building
- 10 new fulltime jobs, 8 new parttime jobs, retains 10 current full-time jobs
- \$5,352,105 million total investment
- Estimated to increase SEV from \$750,000 to \$1,736,250



Project Summary



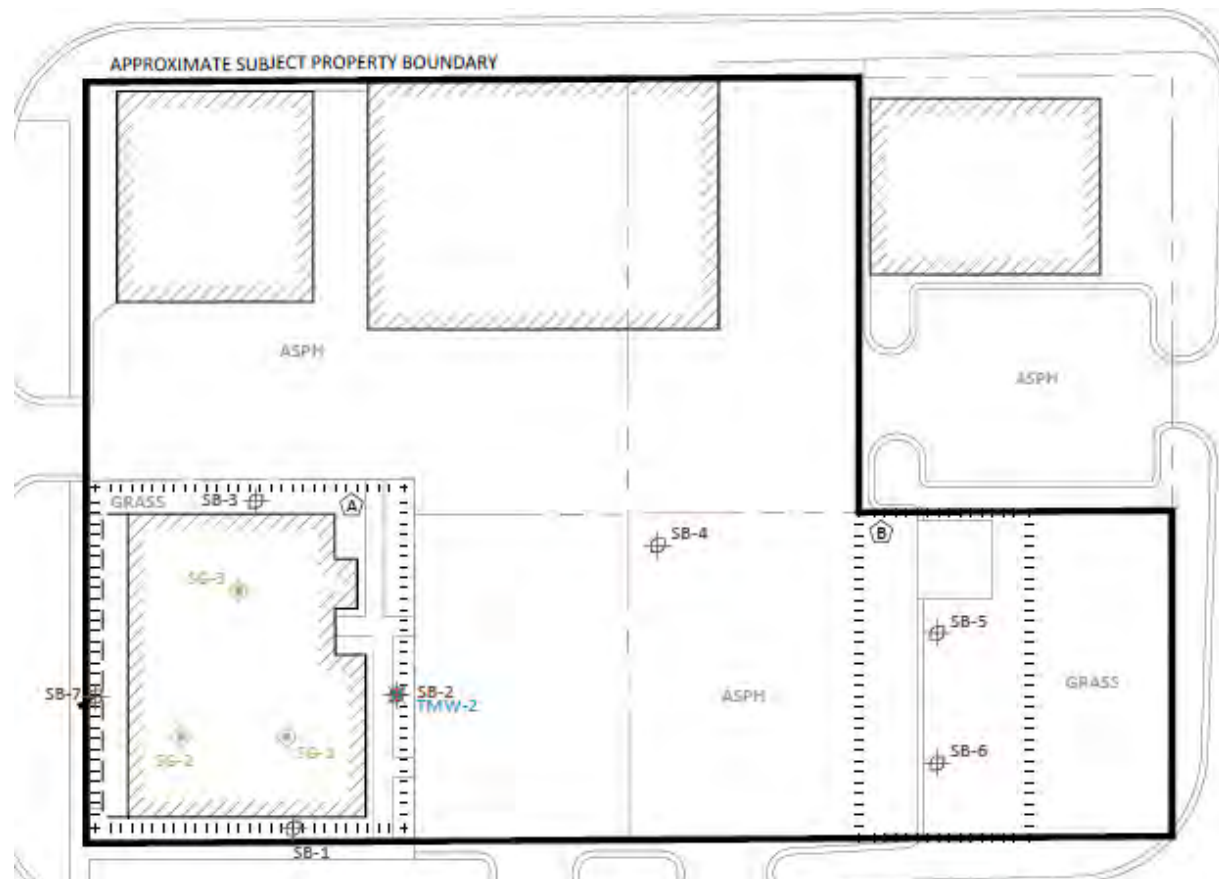
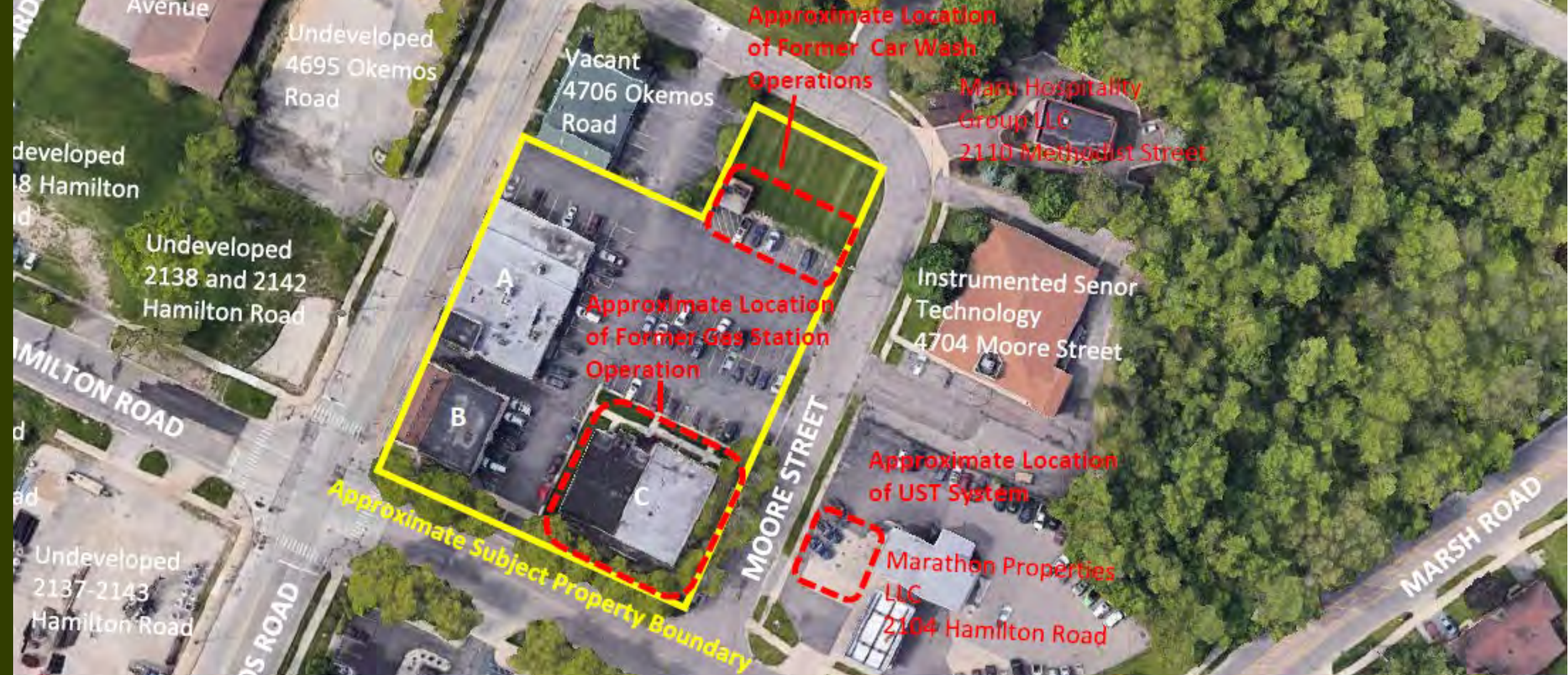
RESTAURANT AREA PLAN
2014

Redevelopment:

- Rehabilitation will include 7 residential units and 11 commercial units across 3 buildings
- Promotes future reactivation of surrounding buildings



Brownfield Conditions



Environmental Conditions:

- Phase II Site Investigation revealed no contamination present in soil, groundwater, or soil gas

Eligibility:

- Seven residential housing units proposed across three buildings
- Parcels adjacent to eligible property

Project Rental Rates vs Area Median Income

Rent By Bedroom in Ingham
County

	120% AMI	100% AMI	Project Rent	
1bedroom	\$2,310	\$1,925	\$1,643	85-90% AMI
2-bedroom	\$2,772	\$2,310	\$2,265	98% AMI

New Taxes - Captured for Eligible Activities

EGLE Eligible Activities

Pre-Approved Activities	\$15,800
Subtotal EGLE Activities	\$15,800

MSHDA Eligible Activities

Asbestos and Lead Activities	\$115,100
Demolition	\$154,350
Infrastructure Improvements	\$39,375
Housing Development Activities	\$332,598
Subtotal MSHDA Activities	\$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**

