



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
THURSDAY, NOVEMBER 13, 2025 – 9 AM

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. OCTOBER 9, 2025
4. PUBLIC REMARKS
5. NEW BUSINESS
 - A. Meridian Township BRA 2026 Meeting Calendar
6. OLD BUSINESS
 - A. Village of Okemos Brownfield Termination – Notification
7. PROJECT UPDATES
 - A. Meridian Township Brownfield Redevelopment Project Update
8. PUBLIC REMARKS
9. ADJOURNMENT

NEXT MEETING: December 11, 2025 at 9 AM

IN PERSON MEETING
5151 Marsh Road
Town Hall Room

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Timothy 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

Providing a safe and welcoming, sustainable, prime community.





Charter Township of Meridian
Brownfield Redevelopment Authority Nominating Committee
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, October 9, 2025– Minutes -DRAFT

Members

Present: Township Manager Tim Dempsey, Dave Ledebuhr, Jeff Theuer, and James Houthoofd

Members

Absent: Brandon Brooks

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Executive Assistant Michelle Prinz, and MSU Student Intern Neha Jampana

1. CALL MEETING TO ORDER

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

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES-September 11, 2025

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

4. FINANCIAL REPORT-August

Director Clark presented the August financials. The bank balance is \$238,082 and a balance of \$72,000 in the revolving fund. The August financial report was accepted.

5. PUBLIC REMARKS

None.

6. NEW BUSINESS

- a. Reimburse General Fund Legal Fees Fahey Legal Bill #32381 for \$840

Discussion was had about following up with the legal firm on the Village of Okemos Plan termination recommendations.

MOTION BY MEMBER LEDEBUHR 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 \$840.00. SUPPORTED BY MEMBER HOUTHOOFD. MOTION PASSED 4-0.

7. OLD BUSINESS

- a. Brownfield Administration Compensation Discussion

Director Clark reviewed a chart in the packet showing the 5% administration fees that are collected per project. The \$25,000 administration cost, approved at the previous meeting, is covered by the fees received from the Elevation project alone.

8. PROJECT UPDATES

- a. Submittal of Haslett Village Square BRA Plan

Director Clark announced that the Plan has been submitted to MSHDA in collaboration with Triterra. We should have a response from the State within 60 days.

9. PUBLIC REMARKS

None.

10. OTHER BOARD MEMBER COMMENTS

Manager Dempsey stated the Township Board approved the 2026 Budget at Tuesday's meeting. It includes a loss of constitutional revenue sharing of approximately \$125,000-\$150,000. In addition, the Township Board appointed Linda Burghardt as Treasurer at their last meeting.

11. ADJOURNMENT

Meeting adjourned at 9:21am.

Next meeting on November 13, 2025 at 9:00am in the Town Hall Room.



To: Meridian Brownfield Redevelopment Authority

From: Amber Clark Neighborhoods & Economic Development Director

Date: October 9, 2025

Re: 2026 BRA Meeting Schedule

Annually the Brownfield Redevelopment Authority (BRA) by resolution, adopts the upcoming year's meeting calendar. The notices of public meetings are a requirement of the Open Meetings Act and a provision of Act 57 of 2018. All meetings will be in person at Meridian Township Hall or Central Fire Station, unless otherwise indicated per State notification requirements. The Michigan Open Meetings Act, restricts remote meeting participation of commissioners with limited exceptions. The dates approved by the body will be our regular meeting dates. The board has the ability to call a special meeting with a motion and support by two members of the commission.

A motion is prepared for your consideration:

MOVE TO ADOPT THE RESOLUTION AUTHORIZING THE 2026 MEETING SCHEDULE FOR THE BROWNFIELD REDEVELOPMENT AUTHORITY AS PROPOSED.

Attachments:

- A. 2026 BRA Calendar Resolution

**Brownfield Redevelopment Authority
2026 Meeting Schedule**

RESOLUTION

At a regular meeting of the Brownfield Redevelopment Authority of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application in said Township on the 13th day of November, 2025 at 9:00 a.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Member _____ and supported by Member _____.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Brownfield Redevelopment Authority desires to announce the time, date, and place of all 2026 regular meetings of the Authority, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE BROWNFIELD REDEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Brownfield Redevelopment Authority will meet for regular meetings on certain Thursdays, January through December in 2026 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864.
2. The specific dates for meetings are as follows:

**January 8
February 12
March 12
April 9
May 7
June 11
July 9
August 13
September 10
October 8
November 12
December 10**

3. Meetings will begin at approximately 9:00 a.m.
4. Special meetings of the Authority may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the BRA pursuant to the applicable statute.



To: Brownfield Redevelopment Authority Members

From: Amber Clark Neighborhood & Economic Development Director

Date: November 13, 2025

Re: Village of Okemos Brownfield Plan Termination of Plan

In August the Meridian Township Brownfield Redevelopment Authority discussed the validity and termination of the Village of Okemos Brownfield Redevelopment Plan. This plan was previously approved by the Township Board after a public hearing at the October 24, 2022 Board meeting. The Village of Okemos BRA Plan included a portion of funding to be paid for through School Education Taxes (SET) as provided by an approval from the Michigan Economic Development Corporation (MEDC). The developer never submitted the formal Plan and request to MEDC, so the current Plan is only approved at the local level.

Since then, the proposed 200 unit redevelopment project has encountered several hurdles related to construction. These hurdles have kept the project from achieving site plan approval. Without site plan approval, the proposed development will not gain authorization to begin construction. The developer on June 13, 2024, submitted a letter to the Township Manager and Community Planning Department, stating the project was on indefinite hold. With the project indefinitely delayed, it is the recommendation of staff to begin the process of terminating the Village of Okemos Brownfield Plan.

