

1. CALL MEETING TO ORDER
2. ROLL CALL
3. MISSION: Set the standard in creating an entrepreneurial culture; be the example for revitalization of our business districts and be the leaders in building sustainable public/private partnerships.
4. APPROVAL OF AGENDA
5. CONSENT AGENDA
 - A. Minutes –Meeting November 6, 2025
 - B. Development Projects
6. COMMUNICATIONS
7. PUBLIC REMARKS
8. OLD BUSINESS
9. NEW BUSINESS
 - A. Lunar New Year Celebration Contribution
 - B. Façade Improvement Grant Reimbursement Agreement
10. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC REMARKS
13. NEXT MEETING DATE
 - A. February 5, 2026, 7:30am
14. ADJOURNMENT



Charter Township of Meridian
Meridian Economic Development Corporation
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, November 6, 2025– Minutes -DRAFT

Members

Present: Dave Ledebuhr, Adam Carlson, Joy Hazard, David Fosdick, Adam Hodges, Nate Ide, and Trustee Kathy Sundland

Members

Absent:

Others

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

1. CALL MEETING TO ORDER

Chair Carlson called the meeting to order at 7:32am and Member Ide read the mission statement.

2. **MISSION:** Set the standard in creating an entrepreneurial culture, be the example for revitalization of our business districts, and be the leaders in building sustainable public/private partnerships.

3. APPROVAL OF THE AGENDA

MOTION BY MEMBER FOSDICK TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 7-0.

4. CONSENT AGENDA

a. Minutes-Meeting August 7, 2025

MOTION BY MEMBER FOSDICK TO AMEND THE AUGUST 7, 2025 MINUTES TO INCLUDE TRUSTEE KATHY SUNDLAND AS PRESENT. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 7-0.

b. Development Projects

MOTION BY MEMBER FOSDICK TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 7-0.

5. COMMUNICATIONS

None.

6. PUBLIC REMARKS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

a. Ideal Mortgage Services-1257 Haslett Road Façade Improvement Grant Request

Director Clark presented the application for exterior improvements that was received. The project at Ideal Mortgage Services includes new siding and a new door. The application is complete and meets all grant requirements. Staff recommends the project for approval by the EDC. It is expected to be complete in the next three-six months. The dollars, minus any permit fees, will be reimbursed to the applicant upon completion and submittal of all receipts.

MOTION BY MEMBER LEDEBUHR TO ACCEPT AND APPROVE A FAÇADE IMPROVEMENT GRANT, TO REIMBURSE IDEAL MORTGAGE SERVICES FOR AN EXTERIOR SITE IMPROVEMENT PROJECT THAT WILL INCLUDE NEW EXTERIOR SIDING AND A NEW DOOR AT 1257 HASLETT ROAD. SUPPORTED BY MEMBER FOSDICK. MOTION PASSES 7-0.

MOTION BY MEMBER LEDEBUHR TO RECUSE MEMBER IDE FROM THE DISCUSSION. SUPPORTED BY MEMBER FOSDICK. MOTION PASSES 7-0.

MOTION TO AMEND THE ORIGINAL MOTION BY MEMBER LEDEBUHR TO INCLUDE UP TO \$6,600. SUPPORTED BY MEMBER FOSDICK. MOTION PASSES 6-1 (OBSTAIN).

b. 2026 Meridian Economic Development Corporation Calendar

Director Clark shared the draft 2026 meeting schedule. It was discussed there may not be a need to meet in July or December. There was consensus to remove the July meeting from the schedule.

MOTION BY MEMBER HODGES TO MOVE AND ADOPT THE RESOLUTION AUTHORIZING THE 2026 MEETING SCHEDULE FOR THE ECONOMIC DEVELOPMENT CORPORATION OF MERIDIAN TOWNSHIP AS PROPOSED WITH THE CHANGE OF REMOVING THE JULY 2ND MEETING. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 7-0.

9. REPORTS/OPEN DISCUSSION

a. Lansing 5:01 Friendsgiving Event

Partnered with Lansing 5:01 to host a Friendsgiving event on Thursday, November 20th at Peak Performance on Grand River Avenue in Okemos.

b. Development Project Updates

- Ashley Furniture will be hosting a ribbon cutting on 11/8 at 11:00am
- Dr. Tenaglia sold her practice to a new dentist
- Panda Express is beginning construction at the old Wheat Jewelers site
- Haslett Village Square has four commercial suites, one will be a Coffee Shop, and the first residential building has pulled permits

- El Camino's Garage Bar is under renovation at the Hannah Plaza
- Terra Firm Gym will be occupying the former Foods for Living site

c. Meridian Mall Updates

- New exotic snacks store
- Tesla vehicle sales in the center of the Mall
- Ashley Furniture is opened and is two levels
- Lots of new holiday stores

12. PUBLIC REMARKS

Member Ide thanked the EDC for the grant approval.

13. NEXT MEETING DATE

- December 4, 2025 at 7:30am at the Township Municipal Building-Town Hall Room.

14. ADJOURNMENT

Hearing no objection, Chair Carlson adjourned the meeting at 8:06am.