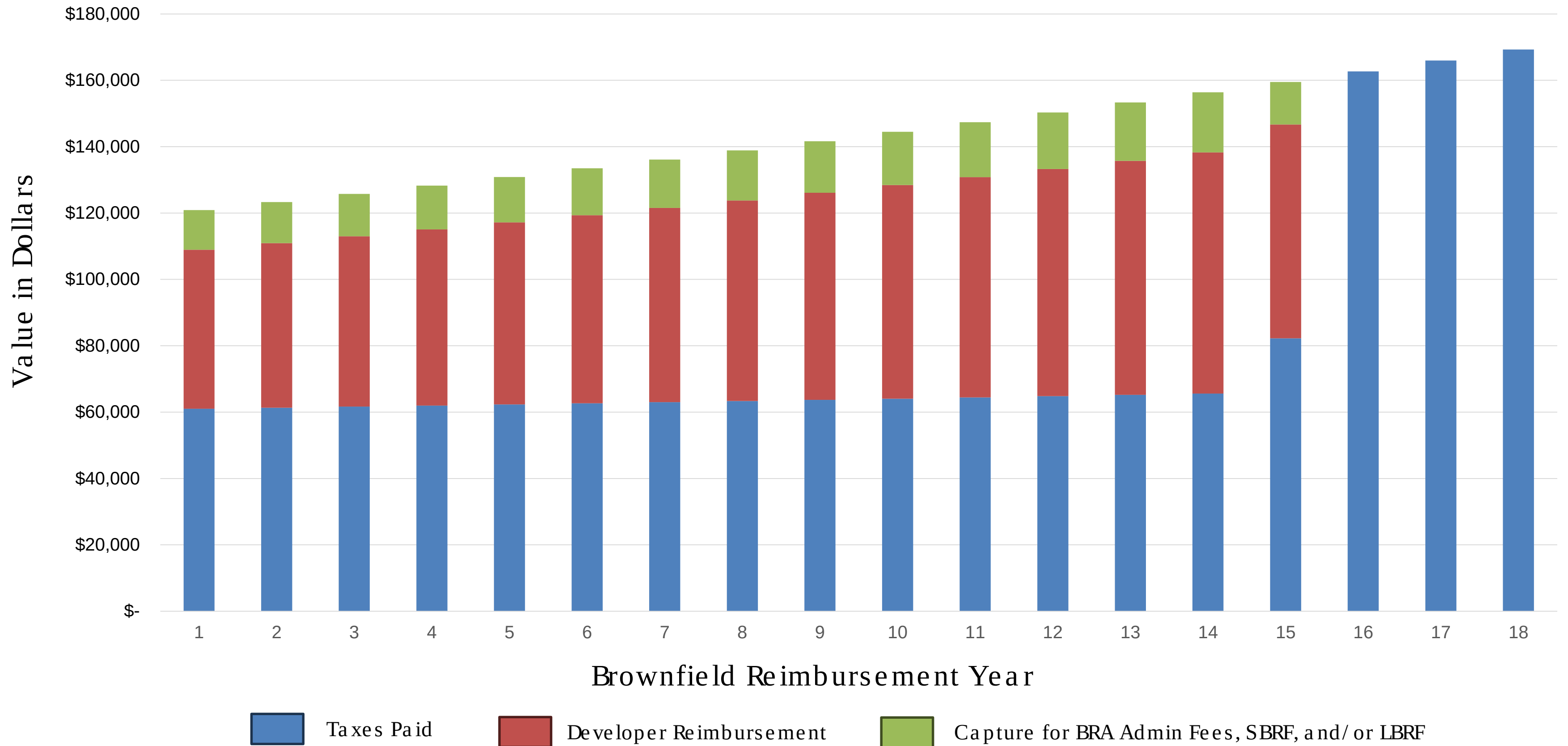
\$901,695

Total Taxes - 15 Years

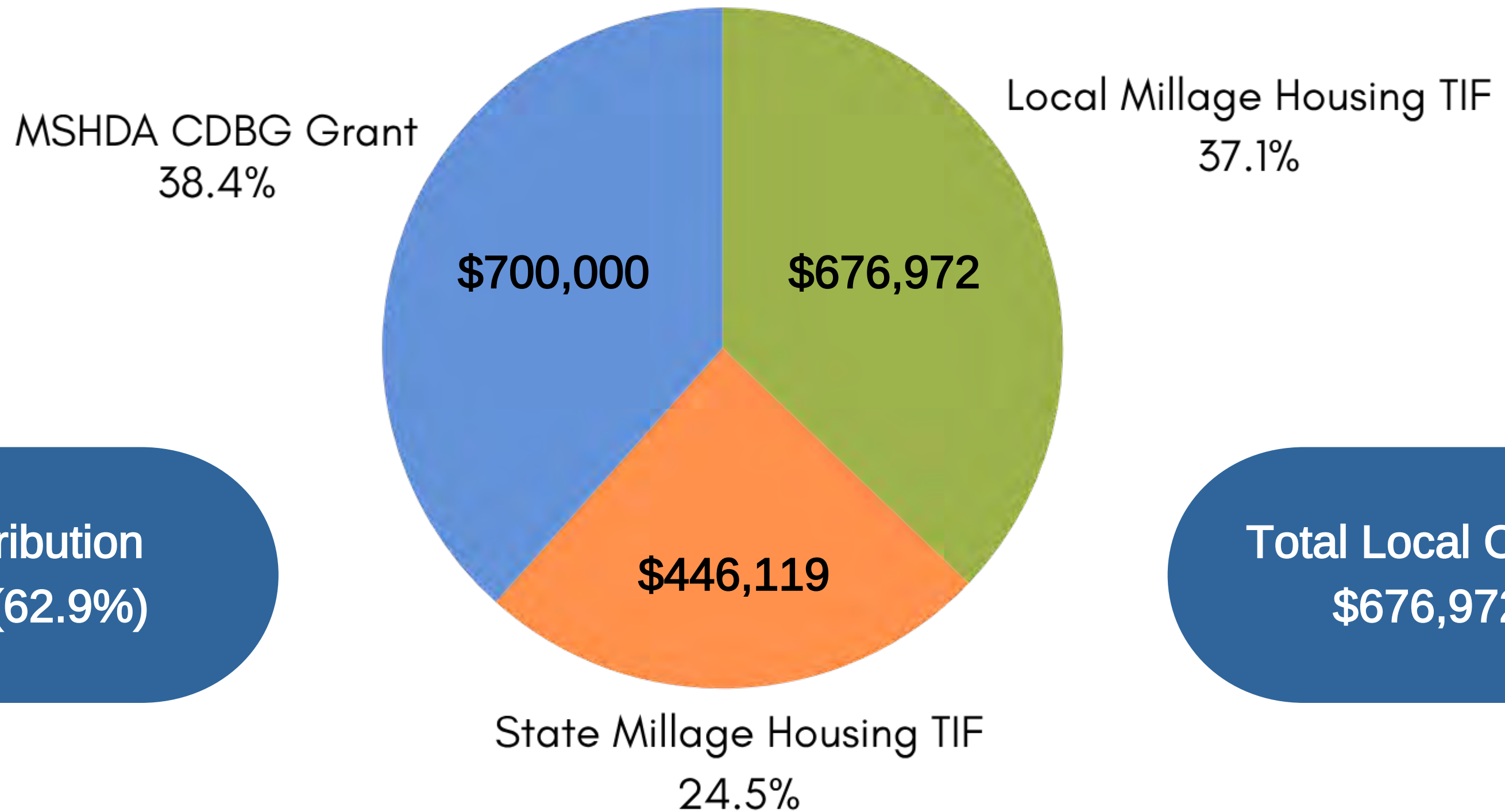
Distribution of Taxes

Developer Reimbursement	\$901,695	43.1%
State Brownfield Revolving Fund	\$56,327	2.7%
BRA Administrative Fees (10%)	\$110,234	5.3%
Local Brownfield Revolving Fund (LBRF) (5%)	\$54,835	2.6%
Base Taxes and Debt (Not Captured)	\$967,413	46.3%
Grand Total	\$2,090,504	100.0%

New Taxes –Captured for Eligible Activities



Total State & Local Incentives

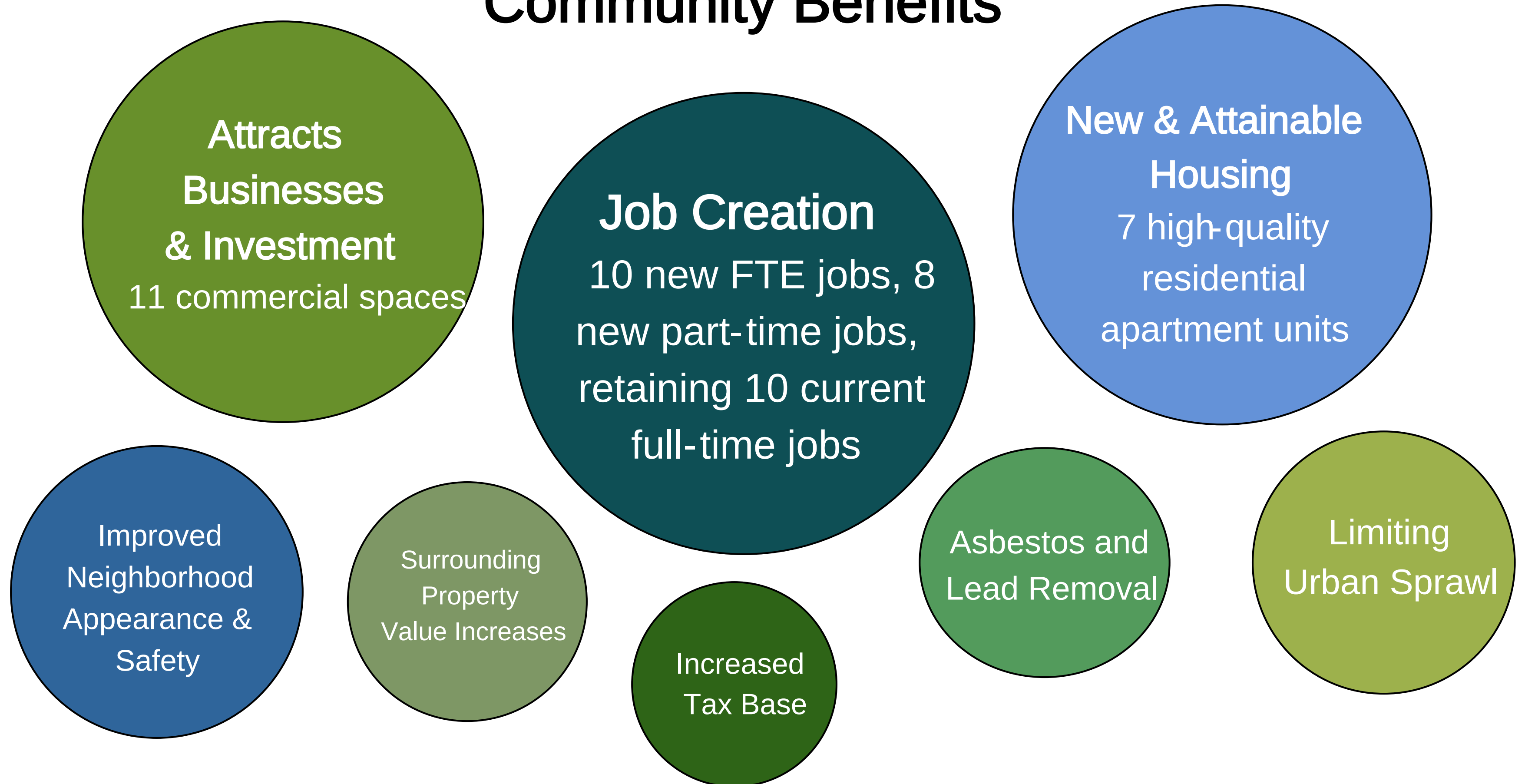


Total State Contribution
\$1,146,119 (62.9%)

