



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority  
June 1, 2026 7:30AM  
5151 Marsh Road, Okemos, MI  
Meridian Township – Township Hall



1. CALL MEETING TO ORDER
2. ROLL CALL
3. MISSION: The Meridian Township DDA mission is to beautify and revitalize downtown Okemos as a very desirable place to shop, live, and do business. It is a commitment to promoting and improved quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks.
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. APRIL 6, 2026 MEETING MINUTES
  - B. MAY 4, 2026 MEETING MINUTES
6. COMMUNICATIONS
  - A. Hamilton Road Gas Update – Consumers Energy Project
7. PUBLIC REMARKS
8. AUTHORIZATION OF PAYMENTS
  - A. Consumers Energy Bill May 2026
  - B. Consumers Energy Bill June 2026
9. OLD BUSINESS
  - A. CPF Amendment “Village of Okemos Workforce Housing” Update
10. NEW BUSINESS
  - A. Redevelopment Infill Analysis and Design RFP
  - B. 2025 DDA Annual Report
  - C. MTT Vistaluxe Payback
11. OPEN DISCUSSION/BOARD COMMENTS
  - A. Development Project List
12. PUBLIC REMARKS
13. NEXT MEETING DATE

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.





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CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority  
June 1, 2026 7:30AM  
5151 Marsh Road, Okemos, MI  
Meridian Township – Township Hall



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A. August 3, 2026 7:30am – Town Hall Room, 5151 Marsh Road, Okemos

14. ADJOURNMENT

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

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A PRIME COMMUNITY  
meridian.mi.us



Charter Township of Meridian  
Downtown Development Authority (DDA)  
Municipal Building, 5151 Marsh Road, Okemos, MI  
48864 Monday, April 6, 2026 – Minutes DRAFT

**Members**

**Present:** Lexi Denovich, Srinivas Kandula, Angela Wright, Tom Stanko, Bill Cawood, and Ron Sdao

**Members**

**Absent:** Supervisor Hendrickson Renee Korrey, and Peter Campbell

**Staff**

**Present:** Neighborhoods & Economic Development Director Amber Clark, Principal Planner Brian Shorkey, and Executive Assistant Michelle Prinz

**Others**

**Present:** None

1. CALL MEETING TO ORDER

Chair Wright called the meeting to order and read the mission at 7:33 am.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER STANKO TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 6-0.**

3. APPROVAL MEETING MINUTES OF MARCH 2, 2026

**MOTION BY CHAIR WRIGHT TO APPROVE THE MINUTES. SUPPORTED BY MEMBER SDAO. MOTION APPROVED 6-0.**

4. COMMUNICATIONS

None.

5. PUBLIC REMARKS

None.

6. AUTHORIZATION OF PAYMENTS

a. Consumers Energy Bill April 2026

**MOTION BY MEMBER CAWOOD TO AUTHORIZE THE CONSUMERS ENERGY APRIL PAYMENT OF \$117.22. SUPPORTED BY MEMBER KANDULA. MOTION APPROVED 6-0.**

7. OLD BUSINESS

a. West Hamilton and Okemos Subcommittee Next Meeting

Director Clark mentioned setting a meeting date to discuss next steps since the BUILD grant has been submitted. There is also a Consumers Energy Gas Project to discuss. The DDA decided that the monthly May meeting would be a meeting of the subcommittee at the Central Fire Station.

**MOTION BY CHAIR WRIGHT TO SET THE NEXT WEST HAMILTON AND OKEMOS SUBCOMMITTEE MEETING FOR MONDAY, MAY 4, 2026, AT 7:30AM AT THE CENTRAL FIRE STATION. SUPPORTED BY MEMBER SDAO. MOTION APPROVED 6-0.**

8. NEW BUSINESS

a. Parking Maximums

Principal Planner Brian Shorkey stated that he met with the Corridor Improvement Authority last month to discuss the parking ordinance updates the Planning Commission has been working on. The CIA expressed concern that the proposed 20% maximum coverage for non-residential parking may present a barrier to future commercial development. The DDA discussion suggested eliminating the cap would allow for greater flexibility for developers and that environmental concerns are dictated by other regulatory agencies. The Planning Commission has not made a recommendation on this item to the Township Board yet and will discuss it again at their next meeting on Monday.

b. Authorization of Payment HRC BUILD Grant Invoice

Director Clark shared the final invoice for Hubbell Roth and Clark's work on the Better Utilizing Investments to Leverage Development (BUILD) grant application. The total cost from the DDA has not exceeded \$50,000.

**MOTION BY CHAIR WRIGHT TO AUTHORIZE PAYMENT TO HUBBELL ROTH AND CLARK INVOICE #0235814 FOR SERVICES CONDUCTED RELATED TO THE FY 2026 BUILD GRANT. AUTHORIZE STAFF TO REMIT PAYMENT TO HUBBELL ROTH AND CLARK IN THE AMOUNT OF \$5,258.19. SUPPORTED BY MEMBER STANKO. MOTION APPROVED 6-0.**

9. OPEN DISCUSSION/BOARD COMMENTS

a. 4690-4696 Okemos Road MI Neighborhood Application

Director Clark reported that the MI Neighborhood Program CDBG Application public hearing was held at the March 17, 2026 Township Board meeting. Current work is being done to prepare to submit the grant to MSHDA around the end of May. Additional public hearings will be a part of the process, and three of the seven residential units will have income requirements. The item is on tomorrow's Township Board agenda for action.

10. PUBLIC REMARKS

None.

11. NEXT MEETING DATE

a. West Hamilton and Okemos Subcommittee-May 4, 2026, 7:30am-Central Fire Station, Community Room, 5000 Okemos Road.

12. ADJOURNMENT

The meeting was adjourned at 8:18am without objection.

Providing a safe and welcoming, sustainable, prime community.