Staff have reached out to the Township attorney's to ensure we are mitigating as much risk of litigation related to the BRA Plan. A BRA Plan is an asset to a development site, can be transferred and thereby holds value. The Township will want to follow the MCL 125.2664(8) (b) which allows the Township to terminate a brownfield plan if the eligible activities fail to occur within two years of approval.

- The Township can make known its intent to terminate this plan and direct staff to prepare the necessary notices and documents. This can be a motion or more simple direction—and it certainly appears that the direction is plain.
- Notice—by certified mail—must be given to the developer at their last known address of the meeting to consider termination. At that time they will have an opportunity to be heard.
- Thirty (30) days must be given for the developer to respond or act upon the written notice before further steps are taken. MCL 125.2664(8)(b)(i).
- At the duly noticed meeting, the Township Board addresses termination of the plan. Developer has notice and may object or otherwise “be heard.” MCL 125.2664(8)(b)(ii).

Process:

Public Act 381 of 1996 states, “a brownfield plan may be abolished or terminated according to the subsection subject to all of the following:

The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or



plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:

- (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.
- (ii) Provides the developer an opportunity to be heard at a public meeting.
 - a. If a brownfield plan or plan amendment is terminated. The governing body may approve a new brownfield plan or plan amendment for the eligible property under which tax increment revenues may be captured for up to the period of time.

Next Steps:

With authorization from the BRA we will submit the request to the Township Board to set a date for a public hearing to hear comments on the termination of the Plan, with at least 30 days' notice by certified mail in order to notify the developers of the Plan. We will send notice to the developer that the process has begun to terminate the plan and allow for public comment. Once the public hearing has occurred, the Township Board will then be able to vote in favor or deny, terminating the Plan.

A recommended motion is prepared for your consideration:

MOVE TO AUTHORIZE STAFF TO SEND CERTIFIED NOTIFICATION TO THE DEVELOPERS OF THE VILLAGE OF OKEMOS BROWNFIELD PLAN ADOPTED IN 2022, REGARDING A PUBLIC MEETING TO HEAR COMMENTS REGARDING THE TERMINATION OF THE VILLAGE OF OKEMOS BROWNFIELD PLAN.



To: Brownfield Redevelopment Authority Members
From: Amber Clark Neighborhood & Economic Development Director
Date: November 13, 2025
Re: Brownfield Redevelopment Project Updates

#3 Elevation Apartments – 2422 Jolly Road. This is the residential portion of the approved MUPUD for the Elevation Apartments + Joe’s on Jolly commercial complex.

Plan Details: 11 Year plan, started in 2019 for \$5.2M

- Meridian Township and Ingham County share the 5% Administrative fee from this project.
- The property is current on tax payments; Winter ‘24 capture and Summer ‘25 capture are issued.
- \$3.1M remaining for total reimbursement

4 Joe’s Jolly – 2360 Jolly Road. The bar/restaurant and the fitness factory gym provide the commercial mix for the approved MUPUD.

Plan Details: 12 Year plan, started in 2021, for \$379,700 the capture was deferred as the project was delayed during COVID-19. The first full year of capture was in 2024.

- The property is now current on tax payments. A late payment for summer 2025 taxes will push check distribution for this project to March 2026. If taxes are paid on time in March, a full issuance of summer 2025 capture and winter 2025 capture will be granted at that time.
- \$333,671.40 remain for total reimbursement

#5 Haslett Marathon – 1619 Haslett Road. This redevelopment of the Haslett Marathon has revitalized the southeast corner of Haslett and Marsh Road.

Plan Details: 27 Year plan, started in 2021 for \$304,483 with capture deferred due to COVID-19 until 2022. The first full year of capture was in 2023.

- The development did require bike racks that are a public amenity and a condition of their Special Use Permit approval. Community Planning has notified Economic Development that the bike racks have been installed. Future disbursements can be issued to Haslett Marathon as long as current property taxes are paid.
- \$268,903.16 remain for total reimbursement. Note this number is not accurate as payments for 2025 have not been issued.



6 American House Meridian –1673 Haslett Road. MUPUD Senior Housing Complex on the northwest corner of Haslett and Marsh Road.

Plan Details: 7 Year plan, started in 2022 for \$1,244,299. First full capture year started in 2023.

- Currently in tax tribunal over the taxable value of the property.
- Disbursements to the developer have been on hold until the issue of the MTT is resolved.
- \$881,541 remains for total reimbursement. Note that summer '25 taxes have not been included as the MTT was in process at that time.

#7 Village of Okemos - 2138 Hamilton Road for the previously approved MUPUD 200 Unit concept.

Plan Details: 19 Year Plan that would have begun in 2022 for \$6,962,627. This request Included a request to the State of Michigan for SET.

- The project per the property owner and developer is on indefinite hold. No capture or distributions have been issued.

#8 Haslett Village Square Redevelopment – 1655- 1621 Haslett Road

Plan Details: 23 Year Plan to begin capture 2026 for \$14,568,048. This Plan includes a requirement for the Michigan State Housing Development Authority to authorize the use of SET.

- MSHDA submitted a denial letter to the Meridian Township Brownfield Authority regarding their Haslett BRA Plan submission. Staff met with MSHDA to review which items were denied. The main issue MSHDA has with our application is the ratio of affordable units is less than 20% of the entire housing units. These items will be discussed with MSHDA at an internal meeting.