Total Local Contribution
\$676,972 (37.1%)

Grand Total - \$1,823,091 (100.0%)

Community Benefits





Proposed Brownfield Incentives

Eligible Activities

Pre-approved activities, asbestos and lead activities, demolition, infrastructure improvements, housing development activities, Brownfield Plan preparation, implementation, and application fee, and interest (up to 5% simple)

Plan & Capture Length

16 year Brownfield Plan with 15 years of state and local tax capture

Affordability

Three units income restricted at 85-98% of county AMI for 25 years

Community Development

Seven attainable residential units, 11 commercial spaces, 10 new full time equivalent jobs, 8 new parttime jobs, retaining 10 fulltime jobs

Reimbursement

\$901,695 in eligible Brownfield costs

THANK YOU

1375 S. Washington Ave., Lansing

dave.vanharen@riterra.us

connor.zook@riterra.us

517.702.0470



Creating Healthier Communities

**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 August 13, 2026
Approved by the Meridian Charter Township Board of Trustees on _____, 2026

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FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Soil Gas, Soil, and Groundwater Sample Locations

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Parcel Records

Attachment B: Site Plans

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
<i>Sub-Total Reimbursement</i>	<i>\$901,695</i>
State Brownfield Revolving Fund	\$56,327
BRA Administrative Fees	\$110,234
Local Brownfield Revolving Fund	\$54,835
<i>Sub-Total BRF Deposits and Administrative Fees</i>	<i>\$221,396</i>
Grand Total	<i>\$1,123,091</i>

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

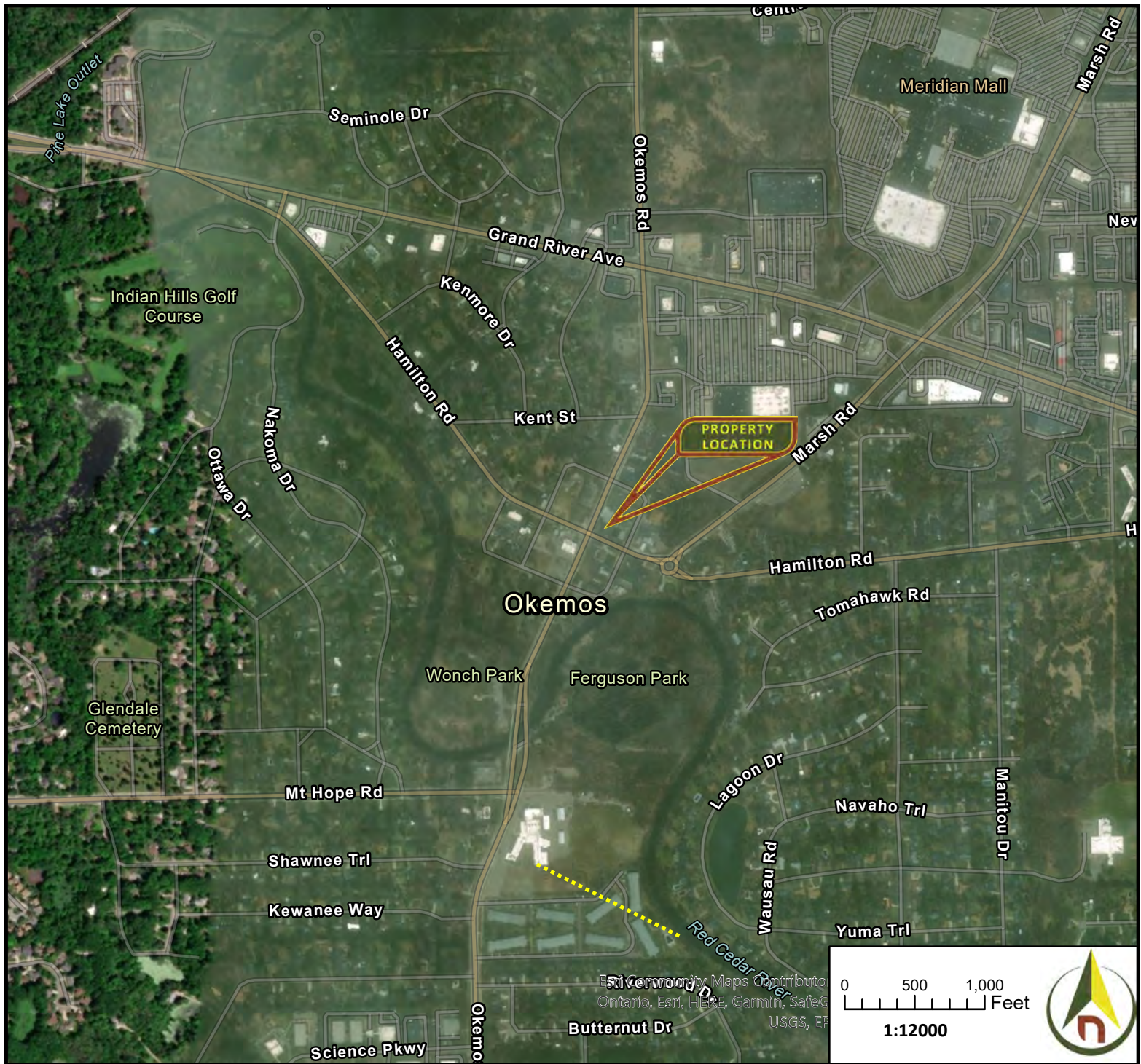
The Authority and the Township, as the governing body, in accordance with the Act, may amend this Brownfield Plan in the future in order to fund additional eligible activities associated with the Project or the Property described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Soil Gas, Soil, and Groundwater Sample Locations



TRIOTERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

4690 OKEMOS ROAD
OKEMOS, MICHIGAN 48864

INGHAM COUNTY
T4N, R1W, SECTION 21

PROJECT NUMBER 23-3611





TRI TERRA

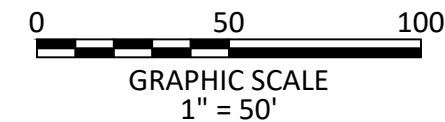
FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

PROJECT NUMBER 23-3602

**4690 OKEMOS ROAD
OKEMOS, MICHIGAN 48864**

**CREATED BY: CZ
04/01/2026**



SYMBOLS LEGEND

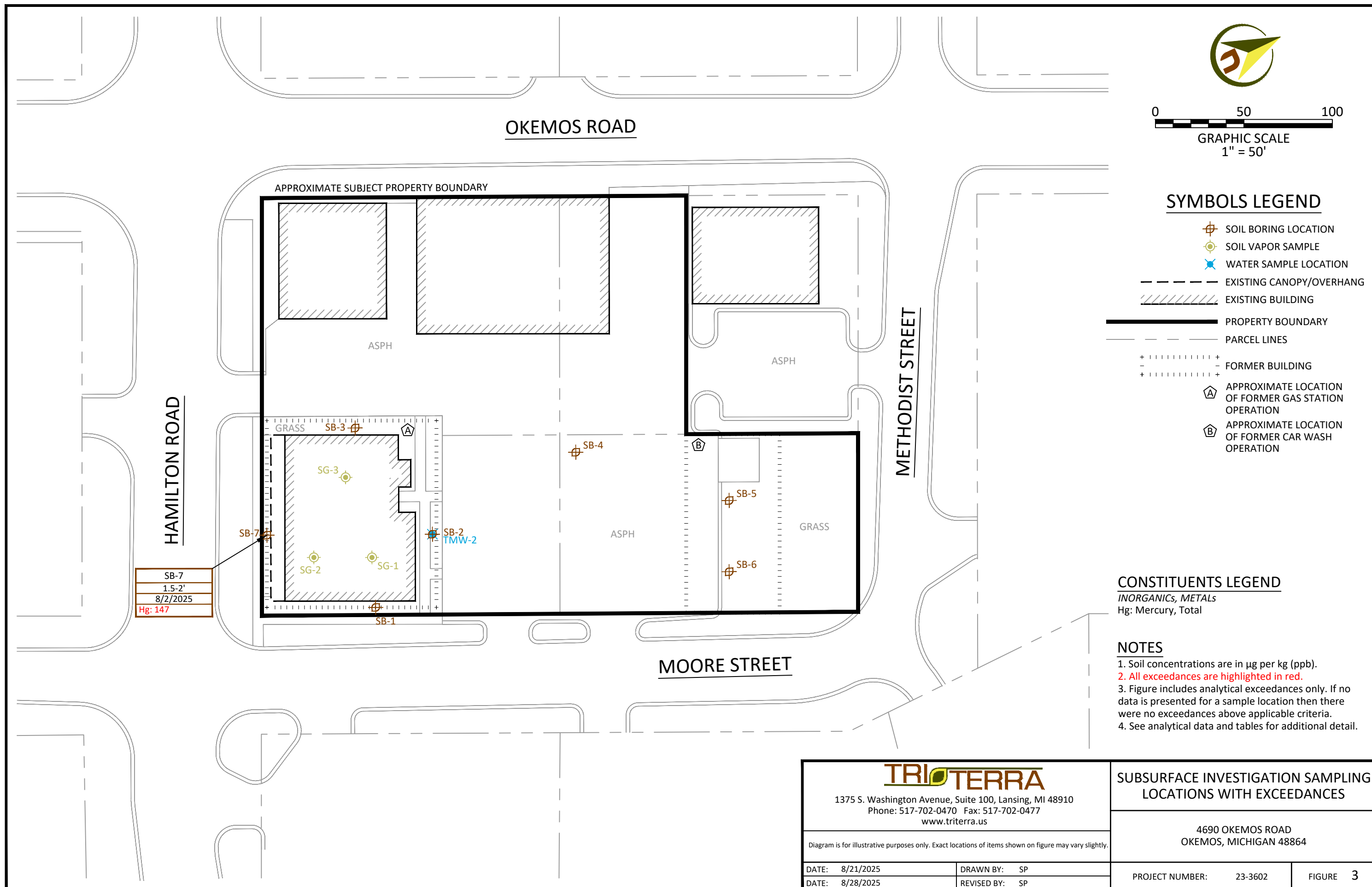
- SOIL BORING LOCATION
- SOIL VAPOR SAMPLE
- WATER SAMPLE LOCATION
- EXISTING CANOPY/OVERHANG
- EXISTING BUILDING
- PROPERTY BOUNDARY
- PARCEL LINES
- FORMER BUILDING
- APPROXIMATE LOCATION OF FORMER GAS STATION OPERATION
- APPROXIMATE LOCATION OF FORMER CAR WASH OPERATION

CONSTITUENTS LEGEND

INORGANICS, METALS
Hg: Mercury, Total

NOTES

- Soil concentrations are in $\mu\text{g per kg}$ (ppb).
- All exceedances are highlighted in red.
- Figure includes analytical exceedances only. If no data is presented for a sample location then there were no exceedances above applicable criteria.
- See analytical data and tables for additional detail.



TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
4690 Okemos Road
Okemos, MI

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	EGLE ACTIVITIES	MSHDA ACTIVITIES	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												
School Operating	18.0000		\$	23,850	\$	24,597	\$	25,359	\$	26,136	\$	26,928	\$	27,737
State Education Tax (SET)	6.0000		\$	7,950	\$	8,199	\$	8,453	\$	8,712	\$	8,976	\$	9,246
School Total:	24.0000	39.55%	\$	31,800	\$	32,795	\$	33,811	\$	34,848	\$	35,905	\$	36,983

Total New Taxes		Pass-Through		Captured	
\$	337,963	\$	3,856	\$	334,107
\$	112,654	\$	643	\$	112,012
\$	450,617	\$	4,498	\$	446,119

Local Capture		Millage Rate												
Land Preserve	0.0987		\$	131	\$	135	\$	139	\$	143	\$	148	\$	152
Rec/Srs/Hum Serv	0.1465		\$	194	\$	200	\$	206	\$	213	\$	219	\$	226
Meridian Bikepath	0.3270		\$	433	\$	447	\$	461	\$	475	\$	489	\$	504
Meridian Police	0.5948		\$	788	\$	813	\$	838	\$	864	\$	890	\$	917
Meridian Fire	0.6267		\$	830	\$	856	\$	883	\$	910	\$	938	\$	966
Meridian Parks	0.6522		\$	864	\$	891	\$	919	\$	947	\$	976	\$	1,005
Airport Auth	0.6990		\$	926	\$	955	\$	985	\$	1,015	\$	1,046	\$	1,077
Okemos Building and Site	0.9850		\$	1,305	\$	1,346	\$	1,388	\$	1,430	\$	1,474	\$	1,518
Police and Fire	1.4606		\$	1,935	\$	1,996	\$	2,058	\$	2,121	\$	2,185	\$	2,251
CADL-Library	1.5586		\$	2,065	\$	2,130	\$	2,196	\$	2,263	\$	2,332	\$	2,402
CATA/Regular	2.9886		\$	3,960	\$	4,084	\$	4,210	\$	4,339	\$	4,471	\$	4,605
Lansing Comm College	3.7611		\$	4,983	\$	5,139	\$	5,299	\$	5,461	\$	5,627	\$	5,796
Meridian Township	4.1116		\$	5,448	\$	5,618	\$	5,792	\$	5,970	\$	6,151	\$	6,336
Ingham ISD Operating	6.2284		\$	8,253	\$	8,511	\$	8,775	\$	9,044	\$	9,318	\$	9,598
Ingham County Operating	12.4421		\$	16,486	\$	17,002	\$	17,529	\$	18,066	\$	18,614	\$	19,173
Local Total:	36.6809	60.45%	\$	48,601	\$	50,124	\$	51,676	\$	53,260	\$	54,876	\$	56,523
Total Capturable Taxes:	60.6809	100.00%	\$	80,401	\$	82,919	\$	85,488	\$	88,108	\$	90,780	\$	93,506

\$	1,853	\$	32	\$	1,822
\$	2,751	\$	47	\$	2,704
\$	6,140	\$	105	\$	6,035
\$	11,168	\$	190	\$	10,977
\$	11,767	\$	201	\$	11,566
\$	12,246	\$	209	\$	12,037
\$	13,124	\$	224	\$	12,901
\$	18,494	\$	315	\$	18,179
\$	27,424	\$	467	\$	26,956
\$	29,264	\$	499	\$	28,765
\$	56,113	\$	956	\$	55,157
\$	70,617	\$	1,203	\$	69,414
\$	77,198	\$	1,316	\$	75,883
\$	116,943	\$	1,993	\$	114,950
\$	233,609	\$	3,981	\$	229,628
\$	688,709	\$	11,737	\$	676,972
\$	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	
Road Impr Debt	1.9429	\$	2,574	\$	2,655	\$	2,737	\$	2,821	\$	2,907	\$	2,994	
Total Non-Capturable Taxes:		8.9429	\$	11,849	\$	12,220	\$	12,599	\$	12,985	\$	13,379	\$	13,781

\$	131,430	\$	131,430	\$	-
\$	36,479	\$	36,479	\$	-
\$	167,909	\$	167,909	\$	-

\$	1,307,235	\$	184,145	\$	1,123,091
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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
-----------------------------------	----

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

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	Beginning Balance																		
	\$ 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
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Taxpayer	SEE OWNER INFORMATION
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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

How can I help you today?

! 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



i Parcel is Vacant

Owner and Taxpayer Information

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

Taxpayer	SEE OWNER INFORMATION
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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



i 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

Total Acres	0.148
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 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	

How can I help you today?

! 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
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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

How can I help you today?

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

How can I help you today?

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	<i>Not Available</i>
Year Remodeled	<i>No Data to Display</i>
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	<i>Not Available</i>
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	<i>Not Available</i>
Year Remodeled	<i>No Data to Display</i>
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	How can I help you today?
Lot Dimensions/Comments	No Data to Display	

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

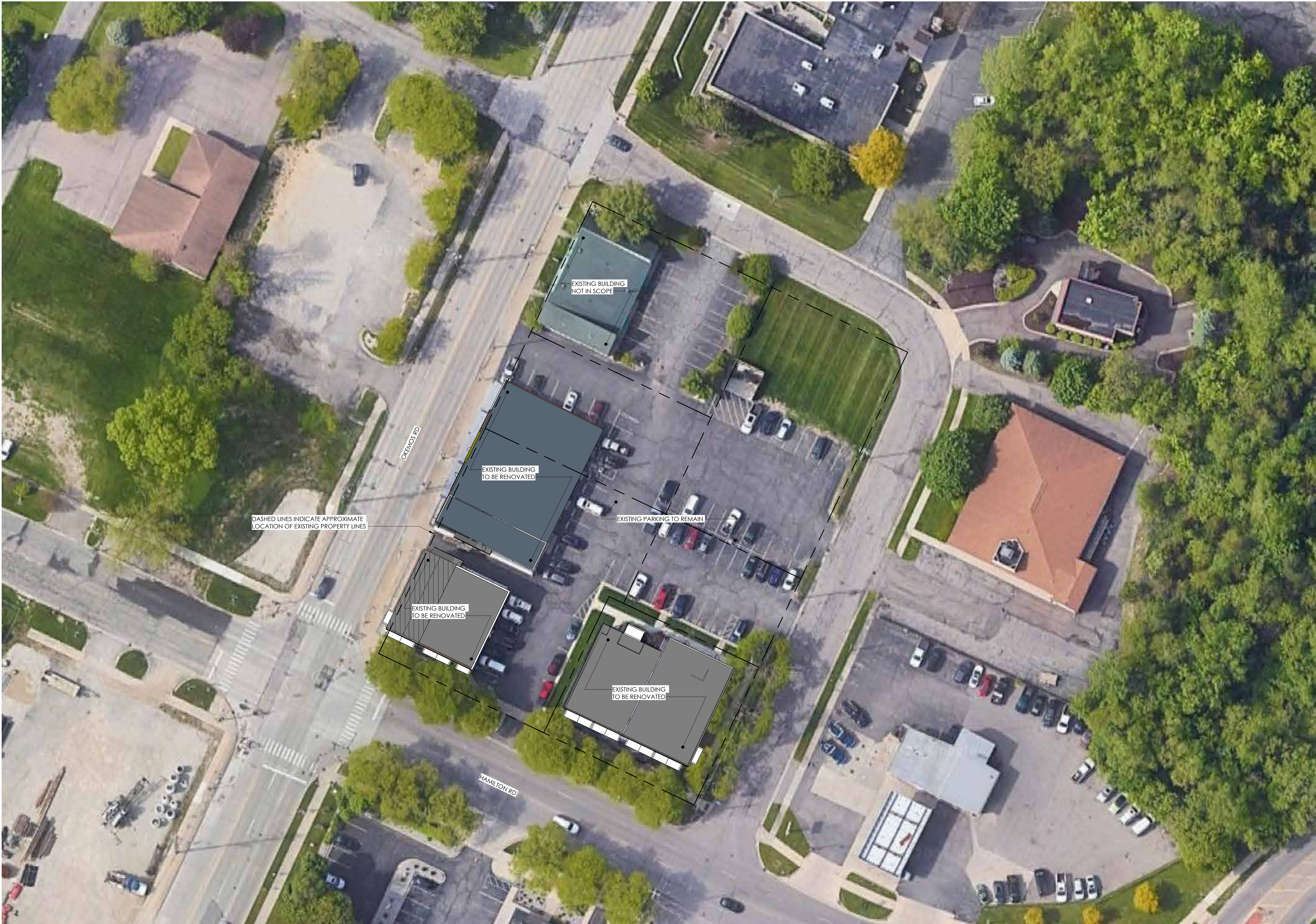
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/20/2024	\$1,300,000.00	WD	MERIDIAN INVESTORS LLC	VISTALUXE REALTY LLC	19-MULTI PARCEL ARM'S LENGTH	2024-030417	