Charter Township of Meridian  
Downtown Development Authority (DDA) –West Hamilton and Okemos Subcommittee  
Central Fire Station, 5151 Marsh Road, Okemos, MI 48864  
Monday, May 4, 2026 – Minutes DRAFT

**Members**

**Present:** Ron Sdao, Renee Korrey,, and David Fosdick

**Members**

**Absent:** Trustee Kathy Sundland

**Staff**

**Present:** Neighborhoods & Economic Development Director Amber Clark, Township Manager Tim Dempsey, and Executive Assistant Michelle Prinz

**Others**

**Present:** None

1. CALL MEETING TO ORDER

Director Clark called the meeting to order and Member Sdao read the mission statement at 7:30 am.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER KORREY TO APPROVE THE AGENDA. SUPPORTED BY MEMBER SDAO. MOTION APPROVED 3-0.**

3. COMMUNICATIONS

None.

4. PUBLIC REMARKS

None.

5. OLD BUSINESS

A. West Hamilton and Okemos Road-Site Formerly Known as “Village of Okemos”

The subcommittee reviewed the status of items that are being worked on for the site. The DDA requested Hubbell Roth and Clark (HRC) to act as a consultant to submit the Better Utilizing Investments to Leverage Development (BUILD) grant application. The application was submitted by Ingham County Road Department with the assistance of HRC. The results should be announced in July. If approved, the funding will support the addition of a left turn lane, updated pathway/sidewalks, and updated signalization at the Hamilton Road and Okemos Road intersection. With this work, Consumers Energy would then be asked to move their poles.

The property formerly known as the “Village of Okemos” has gone into receivership. The Township has met with the bank, and they agree to keep the 15-foot easement on Okemos Road.

There was discussion about the future vision of the project. Director Clark stated that she will be sharing an RFP for architectural design in July with all the development Boards. Also, there was discussion about the need to communicate with residents that the previous project would not occur. There was a suggestion of a public meeting in the future to explain that the “project is dead” and discuss the priorities for the new vision.

6. OPEN DISCUSSION/BOARD COMMENTS

Manager Dempsey mentioned that the Township has a purchase agreement on the single-family home at Liverance Street and Hamilton Road along with the 2 adjacent vacant parcels. These will be owned by the Township and will aid with public spaces needed for a future project and/or drainage issues.

7. PUBLIC REMARKS

None.

8. NEXT MEETING DATE

a. Tentative October 5, 2026, 7:30am-Township Municipal Building, Town Hall Room, 5151 Marsh Road.

9. ADJOURNMENT

The meeting was adjourned at 8:30am without objection.



To: Downtown Development Authority Members  
From: Neighborhoods & Economic Development Director Amber Clark  
Date: June 1, 2026  
Re: Hamilton Road Gas Update- Consumers Energy Project

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The following information was submitted by Deputy Manager Opsommer with Consumers Energy regarding the Hamilton Road Gas Line Update:

*Weather permitting, on May 26, Consumers Energy plans to close the outer eastbound lane of Grand River Avenue immediately east of Hamilton Road to replace the natural gas main that has reached the end of its useful life.*

*Weather permitting, on June 9, Consumers Energy currently plans to close Hamilton Road to all traffic from Grand River Avenue to Nakoma Drive to continue replacing this aging natural gas main.*

*These are the first two phases of a larger project that will include replacing this natural gas main on Hamilton Road from Grand River Avenue to the Hamilton Road/Marsh Road roundabout.*

*At this time, the only full road closure that is anticipated is the closure of Hamilton Road from Grand River Avenue to Nakoma Drive. Staff are working to identify whether Hamilton road will have a full road closure or if outer lanes will allow traffic through.*

*Work at the Hamilton Road/Marsh Road roundabout is scheduled to begin in early- to mid-June and move west toward Okemos Road. The outer westbound lane of Hamilton Road from the roundabout to Okemos Road will be closed when this work begins.*

***The full project is scheduled to be completed by September or early October.***

*We appreciate everyone's patience as Consumers Energy works to replacing this aging gas main.*

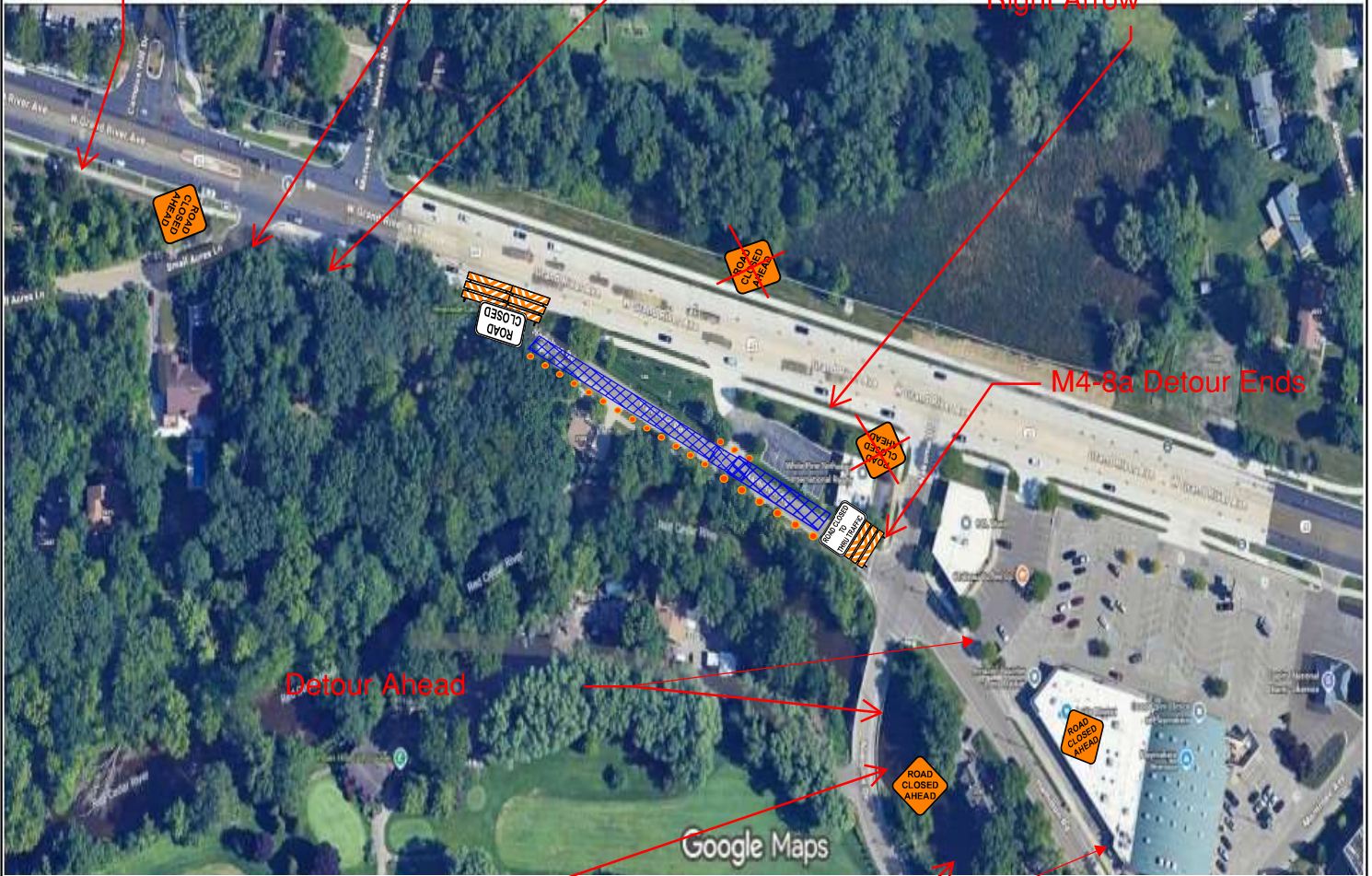
Please provide staff with any questions you may have.

