

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. PRESENTATION: LANSING 5:01- Meridian Township Regional Attraction Efforts
5. APPROVAL OF AGENDA
6. CONSENT AGENDA
 - A. Minutes –Meeting March 6, 2025
 - B. Development Projects
7. COMMUNICATIONS
8. PUBLIC REMARKS
9. NEW BUSINESS
 - A. 2025 Juneteenth Celebration Support
 - B. Lansing 5:01 Contribution
10. OLD BUSINESS
11. MEMBER REPORTS/OPEN DISCUSSION
12. PUBLIC REMARKS
13. NEXT MEETING DATE
 - A. June 5, 2025 7:30am
14. ADJOURNMENT



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

Members

Present: Treasurer Phil Deschaine, Dave Ledebuhr, Shawn Dunham, Nate Ide, Adam Carlson, Sai Turlapati, David Fosdick, Joy Hazard, and Trustee Kathy Sundland

Members

Absent: None

Others

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

1. CALL MEETING TO ORDER

Vice Chair Fosdick called the meeting to order at 7:32am and 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 LEDEBUHR TO APPROVE THE AGENDA. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 8-0.

4. CONSENT AGENDA

- a. Minutes-Meeting January 9, 2025
- b. Development Projects

MOTION BY MEMBER DUNHAM TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 8-0.

5. COMMUNICATIONS

None.

6. PUBLIC REMARKS

None.

7. OLD BUSINESS

a. Façade Improvement Reimbursement Program

Director Clark presented the updated details regarding the Program. There was discussion of whether or not the PICA districts should be illegible for the Program. There was consensus to allow PICA district applicants and the only areas that will be excluded from the grant will be the CIA and DDA. \$10,000 was the agreed upon grant amount.

MOTION BY MEMBER LEDEBUHR TO ADOPT THE ECONOMIC DEVELOPMENT CORPORATION FAÇADE IMPROVEMENT PROGRAM AND AUTHORIZE STAFF TO MAKE THE NECESSARY CHANGES FOR IMPLEMENTATION. SUPPORTED BY MEMBER FOSDICK. MOTION PASSES 8-0.

8. NEW BUSINESS

a. Authorized Signers

Chair Carlson stated this is just a logistical item to add the newly elected Chair, Vice Chair, Secretary and new Township Manager as signers at Independent Bank.

MOTION BY MEMBER FOSDICK TO ADOPT THE ATTACHED RESOLUTION AUTHORIZING ADAM CARLSON CHAIR, DAVID FOSDICK VICE-CHAIR, DAVE LEDEBUHR SECRETARY AND TOWNSHIP MANAGER TIMOTHY DEMPSEY, WITH POWER TO SIGN FOR CHECKS AND MAKE FINANCIAL DECISIONS RELATED TO THE ECONOMIC DEVELOPMENT CORPORATION BANK ACCOUNT. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 8-0.

b. Authorization of CD Deposit

Director Clark suggested that the EDC consider allocating \$40,000 into a CD at Independent Bank. The CD auto renews every 30 days so there would be access to the funds every 30 days.

MOTION BY MEMBER LEDEBUHR TO AUTHORIZE THE CREATION OF A SEPARATE EDC HIGH YEILD SAVINGS ACCOUNT IN A CERTIFICATE OF DEPOSIT FOR 30 DAY-AUTO RENEW AND AUTHORIZE TO MOVE \$40,000 TO THE ACCOUNT. SUPPORTED BY MEMBER FOSDICK. MOTION PASSES 8-0.

9. REPORTS/OPEN DISCUSSION

a. Township Board Updates

Trustee Sundland reported the following:

- Established a Youth Commission
- Updated the Purchasing Policy
- Approved the Prosecuting Attorney's Contract
- Extended working hours for MDOT on the Grand River Bridge Project
- Discussed housing TIF for the Haslett Village Project
- Discussed a rezoning on Dobie Road

Treasurer Deschaine reported that the Community/Senior Center Task Force has been meeting and will be giving the Board a recommendation for the April meeting. The Board will be reviewing other local millage rates at the next meeting in preparation for a possible millage for the Community/Senior Center.

b. Township Manager Updates

Manager Dempsey introduced himself to the EDC. He stated he has been working on identifying the opportunities and challenges for the Township and getting to know everyone. He mentioned the Township is hiring for a variety of positions.