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

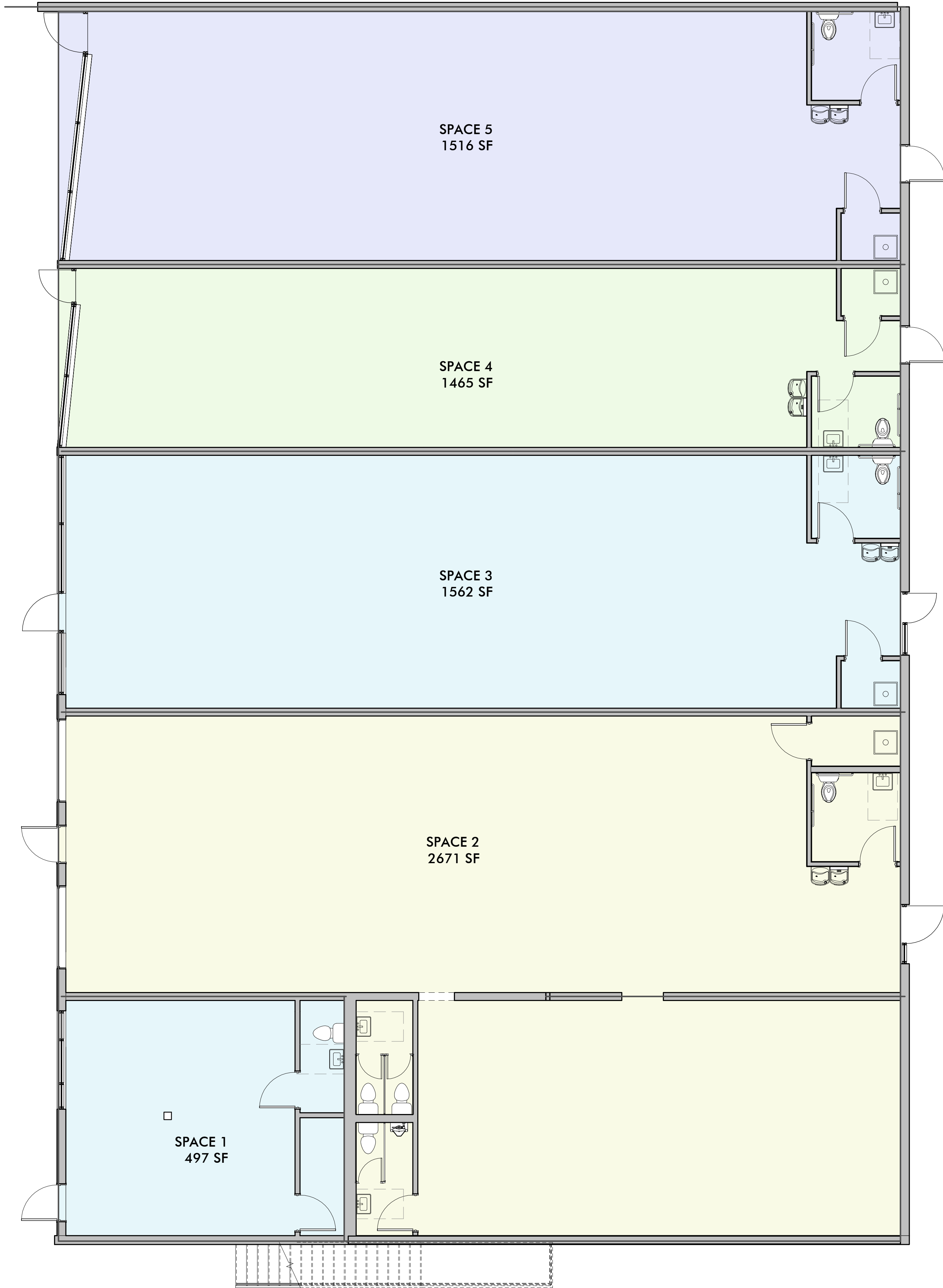




1 FIRST FLOOR PLAN
C100 1" = 20'-0"

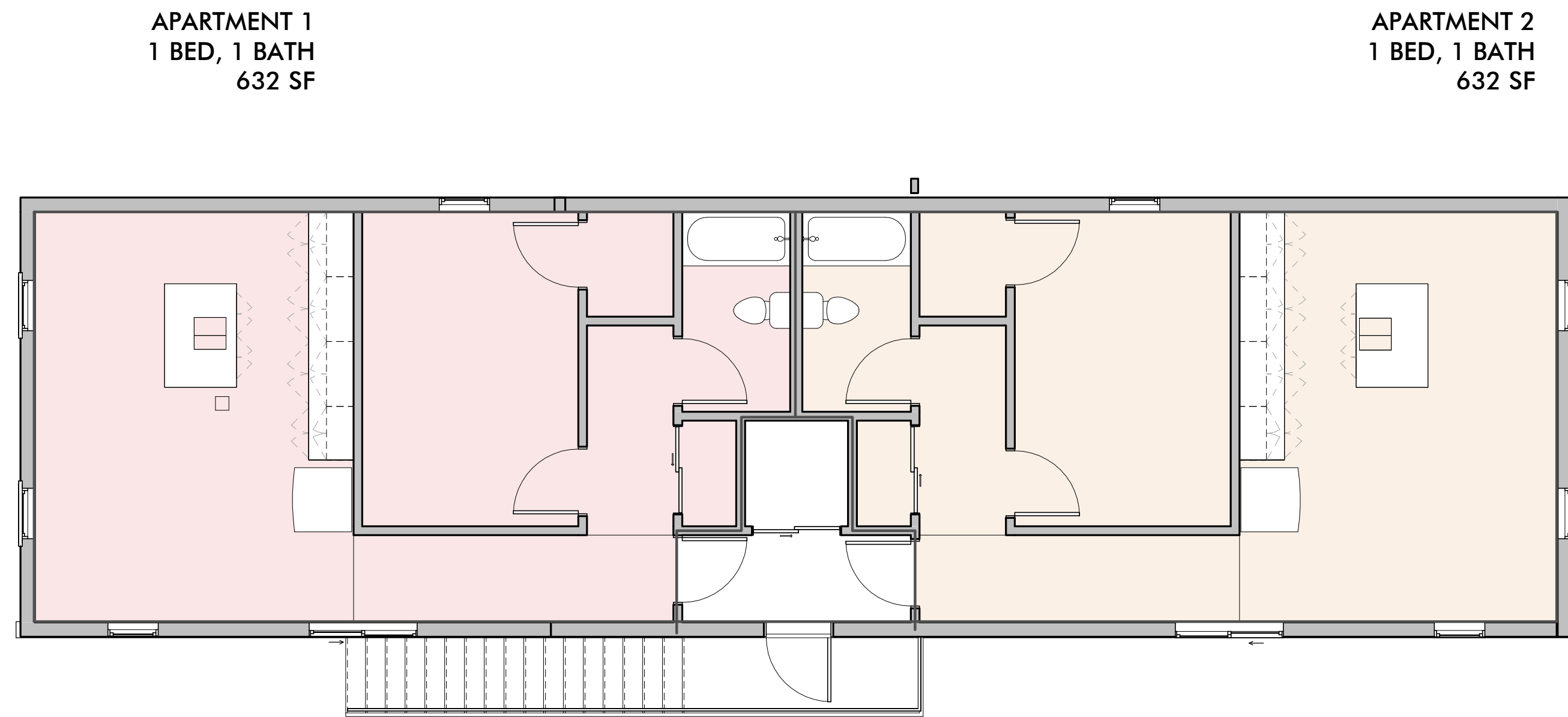


2 SECOND FLOOR PLAN
C100 1" = 20'-0"



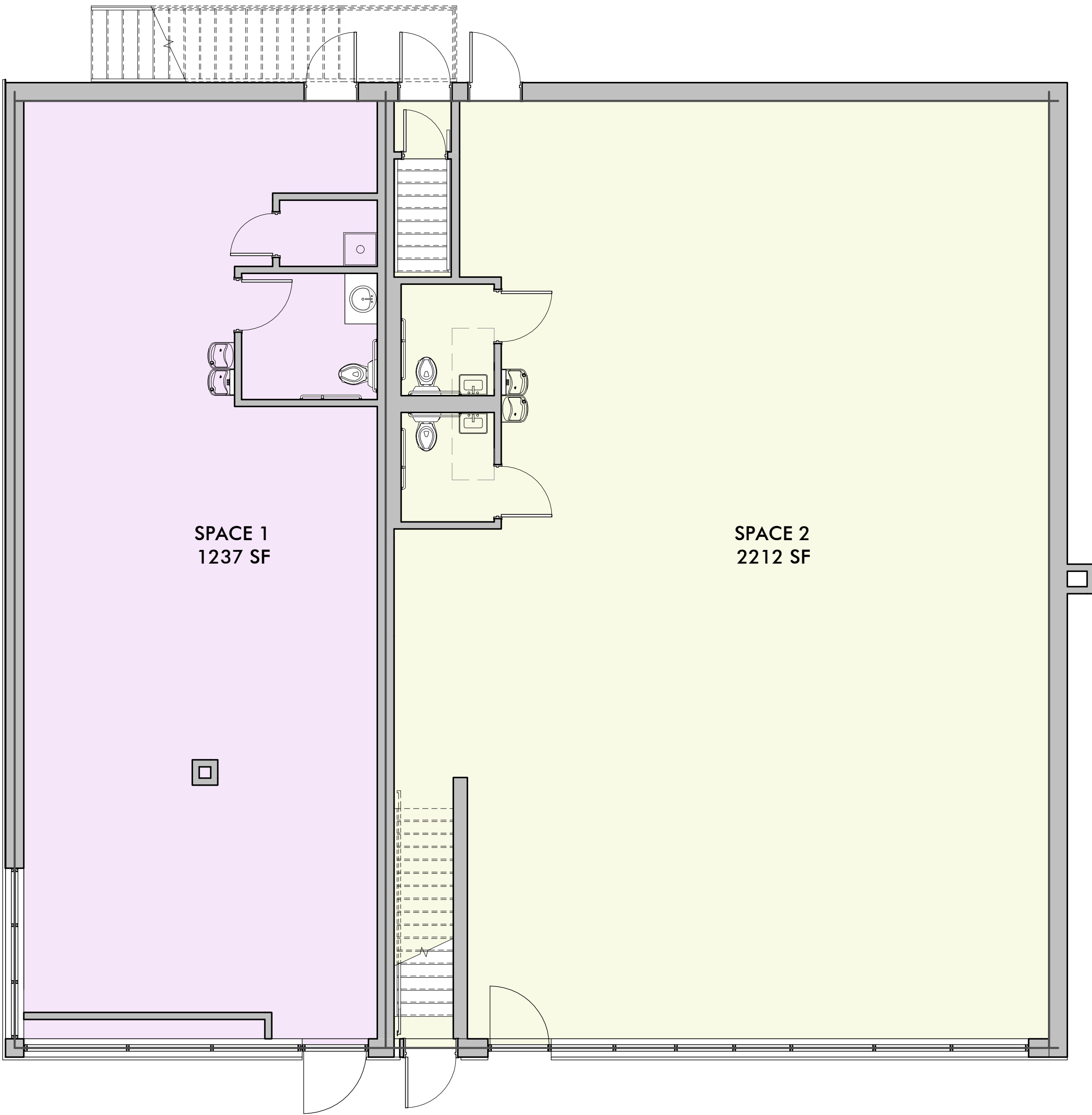
1 FIRST FLOOR AREA PLAN
3/16" = 1'-0"