Road Work Ahead  
(Hamilton Rd name  
Plaque on all signs)

Detour Ahead

M4-9 (Detour Straight  
Arrow)

M4-9  
Right Arrow



M4-8a Detour Ends

Detour Ahead

Hamilton Rd Name  
Plaque on all signs

Road Work Ahead

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**Consumers Energy: Bill Ready**

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**From** Consumers Energy <noreply@alerts.consumersenergy.com>

**Date** Thu 4/16/2026 4:08 PM

**To** Amber Clark <clark@meridian.mi.us>



## Your Consumers Energy Bill Is Available

Amount Due

ACCOUNT ENDING:2681  
2167 Hamilton Rd Okemos MI 48864-  
1643

# \$117.94

Due Date: May 07, 2026

 **exclamation-icon** Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

Thank you for your last payment of \$117.22 on April 6.

[View the Latest News, Safety and Service Guides.](#)

**April Energy Usage** Click below to access your energy dashboard **March 13 - April 14 (33 Days)**

 [Electric Usage Graph](#)

 [Consumers Promotional Image](#)

[Terms & Conditions](#) | [Unsubscribe](#)

Consumers Energy: Bill Ready

From Consumers Energy <noreply@alerts.consumersenergy.com>

Date Fri 5/15/2026 3:54 PM

To Amber Clark <clark@meridian.mi.us>



## Your Consumers Energy Bill Is Available

Amount Due

ACCOUNT ENDING:2681  
2167 Hamilton Rd Okemos MI 48864-  
1643

# \$96.60

Due Date: June 05, 2026

 Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

Thank you for your last payment of \$117.94 on May 7.

[View the Latest News, Safety and Service Guides.](#)

May Energy Usage Click below to access your energy dashboard April 15 - May 13 (29 Days)

 [Electric Usage Graph](#)

 [Consumers Promotional Image](#)



To: Downtown Development Authority Members  
From: Neighborhoods & Economic Development Director Amber Clark  
Date: June 1, 2026  
Re: Community Projects Fund (CPF) Amendment

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This memo provides a general update to the Downtown Development Authority regarding an approved amendment to the Community Projects Fund (CPF), originally awarded under the “Village of Okemos Workforce Housing” application. The total approved funding remains \$1,600,000. The CPF request was submitted in 2023 to then-Representative Slotkin to support infrastructure improvements within the Downtown District necessary to advance redevelopment of the approximately 4.5-acre site located on the north and south blocks of Hamilton Road. The project, known as the “Village of Okemos,” was envisioned as a 200-unit mixed-use development. Due to the property currently being in receivership, combined with significant infrastructure and financing challenges, this development is not anticipated to move forward in the foreseeable future.

Based on staff evaluation, it has become clear that meaningful redevelopment of the site will require completion of key public infrastructure improvements before private investment can realistically occur. Private developers have limited financial capacity to absorb the costs associated with public improvements. Authorities such as the DDA are uniquely positioned to support these types of investments, and a public entity’s participation may be a critical factor in enabling future development to proceed to construction.

The Township is actively pursuing the purchase of property located on Liverance Street, currently owned by Blue Sky Development Group. The CPF operates as a reimbursement program for eligible, approved expenditures. To that end, staff submitted an amendment request to the U.S. Department of Housing and Urban Development (HUD), the federal agency administering the CPF, to allow for potential reimbursement associated with this property acquisition. The amendment has been approved. Should the Township choose to seek reimbursement, staff will complete all required documentation and approvals to do so.

This acquisition would represent the Township’s second investment toward advancing redevelopment of the Hamilton Road site. The first authorizing the DDA to support the consultation of HRC to submit the BUILD grant for Okemos road improvements. Research consistently shows that healthy and actively developed downtowns rely on strong public-private partnerships. The Liverance Street property may serve multiple public purposes, including use as a natural landscape area or pocket park, which could enhance future development by reducing on-site landscaping requirements. Specific design concepts for the property have not yet been determined.

No action is required from the Downtown Development Authority at this time. As the DDA is the authorized recipient of the CPF funding, any future amendments or reimbursement actions related to the CPF will be brought forward for consideration as appropriate. Staff will continue to keep the DDA informed of all changes related to the CPF in the coming weeks.