To: Meridian Economic Development Corporation
From: Amber Clark Director Neighborhoods & Economic Development
Date: January 8, 2026
Re: Economic Development Lunar New Year Contribution

In early 2000's the Meridian EDC with the support of the then Treasurer Julie Brixie, began sponsoring the Greater Lansing Chinese Association's annual celebration commemorating the new year at Meridian Mall. After COVID-19 the Meridian EDC has reinvigorated their efforts to support and enhance culturally diverse events that support local business or attract visitors to Meridian.

The EDC has contributed to several Lunar/Chinese New Year celebrations at Meridian Mall. The promotional engagement funding in the EDC's budget is made primarily to support community engagement activities that expand or attract attention to Meridian Township.

The Greater Lansing Chinese Association in partnership with Meridian Township Parks, Meridian EDC, and the Meridian Mall contribute to put on the event. Included with this memo is a request from the GLCA for a donation in support of the Lunar New Year celebration. Funding in our budget has been set aside to support community promotion and attraction events.

A motion has been prepared for your consideration:

MOVE TO APPROVE SPONSORSHIP OF THE LUNAR NEW YEAR CELEBRATION AT MERIDIAN MALL IN THE AMOUNT OF \$1500.

Attachments:

1. GLCA Proposal & Sponsorship Categories



November 2, 2025

Dear Prospective Sponsor,

In collaboration with Meridian Township Parks and Recreations, the Greater Lansing Chinese Association (GLCA) is once again hosting the 2025 Chinese New Year Celebration event in **Meridian Mall, Okemos, on February 15th, 2026.**

The upcoming event will include welcome speech by our local township officials, stage performances, cultural exhibits and other traditional cultural activities. We anticipate that it will attract thousands of local residents in the Greater Lansing area, as one of the year's greatest events in our community. In the meantime, we



invite you to this event to further introduce the products and services you provide to this community. A free promotional stand will be provided by us.

GLCA has successfully organized this annual event since 2013, with strong continuing support from Meridian Township, Michigan State University, Lansing Community College, and Meridian Township Neighborhoods & Economic Development and many other businesses and organizations.

To have a successful event again for 2026, we will need support from you – an important member of this community. One way to support this event is the sponsorship, which will provide necessary resources. At the same time, the sponsorship will provide unique opportunities for you and your organization to engage audiences and build goodwill in the community.

On behalf of GLCA, I would like to invite you and your organization to become a sponsor of the 2026 Chinese New Year Celebration. Attached are the sponsor benefits package and a list of previous sponsors who continue the sponsorship this year. We would love to have you support as a **Silver Sponsor (\$1,500)**. This is the only fun event in the long months of the gloomy winter. And it will bring the community together. Please help us make it happen!

GLCA looks forward to establish and maintain a mutually beneficial partnership with you and your organization, as we celebrate the Year of the Horse in 2026 with the peace and prosperity for all. If you have any questions or would like to receive additional information, please contact yyarimia@yahoo.com . Please make the check payable to “Greater Lansing Chinese Association” or “GLCA”. Our mailing address is “740 w Lake Lansing Rd, Ste 700, East Lansing, MI 48823”

Sincerely,

Ying Beher

GLCA VP, 2026 Spring Festival Gala Planning Committee

Enclosure 1: Sponsor Benefits Packages

Enclosure 2: Continuous Sponsors **Enclosure 1**



Sponsor Benefits Packages

As the organizer of the event, we do our best to promote the sponsors. Thus, sponsors should benefit in many ways, including the following:

- Onsite signage and names on printed material
- Media exposure from local television stations, radio stations, magazines and newspapers
- Onsite product promotion
- Positive publicity to your organization
- Brand awareness and loyalty of customers.
- Leadership in corporate social responsibility.

Exclusive Sponsor for a Specific Industry: \$3,500

Exclusive sponsorship guarantees the sole sponsor status from a specific industry and offer all benefits listed in Gold Sponsorship package.

Gold Sponsor: \$2,000

- Advertising board around the center stage
- Your own promotional booth in prime location
- Brochure and other promotional materials at main booth
- Listing on the event promotional materials

Silver Sponsor: \$1,500

- Your own promotional booth in prime location
- Brochure and other promotional materials at main booth
- Listing on the event promotional materials

Bronze Sponsor: \$500

- Your own promotional booth
- Brochure and other promotional materials at main booth
- Listing on the event promotional materials

Enclosure 2



Participants:

- Greater Lansing Chinese Association
- Meridian Township Parks and Recreations
- MSU Office of China Programs
- MSU Asian Study Center
- MSU Visiting International Professional Program

- Spartan Chinese School
- Okemos High School
- Bennett Woods Elementary Dragon Dance Team



**FAÇADE IMPROVEMENT GRANT REIMBURSEMENT AGREEMENT
MERIDIAN CHARTER TOWNSHIP ECONOMIC DEVELOPMENT CORPORATION**

THIS FAÇADE IMPROVEMENT REIMBURSEMENT AGREEMENT (this "Agreement") is made and entered into as of the 8th day of January, 2026, by and between Ideal Mortgage Serviceees, a Michigan limited liability company, (1257 Haslett Road), Haslett Michigan, (48840) ("Grantee/Developer") and the Meridian Charter Township Economic Development Corporation, a Michigan municipal tax increment financing Authority, whose address is 5151 Marsh Road, Okemos, Michigan 48840 (the "EDC").