BUILDING 1



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

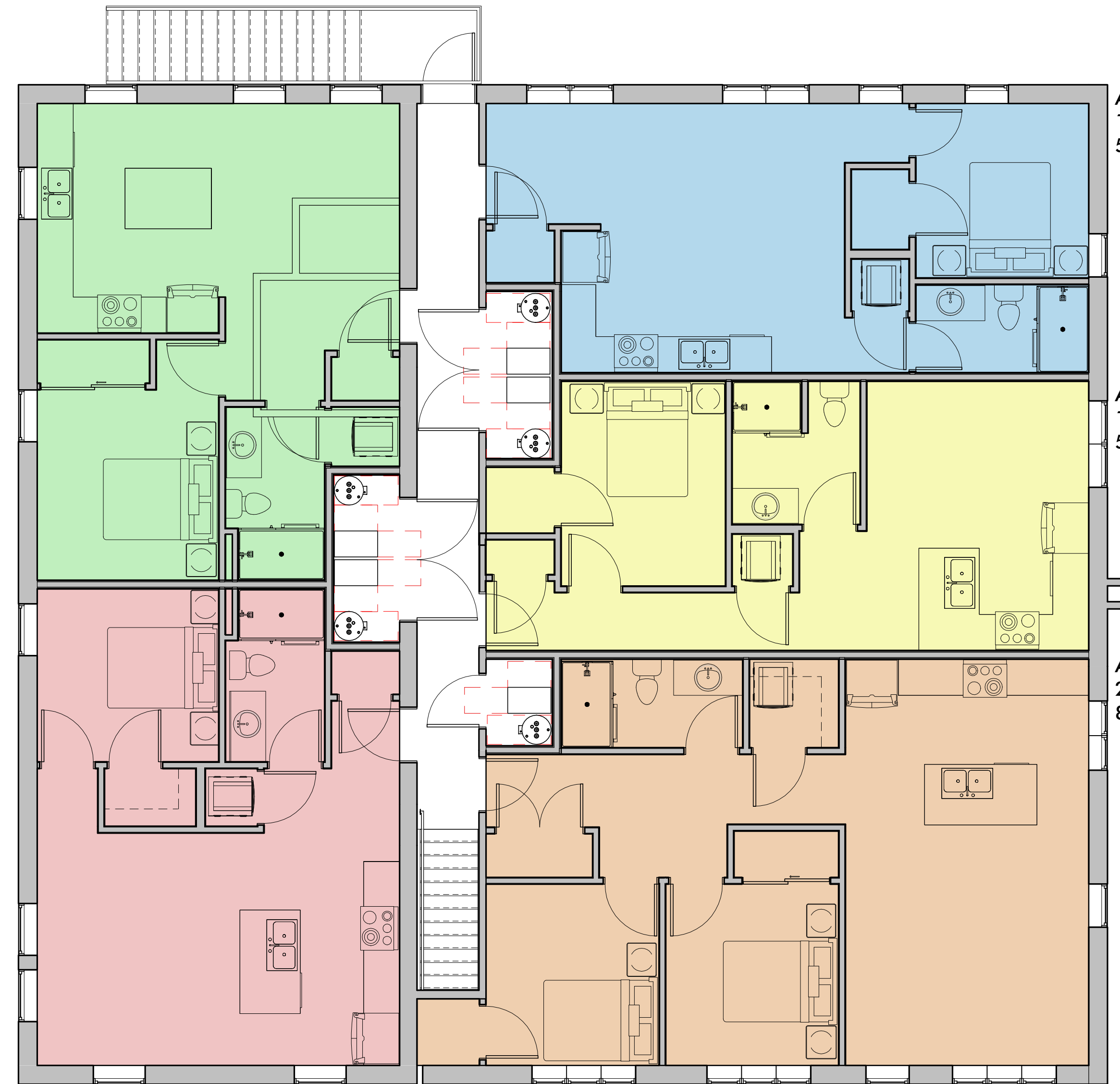
BUILDING 2



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

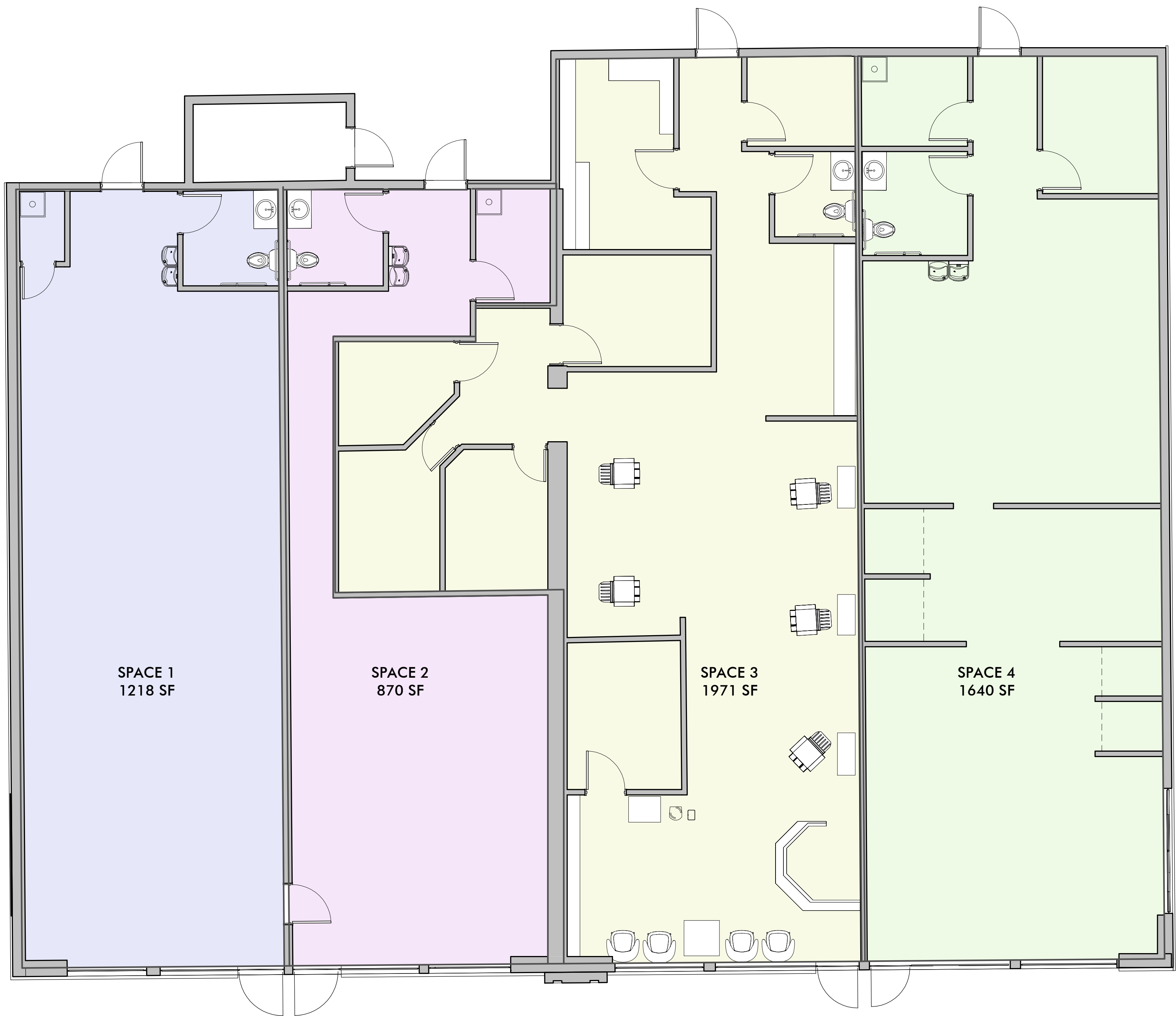
APARTMENT 2
1 BED, 1 BATH
550 SF

APARTMENT 1
1 BED, 1 BATH
563 SF



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

BUILDING 3



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



Charter Township of Meridian
Brownfield Redevelopment Authority (BRA)
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, August 13, 2026– Minutes -DRAFT

Members

Present: Brandon Brooks, Jeff Theuer, James Houthoofd, Township Manager Tim Dempsey, Tom Frazier, and Dave Ledebuhr

Members

Absent: None

Others

Present: Neighborhoods & Economic Development Director Amber Clark and Executive Assistant Michelle Prinz

1. CALL MEETING TO ORDER

Chair Theuer called the meeting to order at 9:03am.