To: Downtown Development Authority Members  
From: Neighborhoods & Economic Development Director Amber Clark  
Date: June 1, 2026  
Re: Redevelopment Infill Analysis and Design RFP Support

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At the EDC Board's direction, staff have developed the attached draft **Redevelopment Infill Analysis and Design RFP**. The purpose of this effort is to obtain current market data on likely future development types within the Township and to translate that data into architectural design concepts that align with surrounding subdivision patterns. These concepts could be adopted by the Township to provide clearer expectations and support more efficient development of review and approval. Staff experience indicates that neighboring subdivisions place the greatest emphasis on traffic impacts, noise, proximity to existing homes, and the quality of development design. Most residents do not have major concerns with the entities or function of the facility. Most residents prioritize a potential developments impact to any change to their personal lives (obscured visuals, change in topography or landscaping, proximity to personal property). Residents have also asked why certain types of developments are coming to the Township like gas stations, car washes, and fast food locations. The Township currently does not limit these specific industries. Any restrictions are placed on the Planning or Zoning of the site.

An updated analysis of our community could provide future context to the types of businesses that are looking for a community like Meridian Township, to call home. Potential redevelopment sites fall within or near existing neighborhoods or developments. The study will request that a qualified consultant provide aesthetic architectural designs for any infill concept. The design should incorporate the design of neighboring buildings and neighborhoods.

We are requesting approval from the Downtown Development Authority to fund a portion of the costs for the selected consultant. Staff has received approval from the Meridian EDC and also intend to request that the CIA assist with a portion of the cost of the study. Finally a request to the Michigan Economic Development Authority through technical assistance, will support the full cost of the study for our community.

The consultant will be hired by the Township through our RFP process and will help conduct a community wide study with emphasis on the following redevelopment sites:

1. 1982 W. Grand River Avenue - Meridian Mall
2. 1510-1520 Haslett Road
3. Carriage Hills PICA
4. 6475 Newton Road
5. 6365 Newton Road
6. 1522 & 1530 Haslett Road



7. 5010 Park Lake Road
8. Northwest and Southwest blocks of Hamilton and Okemos Road

At least one public engagement/community meeting shall be held by the consultant. This will give our community members an opportunity to describe what they like best in a project and what to avoid. The study will include a market and housing analysis to evaluate development trends, pricing, affordability, and overall demand within the Township. These findings will be used to develop site specific redevelopment concepts that are realistic and aligned with community needs. Conceptual designs will also consider walkability, compatibility with surrounding neighborhoods, and opportunities for attainable housing were supported by data.

Our goal today is to get authorization from the DDA to pursue the attached RFP with a budget of no more than \$85,000. The estimated cost is derived from the recently submitted Corridor Improvement Integrated Plan. Study ranges were \$45,000- \$120,000. The MEDC's technical assistance program supports communities certified RRC with studies like this. Once selected, Meridian Township can submit the proposal to MEDC for support to complete the analysis. If approved, the Township will move forward by submitting the RFP and holding the open bid July 16, 2026.

A recommendation is prepared for your consideration:

**MOVE TO AUTHORIZE STAFF TO SUBMIT THE REDEVELOPMENT AND INFILL DESIGN RFP WITH BID OPENINGS SET FOR JULY 16, 2026.**



**CHARTER TOWNSHIP OF MERIDIAN**  
**Request for Proposal**  
**Infill Redevelopment Analysis and Conceptual Design**

**OWNER** Charter Township of Meridian  
Economic Development Department  
5151 Marsh Road  
Okemos, MI 48864

**CONTACT PERSON** Amber Clark  
Neighborhoods & Economic Development Director

**CONTACT PHONE** 517.853.4568  
E-mail: [Clark@meridian.mi.us](mailto:Clark@meridian.mi.us)

**PROJECT NAME** Infill Redevelopment Analysis and Conceptual Design RFP

**BID OPENING** **Thursday, July 16, 2026, 3 p.m.**

**PROJECT DESCRIPTION**

Meridian Township is seeking a qualified consultant to complete an *Infill Redevelopment Analysis and Conceptual Design Study* to support future development planning and implementation efforts. The Township has identified specific redevelopment and infill sites within the community that will need an in-depth market analysis, housing study, and design proposed for each location.

These tasks shall be completed in one single study, to support informed decision making regarding future development. Each infill site analysis must include implementation strategies that are clearly tied to market data and supported by realistic design concepts.

The final product will provide:

- A Township-wide market analysis with a five- to ten-year outlook, and
- Site-specific redevelopment concepts supported by the market findings.

**PROJECT PURPOSE**

The purpose of the project is to provide Meridian Township with a well-supported analytical foundation for evaluating the Township's projected growth, specifically focused on particular infill and redevelopment sites the next five to ten years.

The Township is looking for an analysis that can:

- Clearly demonstrate what the market supports and need for potential development types.
- Provide realistic design options that reflect local context, pay particular attention to the design of the neighboring subdivision for inspiration for the infill development aesthetic.
- Help inform discussions where development decisions may be complex or sensitive.



**CHARTER TOWNSHIP OF MERIDIAN**  
**Request for Proposal**  
**Infill Redevelopment Analysis and Conceptual Design**

- Support long-term planning and economic development goals.

The final product should be practical, clearly communicated, and usable by Township staff, developers, residents and decision-makers.

**PROJECT SPECIFIC STUDY AREAS**

The consultant will provide a general market analysis for the Township. The Consultant will also focus on the following priority redevelopment and infill sites within Meridian Township:

- Northwest and Southwest blocks of Hamilton and Okemos Road
- 1982 W. Grand River Avenue – Meridian Mall
- 2838 Grand River Avenue – Coral Gables Complex
- 6365 Newton Road
- 1522 & 1530 Haslett Road
- 5010 Park Lake Road
- Carriage Hills PICA

Proposed concepts should enhance walkability, affordability, or equity, and may emphasize one or more of these pillars.

**PROJECT BUDGET**

**The estimated budget for this project is \$85,000. Proposals should include a clear cost breakdown.**

**PROJECT SCOPE AND OUTLINE**

The consultant shall complete a focused study that integrates market analysis, housing analysis, and conceptual infill design.

**MARKET AND HOUSING ANALYSIS**

The consultant shall provide a targeted market and housing analysis directly tied to redevelopment feasibility for the identified sites. This analysis should evaluate the feasibility of residential and mixed-use development under current and projected conditions and include relevant data such as:

- Development trends
- Pricing and affordability
- Market demand

Findings must clearly support conclusions regarding feasible development types.