The Economic Development Corporation (the "EDC") has approved the grant reimbursement amount of \$ Six thousand six hundred dollars (\$6,600) for façade improvements at 1257 Haslett Road, Haslett MI, 48864.

Grantee desires and accepts the grant created by the EDC for site improvements to be reimbursed based on the terms of this Agreement for the approved Façade Improvement Grant for Ideal Mortgage Services. The terms of this Agreement are for 10 years and the Grantee accepts that the EDC shall not review or approve an additional reimbursement grant for the approved reimbursements included in this Agreement before January 1, 2035.

RECITALS

A. Developer has proposed provide exterior updates for one (1) of their commercial building, approximately (1728) gross square feet of Commercial Space. The site needs updating to the exterior siding facade of the site, (the "Building"), on a parcel of land situated in the Economic Development Corporation District, Meridian Charter Township, Ingham County, Michigan, as legally described in the attached **Exhibit A (the "Subject Property")**.

B. Developer intends to complete the associated exterior work on the Subject Property pursuant to Exhibit B of this Façade Reimbursement Grant Agreement by and between the Grantee/Developer and the Economic Development Corporation of Meridian Charter Township, a Michigan municipal corporation (the "EDC") dated 8th Day of January, 2026 (the "Façade Reimbursement Grant Agreement").

C. The improvements that will be constructed by the Grantee/Developer on the Subject Property pursuant to the Site Plan and Façade Reimbursement Grant Agreement, are sometimes collectively referred to in this Agreement as the "Improvements" and such development by the Grantee/Developer of the Subject Property and construction of the Improvements are sometimes collectively referred to as the "Development".

E. The Improvements will consist of certain improvements to the Subject Property including, Exterior Building Improvements; which the EDC has determined will benefit the community (the



"Public Improvements"). The improvements as determined are described in the attached **Exhibit B (List of Improvements)**.

G. The EDC believes that the Façade Improvements are important to the public and, subject to the limitations, terms and conditions of this Agreement, the Meridian Township Charter of Code of Ordinances, the EDC is willing to provide Developer the financial support provided in this Agreement, in the form of the reimbursement of the costs and expenses of the Public Improvements as also provided in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the above Recitals included in this agreement by reference and the mutual covenants and promises contained in this Agreement, Developer and the EDC agree as follows:

1. The Grantee reaffirms all the information provided to the Meridian Charter Township EDC is correct and accurate.
2. Grantee has read and agrees to abide by the provisions and requirements of the Meridian EDC Façade Improvement Grant Reimbursement program adopted February 2025.
3. All work performed will be consistent with the approval of the Meridian EDC. If Grantee desires to make any changes in the project Grantee will obtain written approval from the Meridian EDC before making and changes. Grantee understands the Meridian EDC is not required to approve any changes.
4. Grantee agrees to complete the improvements within six (6) months from the date of this Agreement and understands that failure to complete the improvements within such time period may result in the forfeiture of the grant unless written approval by the Meridian EDC for an extension is submitted to the developer before the due date. Grantee also agrees to submit all paid receipts and invoices within sixty (60) days after the completion of the work and understands that failure to do so may result in the loss of the grant.
5. Grantee understands that the grant funds will be paid directly to preapproved contracts upon completion of the work and submission of all required invoices, etc.
6. Grantee agrees to indemnify and hold harmless the EDC, Meridian Charter Township, Meridian Charter Township staff, from any and all claims arising out of work performed.
7. Grantee will notify the EDC immediately if Grantee's interest in the subject property changes in anyway. This Agreement is not assignable by the Grantee and must receive prior authorization from the EDC in order to assign this grant Agreement to another entity.



The Undersigned Affirm:

The Information in this Façade Grant Improvement Reimbursement Agreement is true and accurate:

(Applicant Signature)

(Date)

The Applicant has read and understand the conditions of the Meridian Charter Township Economic Development Corporation Façade Grant Improvement Reimbursement Program:

(Applicant Signature)

(Date)

The Grantor/EDC has the reserved right to terminate, cancel, or reject the reimbursement request of the applicant should any violations of Township ordinance, Violations of local, State, or Federal Law occurs. In addition the below signature confirms the EDC's participation in this Façade Grant Improvement Reimbursement Program with the Grantee/Developer and with proof of receipt, will issue the full reimbursement of the project as agreed to within this Agreement:

(EDC Chair Signature)

(Date)



Any alterations, letters, notifications, notices, letters or emails should be directed to:

**Meridian Charter Township
Economic Development Department
5151 Marsh Road, Okemos, MI 48864
Attn: Amber Clark Economic Development Director
Clark@meridian.mi.us 517.853.4568**

**Ideal Mortgage Services LLC
1257 Haslett Road, Haslett MI 48840
Attn: Nathan Ide
Email Address: nide@idealmortgage.org
517-339-5300**

Exhibit A (The Subject Property)

Exhibit B (List of Improvements)