2. APPROVAL OF AGENDA

MOTION BY MEMBER FRAZIER TO APPROVE THE AGENDA. SUPPORTED BY MEMBER BROOKS. MOTION PASSES 6-0.

3. APPROVAL OF MINUTES

a. July 9, 2026 Draft Meeting Minutes

MOTION BY MEMBER BROOKS TO APPROVE THE JULY 9, 2026 MEETING MINUTES. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 6-0.

4. FINANCIAL REPORT

a. Brownfield Financial Report

Director Clark shared the financial report and reviewed the revenue and expenditures for the four brownfield projects. The ending fund balance is \$831,902.21.

5. PUBLIC REMARKS

None.

6. NEW BUSINESS

a. 4690 Okemos Road/VistaLuxe Realty Brownfield Plan Proposal

Director Clark announced that the BRA has received the application for the redevelopment project at 4690 Okemos Road. The Township's third-party reviewer, AKT Peerless, has reviewed the application and agrees that it meets Township policy. The total Plan is 16 years and has a requirement on the housing affordability for the seven units. The proposed BRA Plan is scheduled to have a public hearing at the Township Board on September 1, 2026. Connor Zook from Triterra and the developer were present to answer questions regarding the Plan. The entire construction period for the project is estimated at two years with the rehabilitation of the housing units as Phase 1 and the façade improvement Phase 2. There was discussion around the calculation of the \$71,000 interest payment and how/when it will be paid. Manager Dempsey and Mr. Zook emphasized that interest payments will come from TIF funds only. It was discussed that the reimbursement agreement will detail the interest payments. Director Clark will work on the agreement along with Township Attorneys.

MOTION BY MEMBER LEDEBUHR TO ADOPT THE RESOLUTION AUTHORIZING THE HOUSING BROWNFIELD REDEVELOPMENT PLAN FOR 4690 OKEMOS ROAD, WITH TOTAL REIMBURSEMENT NOT TO EXCEED \$901,695. SUPPORTED BY MEMBER BROOKS. MOTION PASSES 6-0.

b. American House Meridian MTT Legal Fees Reimbursement

Director Clark shared the invoice from Fahey Schultz Burzych Rhodes PLC of reimbursable funds from the BRA to Meridian Township for work done on the amended American House Meridian BRA reimbursement agreement and its impact on their MTT case.

MOTION BY MEMBER BROOKS TO APPROVE AND AUTHORIZE A REIMBURSEMENT TO THE TOWNSHIP'S GENERAL FUND FOR LEGAL FEES PAID TO FAHEY SCHULTZ, TO BE ISSUED FROM THE MERIDIAN TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY ADMINISTRATIVE FUNDS IN THE AMOUNT OF \$943.00. SUPPORTED BY MEMBER HOUTHOOFF. MOTION PASSES 6-0.

7. OLD BUSINESS

a. 2027 Brownfield Redevelopment Authority Budget

Director Clark presented the proposed 2027 BRA Budget. The budget in the BRA Fund includes \$1,246,368.56 in revenue and \$1,080,138.03 in expenses. There was discussion that the \$20,000 in contractual services expense may not be necessary.

MOTION BY MEMBER LEDEBUHR TO ADOPT THE ATTACHED BUDGET FOR 2027 SUBMIT THE ANNUAL BUDGET TO THE TOWNSHIP BOARD, AND PLACE IT ON THE WEBSITE. SUPPORTED BY MEMBER FRAZIER. MOTION PASSES 6-0.

8. PROJECT UPDATES

Director Clark mentioned that she has a strong inclination that the Elevation will be sold.

9. PUBLIC REMARKS

None.

10. ADJOURNMENT

Meeting adjourned at 9:49am.

Next meeting on September 10, 2026 at 9:00am in the Town Hall Room.

Memorandum

TO: Meridian Township Brownfield Redevelopment Authority (MTBRA)

FROM: Jenn Gelletly, Economic Development Services, AKT Peerless

DATE: August 5, 2026

SUBJECT: Review of Updated Brownfield Plan: **4690 Okemos** – 4690 Okemos Road, Okemos, Michigan

Project Description

The 4690 Okemos Brownfield Plan (the “Plan”), dated July 1, 2026, describes the redevelopment of the approximately 1.46-acre commercial site located at the northeastern corner of Okemos Road and Hamilton Road, at the address of 4696 Okemos Road, 4703 Moore Street, 0 Moore Street, 4690 Okemos Road, and 2114 Hamilton Road, Okemos, Michigan (the “Property”). Currently, the Property is comprised of five parcels with the identification numbers: 33-02-02-21-406-002, 33-02-02-21-406-003, 33-02-02-21-406-004, 33-02-02-21-406-005, and 33-02-02-21-406-006. It is currently developed with three buildings (Building 1, Building 2, and Building 3).

The proposed redevelopment (the “Project”) includes the renovation of Building 1 into two (2) residential units and five (5) commercial spaces; Building 2 into five (5) residential units and two (2) commercial spaces; and Building 3 into four (4) commercial spaces. The Plan estimates that the capital investment of the Project is \$5,352,105. The Plan’s eligible activities include pre-approved environmental assessments and selective demolition, abatement, and rehabilitation of Building 1 and Building 2 for mixed-used purposes (residential and commercial).

Eligible Property Qualification

The Plan states the Property is considered an “Eligible Property,” as defined by the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended, (Act 381), Section 2, because: (a) the Property meets the definition of a “housing property” under Section 2(y)(ii) of Act 381, and (b) is adjacent and/or contiguous to an Eligible Property.

Eligible Activities Review

The Developer identified within the Plan, VistaLuxe Realty LLC, is seeking reimbursement for the following eligible activities, from state and local tax increment revenue:

ELIGIBLE ACTIVITIES	Est. Costs
Exempt Activities (Pre-approved)	\$ 15,800
Demolition Activities	\$ 115,100
Lead, Asbestos, and/or Mold Activities	\$ 154,350
Eligible Infrastructure Improvements Activities	\$ 39,375
Housing Development Activities	\$ 332,598
Total Environmental and Non-Environmental Eligible Activities	\$ 657,223
15% Contingency on Eligible Activities	\$ 92,323
Brownfield Plan and Act 381 Work Plan Preparation & Implementation	\$ 74,000
Brownfield Plan Application Fee (Local-Only Eligible Activity)	\$ 7,000
Interest (5%, simple)	\$ 71,149
Total Eligible Activities Costs to Developer	\$ 901,695

A description of the eligible activities anticipated to be completed can be found in Section 2.1 of the Brownfield Plan and detailed costs associated with the eligible activities can be found in Section 2.2 and within Table 1 included in the Plan's attachments.

Additionally, the Plan's attachments model MTBRA's administrative fees at an annual rate of 10% of the local tax increment revenue (TIR), deposits to the State Brownfield Revolving Fund (SBRF), and annual deposits from local TIR to the BRA's Local Brownfield Revolving Fund (LBRF). The total estimated to be collected as Administrative Fees equals \$111,689 over the life of the Plan. Further, the total estimated to be deposited to the LBRF and State Brownfield Redevelopment Fund, respectively, equals \$50,446 and \$89,048, over the life of the Plan.

All eligible costs in the Plan, including costs estimated to be incurred by the developer for eligible activities, total **\$1,045,066**.

Developer Eligible Activity Costs	\$ 901,695
MTBRA Administration Fee	\$ 63,219
State Brownfield Revolving Fund (SBRF)	\$ 51,704
Local Brownfield Revolving Fund (LBRF)	\$ 28,448
Total Eligible Costs for Reimbursement	\$ 1,045,066

Brownfield Tax Increment Revenue (TIR) Estimates

The Plan establishes the base taxable value at \$750,000. By Year 2 of the Plan (2027), the taxable value of the Property is projected to increase to \$1,736,250, representing an overall increase of 131.5% from base year of the Plan. Final determinations of taxable value remain subject to improvements made on the Property and the Assessor's office.

An annual inflation rate of 2% on the taxable value is assumed in Years 3-15 of the Plan. Based on these assumptions, Tax Increment Revenue (TIR) projections indicate that an average of \$74,701 in annual school and local tax increment revenue will be available to reimburse eligible costs. The tax increment revenue capture period is projected to last 14 years, at which time all eligible Developer reimbursements are expected to be complete.

Impact on Taxing Jurisdictions

It is estimated that the City of Okemos/Meridian Township (City/Township) will collect approximately \$6,678 in City/Township taxes for tax year 2026. If the Plan is approved, the City/Township will continue to annually collect this estimated amount for the duration of the Plan. Upon the completion of the Plan (estimated by year 2040) and contingent of improvements made on the Property, it is estimated that the Township may receive approximately \$12,952 annually in taxes levied on the Property.

A summary of the impact on taxing jurisdictions is summarized in Section 2.7 of the Plan and Table 2 of its attachments.

The non-capturable mills include millages which are considered ineligible for capture under Act 381. The non-capturable taxing jurisdictions will realize an increase in tax revenue upon the completion of improvement and new assessment of the Property.

Environmental Review

The Plan states that environmental assessments and investigations were completed at the Property in 2025 and that the analytical results identified no detectable concentrations exceeding Part 201 Residential Generic Cleanup Criteria (GCC). Figure 3 illustrates the environmental sampling locations and identifies a mercury exceedance associated with Part 201 Groundwater-Surface Water Interface (GSI) Protection Criterion. The Plan does not provide additional discussion regarding the identified GSI Protection Criterion exceedance within the narrative describing the environmental investigation results.