**CONCEPTUAL DESIGN**

Conceptual designs shall:

- Enhance walkability and non-motorized travel.
- Include attainable and affordable housing concepts where supported by data.



**CHARTER TOWNSHIP OF MERIDIAN**  
**Request for Proposal**  
**Infill Redevelopment Analysis and Conceptual Design**

- Incorporate architectural and site design standards that blend infill development with surrounding neighborhoods.

**COMMUNITY ENGAGEMENT REQUIREMENT**

Proposals should include at least one (1) opportunity for community engagement across property owners, developers, residents, business owners and tenants.

Proposals shall describe:

- The firm's experience with similar redevelopment, infill, or design-focused projects, along with their approach to completing this work.
- Provide examples of projects that feature environmental enhancements, affordable/attainable housing, and walkability enhancements.

Submissions should also include a proposed timeline, organizational structure, and cost estimate.

**MARKET INDICATORS**

The consultant shall include key market indicators, such as:

- Recent housing development trends
- Mix of housing types
- Pricing patterns for owned and rental housing
- Recently permitted units

The analysis should also consider broader influences on housing demand, including the presence of Michigan State University and the State of Michigan, and their impacts on local development patterns.

**PROJECT DEVELOPMENT**

A key part of this study is to provide clear data for potential development outcomes. This includes estimating a reasonable range of new housing that could be supported in the Township and identifying likely target populations based on general factors such as income levels in an age group.

**SITE SPECIFIED PROJECT DESIGN REQUIREMENTS**

For the indicated sites within the proposal, the consultant should prepare design options for each site. These designs should show realistic redevelopment ideas and show how new development could fit within the existing environment and natural features of the Township. Design work should be aligned with the findings of the analysis.

Design concepts could include optional ideas to enhance the existing natural features of neighborhoods, parks, rivers, and other natural areas of the Township. Enhance walkability or connect to non-motorized pathways, and increase housing affordability/attainability.

**GRAND RIVER AVENUE:**



**CHARTER TOWNSHIP OF MERIDIAN**  
**Request for Proposal**  
**Infill Redevelopment Analysis and Conceptual Design**

For properties that fall along Grand River Avenue, designs should consider minimizing building setbacks, provide shared access points, and appropriate storm water management. Enhanced landscaping and pedestrian features, such as lighting and pathway improvements, should be included everywhere appropriate. Missing Middle housing options that are affordable for residents based on market data.

**DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT:**

For properties within the downtown district, the consultant should provide an updated streetscape concept for the Hamilton and Okemos Road site. The design should improve overall functionality and character and should **not** include a boulevard.

**NEIGHBORHOOD TRANSITIONS:**

Across all sites, designs should include appropriate transitions between new development and existing residential areas. This may include buffers, natural features, or other site design strategies to reduce impacts on nearby neighborhoods.

**PROPOSED TIMELINE**

- June 2026: RFP open for submissions
- July 2026: RFP Closes – Bid Opening same day
- August 2026: Meridian EDC selects winning submission
- August 2026: Township enters into agreement with MEDC for TAB
- September 2026: Consulting Firm begins Analysis

**PROPOSALS**

Consultants interested in developing a proposal should submit the following materials by **Thursday, July 16, 2026, 2:59 p.m.** to be considered:

1. Renderings illustrating the proposed concepts, including supplemental information such as market statistical analysis, research analysis, and industry data. Artist's statement.
2. Resumes of all assigned staff that will develop the study.
3. Best practices for implementation of the proposed concepts.
4. Support materials such as examples of other works and/or reviews of similar work. Examples should describe the associated cost of those proposals.
5. Itemized budget including all costs

The consultant will provide a report that clearly presents the findings of the study. The final report should include a summary of the key findings, supporting data, and recommendations that clearly demonstrate how findings connect to and support existing Township plans and future planning efforts. Submittals of the same materials in digital formats (.doc, .pdf, .jpeg, .ppt) are encouraged.



**CHARTER TOWNSHIP OF MERIDIAN**  
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**Infill Redevelopment Analysis and Conceptual Design**

**INCURRING COST**

The Charter Township of Meridian is not liable for any costs incurred by Respondents prior to issuance of a contract for the project.

**TIME REQUIREMENTS:**

The Township shall receive all proposals by 2:59 pm, **Thursday, July 16, 2026.**

**Bid proposals will be opened: Thursday, July 16, 2026 at 3:00 pm.**

**PLEASE SUBMIT PROPOSALS TO:**

RFP Infill Redevelopment Analysis and Design Bid Opening  
Meridian Township Clerk's Office  
Attn: Clerk Demas or Director Clark  
5151 Marsh Road, Okemos MI 48864

For more information or questions please contact Amber Clark at (517) 853-4568 or [Clark@meridian.mi.us](mailto:Clark@meridian.mi.us).



To: Meridian Township DDA Members  
From: Amber Clark, Neighborhoods & Economic Development Director  
Date: June 1, 2026  
Re: 2025 Downtown Development Authority Annual Report

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**Board Summary:**

The Recodified Tax Increment Financing Act (2018 PA 57, as amended, MCL 125.4101 *et seq.*) requires any municipal authority capturing tax increment revenues to submit an annual report to its governing body, the Michigan Department of Treasury, and all entities subject to tax capture. In accordance with this requirement, the fiscal year 2024 report for the Meridian Township Downtown Development Authority (“DDA”).

- **2021 Capture was equal to:** \$20,471,638 granting the DDA \$39,252.09 in funding.
- **2022 Capture was equal to:** \$21,110,801 granting the DDA \$56,319.89 in funding.
- **2023 Capture was equal to:** \$20,995,760 granting the DDA \$53,208.14 in funding. The decrease in taxable value is related to the Drain Office purchase of a commercial property valued at \$2M. Ingham County Drain Office is a non-taxable entity that removed this value. The Drain office claims the potential development of the site will allow for increased stormwater management at the intersection of Okemos and Grand River Avenue.
- **2024 Capture was equal to:** \$21,951,655 granting the DDA \$81,558.74 in funding.
- **2025 Capture was equal to:** \$24,165,543 granting the DDA \$141,445 in funding. Please note an MTT for the 2025 tax year was approved for Vistaluxe Realty LLC properties for \$7,795.69. Bringing the total tax revenue to \$135,569.12

**Budgetary Implications:**

Tax Increment Financing (TIF) is the vehicle that provides funding to the Downtown Development Authority. Increases in individual parcels' value or decreases in their values impact the value. TIF is calculated by the increase from the base value of the DDA, starting from 2018 (\$19,028,658). The mission of Development Districts, like the DDA, is to provide appropriate investment into individual properties to increase their overall value. TIF allows for revolving investment in the DDA, enhancing the district and creating opportunities for development and businesses.

**The following motion have been prepared for the DDA Board consideration:**

**MOVE TO APPROVE THE 2025 DOWNTOWN DEVELOPMENT AUTHORITY ANNUAL REPORT AND APPROVE DISSEMINATION TO THE PUBLIC, STATE TREASURY, AND REQUIRED TAXING JURISDICTIONS AS REQUIRED BY THE RECODIFIED TAX INCREMENT FINANCING ACT.**



**Attachments:**

1. 2025 Meridian Township Downtown Development Authority Annual Report

## Annual Report on Status of Tax Increment Financing Plan

<b>Send completed form to:</b> <a href="mailto:Treas-StateSharePropTaxes@michigan.gov">Treas-StateSharePropTaxes@michigan.gov</a>	<b>Meridian Township</b>	TIF Plan Name	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2024. MCL 125.4911(2)	<b>Downtown Development Authority</b>		<b>2025</b>
	Year AUTHORITY (not TIF plan) was created:	2005	
	Year TIF plan was created or last amended to extend its duration:	2018	
	Current TIF plan scheduled expiration date:	2038	
	Did TIF plan expire in FY24?	no	
	Year of first tax increment revenue capture:	2019	
	Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	no	
	If yes, authorization for capturing school tax:		
	Year school tax capture is scheduled to expire:		

**Revenue:**

Tax Increment Revenue	\$	133,844
Property taxes - from DDA millage only	\$	-
Interest	\$	7,601
State reimbursement for PPT loss (Forms 5176 and 4650)	\$	-
Other income (grants, fees, donations, etc.)	\$	-
<b>Total</b>	<b>\$</b>	<b>141,445</b>

**Tax Increment Revenues Received**

		Revenue Captured	Millage Rate Captured
From counties	\$	59,671	12.4421
From cities	\$	-	
From townships	\$	38,450	8.0181
From villages	\$	-	
From libraries (if levied separately)	\$	-	
From community colleges	\$	18,038	3.7611
From regional authorities (type name in next cell)	CRAA \$	3,352	0.6990
From regional authorities (type name in next cell)	CATA \$	14,333	2.9886
From regional authorities (type name in next cell)	\$	-	
From local school districts-operating	\$	-	
From local school districts-debt	\$	-	
From intermediate school districts	\$	-	
From State Education Tax (SET)	\$	-	
From state share of IFT and other specific taxes (school taxes)	\$	-	

	<b>Total</b>	<b>\$ 133,844</b>
<b>Expenditures</b>		
Consumers Energy Bills		\$ 1,540
Allegra Printing New Logo		\$ 417
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
Transfers to other municipal fund (list fund name)		\$ -
Transfers to other municipal fund (list fund name)		\$ -
Transfers to General Fund		\$ -
	<b>Total</b>	<b>\$ 1,957</b>
<b>Total outstanding non-bonded Indebtedness</b>	Principal	\$ -
	Interest	\$ -
<b>Total outstanding bonded Indebtedness</b>	Principal	\$ -
	Interest	\$ -
	<b>Total</b>	<b>\$ -</b>
<b>Bond Reserve Fund Balance</b>		<b>\$ -</b>
<b>Unencumbered Fund Balance</b>		<b>\$ -</b>
<b>Encumbered Fund Balance</b>		<b>\$ -</b>

**CAPTURED VALUES**

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	
				Overall Tax rates captured by TIF plan	TIF Revenue
Ad valorem PRE Real	\$ 735,842	\$ 597,638	\$ 138,204	27.9089000	\$3,857.12
Ad valorem non-PRE Real	\$ 19,294,901	\$ 15,645,170	\$ 3,649,731	27.9089000	\$101,859.98
Ad valorem industrial personal	\$ -	\$ -	\$ -	27.9089000	\$0.00
Ad valorem commercial personal	\$ 3,828,200	\$ 2,589,450	\$ 1,238,750	27.9089000	\$34,572.15
Ad valorem utility personal	\$ 306,600	\$ 196,400	\$ 110,200	27.9089000	\$3,075.56
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00

IFT New Facility personal property on commercial class land	\$	-	\$	-	\$
IFT New Facility personal property, all other	\$	-	\$	-	\$
Commercial Facility Tax New Facility	\$	-	\$	-	\$
IFT Replacement Facility (frozen values)	\$	-	\$	-	\$
Commercial Facility Tax Restored Facility (frozen values)	\$	-	\$	-	\$
Commercial Rehabilitation Act	\$	-	\$	-	\$
Neighborhood Enterprise Zone Act	\$	-	\$	-	\$
Obsolete Property Rehabilitation Act	\$	-	\$	-	\$
Eligible Tax Reverted Property (Land Bank Sale)	\$	-	\$	-	\$
<b>Exempt (from all property tax) Real Property</b>	\$	-	\$	-	\$
Total Captured Value		24,165,543		\$ 19,028,658	\$

-	0.0000000	\$0.00
-	0.0000000	\$0.00
-	0.0000000	\$0.00
-	0.0000000	\$0.00
-	0.0000000	\$0.00
-	0.0000000	\$0.00
-	0.0000000	\$0.00
-	0.0000000	\$0.00
-	0.0000000	\$0.00
-	<b>0.0000000</b>	\$0.00
-	<b>0.0000000</b>	\$0.00
5,136,885	<b>Total TIF Revenue</b>	<b>\$143,364.81</b>



**To: Downtown Development Authority Members**  
**From: Linda Burghardt, Meridian Township Treasurer**  
**Date: April 24, 2026**  
**Re: Request for Reimbursement: DDA Tax Capture Adjustment**

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This memo serves as a formal request for the Downtown Development Authority to reimburse Meridian Township for tax increment revenues previously captured. Due to tax adjustments within the DDA district, the Township has already fulfilled the legal obligation to repay the affected taxing jurisdictions.