Housing Need Review

The Plan's Housing Need section states that regional housing studies identify a need to increase the supply of attainable housing and encourage collaboration between local governments and private developers. The Project is presented as addressing this need by redeveloping the property into a mixed-use development that includes new residential units supported by tax increment financing as gap funding.

It further explains that the project intends to utilize MSHDA Housing Tax Increment Financing (TIF), which would require certain units to remain affordable to households earning 120% of Area Median Income (AMI) or less for at least 14 years or the term of reimbursement. Of the 7 total residential units proposed to be developed, 3 units (about 43%) will be income-restricted to meet affordability requirements.

The section also notes that \$602,048 of the Developer request is specific to Qualified Rehabilitation (Housing Development) activities and provides a table comparing MSDHA's 2025 Income and Rent Limits at 120% AMI with the Project's proposed rents for the affordable units.

Recommendations

Upon review of the Plan, AKT Peerless recommends the following:

1. **Editorial and Organizational comments:** A thorough review of the text of the plan may help identify and refine any issues related to typographical errors, repetitive language, inconsistencies, or accidental omissions:
 - a. There are several terms inconsistently capitalized and not always defined within the body of the Plan's text, some of which include:
 - Project
 - Property
 - Developer
 - Eligible Activities
 - Tax Increment Financing (TIF)
 - LBRF
 - SBRF
 - i. It is recommended that key terms be defined upon their first use within the body of the Plan and ensure their capitalized use is consistent throughout the text of the Plan.
 - b. The title page refers to the Project's address as "4690" Okemos, however the headers within the Plan's text refer to the address as "4960" Okemos.
 - i. It is recommended that the headers be corrected to reflect the correct address of the Project.

- c. **Section 1.2, Eligible Property Information, and Section 2.8, Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property,** contain substantially similar information regarding the Property, including parcel identification, eligibility, and property characteristics.
 - i. It is recommended that the property information contained in Section 2.8 be consolidated into Section 1.2 to eliminate duplicate information while retaining the information required under Section 13(2) of Act 381.
 - d. The Plan does not describe the MTBRA's administrative fees or the State Brownfield Redevelopment Fund (SBRF) deposits within the narrative text. Including a brief explanation of these allocations would better connect the Plan's narrative to the attachment tables and clarify how captured tax increment revenues (TIR) are distributed.
 - i. It is recommended that the Plan briefly describe the use of captured tax increment revenues for MTBRA administrative fees and SBRF deposits.
 - e. The Plan does not identify whether the Eligible Property is located within a Qualified Local Governmental Unit (QLGU), which provides additional context for the statutory basis of the Property's eligibility under Act 381.
 - i. It is recommended that Section 1.2.4 be revised to identify whether the Eligible Property is located within a Qualified Local Governmental Unit.
 - f. **Section 1.2.1 Environmental** states that environmental investigations were completed at the Property and that the analytical results identified no detectable concentrations exceeding the Part 201 Residential Generic Cleanup Criteria (GCC). However, Figure 3 depicts the environmental sampling locations and identifies a mercury exceedance.
 - i. While the Plan's eligibility is based on the Property qualifying as a Housing Property rather than due to the presence of environmental contamination, it is recommended that the environmental discussion in Section 1.2.1 be revised to clarify the significance of the identified Groundwater-Surface Water Interface (GSI) Protection Criterion exceedance and to distinguish the environmental investigation results from the statutory basis for the Property's eligibility.
 - g. **Section 1.2.2 Specific Housing Needs and Section 2.3 Estimate of Taxable Value and Tax Increment Revenues** contain substantially similar information regarding the proposed use of MSHDA Housing TIF.
 - i. It is recommended that the Housing TIF discussion be consolidated into Section 1.2.2 and that Section 2.3 be revised to eliminate duplicate information while retaining the information required under Section 13(2) of Act 381.
2. **Tax increment Revenue Projections:** Sections and tables throughout the Plan identify 2027 as the first year of increased taxable value and tax increment revenue capture.
- a. It is recommended that these projections be reviewed in light of the anticipated construction schedule, as the estimated 2027 taxable value appears to assume the Project will be substantially complete in time for the Property to be assessed at its increased value as of the December 31, 2026 property valuation assessment. If construction is not substantially complete by the 2026 assessment, the commencement of tax increment revenue capture may be delayed, affecting the projected reimbursement schedule within the Plan.

3. **Table 3, Tax Increment Revenue Allocation Table:** The local-to-state proportionality applied to the allocation of Developer eligible activity costs is inconsistent with the millage proportions presented in Table 2. Table 2 identifies total local millages of 36.6809 and total state millages of 24.0000, resulting in a proportional allocation of 60.45% local and 39.55% state for eligible costs reimbursed from both local and school tax increment revenues (excluding local-only costs).
 - a. It is recommended that the local-to-state proportionality in Table 3 be revised to reflect the millage proportions identified in Table 2 and be accurately applied to the eligible activity costs proposed for reimbursement under the Plan. This revision will assist in the MTBRA's administration of annual reimbursements and the allocation of state and local tax increment revenues.
4. **Table 3. Tax Increment Revenue Allocation Table:** The annual Local Brownfield Revolving Fund (LBRF) fees and the MTBRA admin fees are currently calculated on the local portion of the annual tax increment revenue as demonstrated in Table 3 of the Plan's attachments.
 - a. MTBRA's policies state that these fees are calculated on the "annual total available TIF capture", indicating that the calculations should be applied to both the state tax increment revenue and the local tax increment revenue.
 - i. It is recommended that the MTBRA determine whether the current calculation on only the local tax increment revenue is acceptable for this Plan or whether this calculation should be revised to also include the annual state TIF capture. Revising this calculation may affect the overall projected reimbursement schedule.
5. **Table 3. Tax Increment Revenue Allocation Table:** The Plan states that annual Local Brownfield Revolving Fund (LBRF) deposits are calculated at 5% of the applicable local tax increment revenue. However, AKT Peerless' review of the calculations indicates that the LBRF deposits reflected in Table 3 appear to be calculated at approximately 4.5% of the applicable local tax increment revenue.
 - a. It is recommended that the annual LBRF calculations in Table 3 be reviewed and revised, as necessary, to ensure they accurately reflect the 5% calculation described in the Plan and in accordance with the MTBRA's policies.

Conclusion

The 4690 Okemos Brownfield Plan outlines the redevelopment of an underutilized commercial property into a mixed-use development consisting of residential and commercial space, supported by tax increment financing under the Brownfield Redevelopment Financing Act. Overall, the Plan demonstrates compliance with the general requirements of Act 381 and establishes a reasonable basis for the proposed redevelopment and reimbursement of eligible activities.

The recommendations contained in this memorandum are intended to improve the Plan's clarity, internal consistency, and administrative implementation, while ensuring alignment with Act 381 and the Meridian Township Brownfield Redevelopment Authority's policies and procedures. Addressing these recommendations will help ensure that the projected tax increment revenues, eligible activity costs, and reimbursement methodology are accurately reflected throughout the Plan.

Subject to the incorporation of the recommendations outlined in this memorandum, and any additional conditions deemed appropriate by the MTBRA, AKT Peerless recommends that the MTBRA consider approval of this Brownfield Plan.



To: Township Board Members

From: Timothy R. Schmitt, *AICP*
Director of Community Planning and Development

Date: August 26, 2026

Re: Mass Timber Ordinance

Earlier this year, the Corridor Improvement Authority discussed a regional push towards the utilization of Mass Timber construction, of which MSU is an industry leader in. Mass Timber broadly refers to a construction type that utilizes engineered and layered structural wood components as the primary source of construction material for the building. There are a number of benefits of Mass Timber, as it becomes a bigger part of the construction industry, and the CIA was seeking to promote it in Meridian Township for redevelopment opportunities.

After discussion with Planning Staff, the CIA recommended the Planning Commission review the MUPUD and CPUD ordinances to determine if Mass Timber could be incorporated as an amenity for qualifying projects under these two zoning districts. The Planning Commission discussed the matter throughout Spring and Summer, referring the matter back to the CIA at one point for further discussion. Eventually, both boards recommended approval of the attached ordinance, which would make Mass Timber a level 3 amenity under the MUPUD and an amenity option under the CPUD. Information from each of the Planning Commission meetings can be found below.

April 13, 2026: [PACKET](#), [VIDEO](#), [MINUTES](#)

May 11, 2026: [PACKET](#), [VIDEO](#), [MINUTES](#)

June 8, 2026: [PACKET](#), [VIDEO](#), [MINUTES](#)

July 13, 2026: [PACKET](#), [VIDEO](#), [MINUTES](#)

July 27, 2026: [PACKET](#), [VIDEO](#), [MINUTES](#)

August 10, 2026: [PACKET](#), [VIDEO](#), MINUTES (not yet available)

Staff looks forward to discussing this with the Township Board.

Attachments

1. Mass Timber Ordinance – Redline

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THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

The following list of possible amenities is weighted to recognize more substantial project features may fulfill the requirement for multiple amenities. Other amenities not listed below may be considered, provided they meet the criteria established in Section 86-440(e)(4) and subject to the sole approval and discretion of the Township Board.

- Site and building design:

- 1

3. Porches on any structure.
4. Multilevel or underground parking.
5. Ornamental paving treatments for sidewalks and/or parking areas such as, but not limited to, concrete masonry unit pavers, brick, stone or pervious concrete or asphalt.
6. Innovative lighting.
7. Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas.
8. Public access to new technology including wireless access points, electronic information displays, excluding unsolicited electronic broadcast information.
9. Consolidation of multiple land parcels into one to facilitate an integrated design.
10. Fountain.

~~10.11.~~ Mass Timber construction

Section 3. Section 86-2, Definition, is hereby amended to add the following:

Mass Timber – A category of framing styles characterized by the use of large, engineered wood panels, often paired with engineered wood columns and beams.

Section 4. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 5. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 6. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 7. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of **XXXXXXX**, 2026.

Scott Hendrickson, Township Supervisor

Angela Demas, Township Clerk