Following a Michigan Tax Tribunal consent judgement, a downward adjustment was made to the taxable value for the 2025 tax year for five parcels within the DDA district. Because the DDA's capture is calculated on the increment above the base value, this adjustment lowered the DDA's legal entitlement to the funds previously distributed.

To ensure compliance with statutory requirements, Meridian Township has already issued the necessary refunds to the following jurisdictions:

- Ingham County \$3,475.30
- Capital Regional Airport Authority \$ 195.28
- Capital Area Transportation Authority \$ 834.78
- Lansing Community College \$1,050.48
- Meridian Township (Taxing Unit) \$2,239.85

The total amount paid out by the Township on behalf of the DDA is \$7,795.69. As these funds were originally distributed to the DDA as part of the tax capture, the DDA is now required to reimburse the Township for this overage.

Please refer to the attached supporting spreadsheet, which provides a detailed breakdown of the adjusted parcels, the specific millage rates impacted, and the exact amounts repaid to each taxing jurisdiction.

Please authorize the payment of the total payback amount of \$7,795.69 to Meridian Township.

**MOVE TO AUTHORIZE PAYMENT OF \$7,795.69 AS REPAYMENT TO THE MERIDIAN TOWNSHIP GENERAL FUND FOR THE REDUCTION IN TAXABLE VALUE FOR PROPERTIES AT 4690 OKEMOS -2114 HAMILTON ROAD OWNED BY VISTALUXE LLC.**

**DDA 2025**

2025 Capture that was overpaid to the DDA

MTT adjustment for 5 parcels on 02.05.2026		Base Value	\$ 19,028,658	Base Value	\$ 19,028,658
Reduction in AV/TV		Original 2025 Taxable Value	\$ 24,547,443	Adjusted 2025 Taxable Value	\$ 24,165,543
21-406-002	\$ (40,100)	Original 2025 Capture Value	\$ 5,518,785	Adjusted 2025 Taxable Value	\$ 5,136,885
21-406-003	\$ (14,200)				
21-406-004	\$ (5,200)				
21-406-005	\$ (235,300)				
21-406-006	\$ (87,100)				
Total reduction	\$ (381,900)				

**Summer 2025**

	ING CO
Total Adjusted 2025 Summer DDA Capture	\$ 34,830.98
Total 2025 Summer Capture paid to DDA via check	\$ 34,413.76
Total 2025 Summer Capture paid to DDA Settlement	\$ 2,283.73
Total 2025 Summer Capture DPP Township to Collect	\$ 27.50
Total Paid to DDA 2025 Summer	\$ 36,724.99
DDA Summer 2025 overcapture amount due to entities	\$ (1,894.01)

**Winter 2025**

	ING CO	CRAA	CATA	LCC	MER OPER	REC SVS	BP	FIRE	PARKS	POLICE	LP	POLICE FIRE	TOTAL
Total Adjusted 2025 Winter DDA Capture	\$ 29,081.34	\$ 3,590.07	\$ 15,351.48	\$ 19,319.70	\$ 21,120.18	\$ 751.96	\$ 1,679.15	\$ 3,218.58	\$ 3,349.64	\$ 3,054.82	\$ 506.37	\$ 7,502.34	\$ 108,525.63
Total 2025 Winter Capture paid to DDA via check	\$ 28,732.95	\$ 3,547.15	\$ 15,167.63	\$ 19,088.26	\$ 20,867.18	\$ 743.00	\$ 1,659.15	\$ 3,180.10	\$ 3,309.60	\$ 3,018.32	\$ 500.38	\$ 7,412.53	\$ 107,226.25
Total 2025 Winter Capture paid to DDA Settlement	\$ 1,906.73	\$ 235.37	\$ 1,006.52	\$ 1,266.68	\$ 1,384.76	\$ 49.33	\$ 110.10	\$ 211.00	\$ 219.63	\$ 200.27	\$ 33.18	\$ 491.89	\$ 7,115.46
Total 2025 Winter Capture DPP Township to Collect	\$ 22.95	\$ 2.83	\$ 12.11	\$ 15.24	\$ 16.66	\$ 0.59	\$ 1.32	\$ 2.53	\$ 2.64	\$ 2.41	\$ 0.39	\$ 5.93	\$ 85.60
Total Paid to DDA 2025 Winter	\$ 30,662.63	\$ 3,785.35	\$ 16,186.26	\$ 20,370.18	\$ 22,268.60	\$ 792.92	\$ 1,770.57	\$ 3,393.63	\$ 3,531.87	\$ 3,221.00	\$ 533.95	\$ 7,910.35	\$ 114,427.31
DDA Winter 2025 overcapture amount due to entities	\$ (1,581.29)	\$ (195.28)	\$ (834.78)	\$ (1,050.48)	\$ (1,148.42)	\$ (40.96)	\$ (91.42)	\$ (175.05)	\$ (182.23)	\$ (166.18)	\$ (27.58)	\$ (408.01)	\$ (5,901.68)
	ING CO	CRAA	CATA	LCC	MER TWP	TOTAL							
Total DDA 2025 overcapture amount due to entities	\$ (3,475.30)	\$ (195.28)	\$ (834.78)	\$ (1,050.48)	\$ (2,239.85)	\$ (7,795.69)							

<b>New or Relocating</b>							
<b>Developer Name</b>	<b>Project Name</b>	<b>Review Category</b>	<b>Project Location</b>	<b>Project Type</b>	<b>Unit #</b>	<b>Assigned To</b>	<b>Description</b>
Mister Car Wash	Mister Car Wash	New Business Opening	4880 Marsh Road	New Commercial Development	1	Building Dept. Engineering Dept.	Completion of Mister Car Wash expected June 2026.
Meridian Grand River LLC	Terra Firma E.L. Climbing Gym	New Business Opening	2655 E. Grand River Ave	New Commercial Development	1	Building & Fire Department	New fitness establishment taking over the suite previously occupied by Foods for Living.
Pretium Properties LLC	Southern Spice Indian Cuisine	Business Name Change	4760 Marsh Road	New Commercial Establishment	1	Building Department	Existing Food Establishment with new name.

<b>Under Construction</b>							
<b>Developer Name</b>	<b>Project Name</b>	<b>Review Category</b>	<b>Project Location</b>	<b>Project Type</b>	<b>Unit #</b>	<b>Assigned To</b>	<b>Description</b>
DTN Property Management	Newton Pointe	Under Construction	6276 Newton Road	New Commercial Development	5	Building Department	Continued construction of Newton Pointe MUPUD. This construction phase will develop the quadplexes.
Haslett New Beginnings OBGYN	Haslett New Beginnings OBGYN	Under Construction	1650 Haslett Road	Interior Expansion	1	Building Department	Remodel of Haslett New Beginnings OBGYN office.
SP Holding Company, LLC	Haslett Village Square 2.0	Under Construction	1655-1621 Haslett Road	Commercial Remodel	4	Building and Engineering Department	Rehabilitation of the existing approximate 7,900 sq. ft. commercial building.
Eyde Hannah Plaza LLC	El Camino's Garage Bar	Under Construction	4790 Hagadorn Road Suite 102	New Commercial Development	1	Building Department	New bar/restaurant in Hannah Plaza.
SP Holding Company, LLC	Haslett Village Square 2.0	Under Construction	1671 Haslett Road - Building A	New Development	67	Building, Engineering & Fire Department	Building A in the Haslett Village Square redevelopment. Multifamily building 67 total units proposed.
CFT NV Developments LLC	Panda Express	Under Construction	4990 Marsh Road	New Commercial Development	1	Building Department	Construction of the Panda Express. Quick service restaurant

Meridian Mall PLC	Box Lunch	Under Construction	1982 W. Grand River Avenue	New Commercial Development	1	Building Department	New retail establishment in the Meridian Mall.
Forsberg Real Estate Group LLC	Get Loaded Kitchen	Under Construction	2398 Jolly Road	New Commercial Establishment	1	Building Department	New Food Establishment at 2398 Jolly Road.
St. Martha Parish Okemos	St. Martha Parish Okemos School Building Expansions	Construction Permit Issued	1100 W. Grand River Ave	New Development	2	Building, Engineering, & Fire Department	Additional building/classroom developments at St. Martha Parish Okemos.
Louis J Eyde Family LLC	YEO & YEO P.C. Office Buildout	Construction Permit Issued	2843 Eyde Parkway Suite 230	Commercial Remodel	1	Building Department	Interior remodel for commercial office.
TKG Meridian Towne Centre LLC	Marshalls	Under Construction	4904 Marsh Road	Commercial Remodel	1	Building Department	Interior update to changing rooms.
Eyde Hannah Plaza LLC	New BBQ Restaurant	Under Construction	4750 Hagadorn Rd	Commercial Remodel	1	Building Department	New Korean BBQ Restaurant proposed.

<b>Under Review Developer Name</b>	<b>Project Name</b>	<b>Review Category</b>	<b>Project Location</b>	<b>Project Type</b>	<b>Unit #</b>	<b>Assigned To</b>	<b>Description</b>
SP Holding Company LLC	Haslett Village Square 2.0	Under Building & Plan Review	1655 Haslett Road - Building C-1	New Development	12	Building, Engineering, & Fire	Building C-1, of the Haslett Village Square MUPUD. 3 Story building total of 12 units.
SP Holding Company LLC	Haslett Village Square 2.0	Under Building & Plan Review	1655 Haslett Road - Building D-3	New Development	12	Building, Engineering, & Fire	Building D-3, of the Haslett Village Square MUPUD. 3 Story building total of 12 units.
Jaihoon Khamush	"Kedi" Craft Restaurant	SUP Plan Under Review	4632 Okemos Road	New Development	1	Planning	Application for a new restaurant in existing building.
7 Eleven (7-11)	7 Eleven (7-11)	SUP Plan Review	2736 E. Grand River Ave.	Convenience Service Station	1	Planning	Application for a new service station convenience store proposed.
SP Holding Company LLC	Haslett Village Square 2.0	Under Building & Plan Review	1667 Haslett Road	New Development	12	Building, Engineering, & Fire	Building C-2, of the Haslett Village Square MUPUD. 3 Story building total of 12 units.

SP Holding Company LLC	Haslett Village Square 2.0	Under Building & Plan Review	1663 Haslett Road	New Development	12	Building, Engineering, & Fire	Building C-3, of the Haslett Village Square MUPUD. 3 Story building total of 12 units.
Imperial Real Estate LLC	90's Nails	Under Building Review	4708 Okemos Road	Commercial Development Relocation	1	Building Dept. Engineering Dept.	Relocation of 90's Nails from Meridian Mall to commercial suite in Downtown.
Eyde Land Holdings LLC	Authentix Okemos	Under Building & Plan Review	1604 Central Park Drive	New Development	24	Building Dept. Engineering Dept.	Construction of multifamily housing on Central Park Drive between Times Square and Columbus Avenue. 24 of 252 Housing units.
Eyde Land Holdings LLC	Authentix Okemos	Under Building & Plan Review	1608 Central Park Drive	New Development	24	Building Dept. Engineering Dept.	Construction of multifamily housing on Central Park Drive between Times Square and Columbus Avenue. 24 of 252 Housing units.
Eyde Land Holdings LLC	Authentix Okemos	Under Building & Plan Review	1610 Central Park Drive	New Development	1	Building Dept. Engineering Dept.	Construction of Clubhouse for Central Park/Authentix multifamily development.
David J Stanton & Associates	Wendy's	Under Building Review	4850 Marsh Road	Commercial Remodel	1	Building Dept. Engineering Dept.	Plans received for existing restaurant remodel.
Vistaluxe Realty LLC	N/A	Under Building Review	2114 Hamilton Road	Exterior Building Foundation/Wall Repair	1	Building Department	Repair of exterior wall and building foundation plans under review.