Introduction of new member Joy Hazard of Haslett.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- April 3, 2025 at 7:30am at the Township Municipal Building-Town Hall Room.

14. ADJOURNMENT

Hearing no objection, Chair Carlson adjourned the meeting at 8:12am.

New /Relocating Business							
Developer Name	Development Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
DTN Property Management	Knob Hill	New Business Open	2300 Knob Hill Drive	Redeveloped Commercial		Building Dept.	Opening of the new Knob Hill Apartment building. Reconstruction of units consumed in 2023 Fire. Community Tour scheduled 4.22.25.
Newman Equities II , LLC	Grand Reserve	New Business Open	1580 Woodland Way Okemos	Mixed Housing - Middle Housing	--	Building Dept.	Opening of first set of duplexes for rent off of Central Park, Powell Road.

Under Construction							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Building Dept.	First phase of 150 single family home development.
Newman Equities II, LLC	Grand Reserve	Under Construction	1580 Woodland Way Okemos	Mixed Housing - Middle Housing	115	Building Dept.	75 single family homes and 75 duplexes for rent off of Central Park, Powell Road. Duplexes to open May - June 2025.
Dollar Tree #10729	Dollar Tree Retail Store	Under Construction	1589-1581 Haslett Road	New Commercial Development	1	Planning Dept. Building Dept.	New Applications for a retail store to take over the previous "Rite Aid" location at the corner of Haslett and Marsh Road.
DTN Property Management	Newton Pointe	Under Construction	626 Newton Road	New Commercial Development	1	Building Dept.	Planting of landscaping to separate the single family home section of this project.
Delta Dental of Michigan	Delta Dental	Under Construction	4100 Okemos Road	Existing Commercial Interior Renovation	1	Building Dept.	New Application received.
Meijer Gas Station Remodel	Meijer Gas Station Remodel	Under Construction	2055 Grand River	Update to existing Gas Station	1	Building Dept.	New applications from Meijer Inc. to update the gas station at Marsh and Grand River.

Under Review							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Jim Giguere	Sanctuary II	Under Site Plan Review	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7	Assessing and Community Planning Lot Division Issues	Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road in Sanctuary II.
SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290	Planning Dept. Building Dept. Engineering	Redevelopment of the remaining 19 acres at Haslett and Marsh road. Rehab an existing 10,000 sq ft building, build a new 11,000 sq ft commercial building.
N/A	Panda Express	Under Site Plan Review	4990 Marsh Road	New Commercial Development	1	Planning Dept.	New Application received.
Austin Hamilton	1486 Haslett Road Development	New Applications	1486 Haslett Road	New Commercial Development	1	Building Dept.	Plans received to renovate the lumber yard building into a commercial suite and residential suite for rent unit. Commercial 1st floor w/ residential 2nd floor is a conditional use by right..
Radmoor Montessori	Radmoor Expansion	New Applications	2745 Mt Hope Road	Expansion of existng	1	Zoning Board	Radmoor will need to attend ZBA to determine if expansion is possible.
Ashley Furnitue	Ashley Furnitue	Awaiting Applications	1982 W. Grand River Ave	New Commercial Development	1	Building Dept.	Waiting to receive applications for changes within the Younkens suite that will be converted to Ashley Furniture.

Mr. Clean Car Wash	Mr. Clean Car Wash	New Applications	4880 Marsh Road	New Commercial Development	1	Planning Dept.	Proposed Car Wash at 4880 Marsh Road.
Art Unlimited	Art Unlimited	New Applications	1929 Grand River Ave.	Relocation	1	Building Dept.	Relocation of Art Unlimited.
Black River Bells LLC	Taco Bell	New Applications	2030 Grand River Ave	Renovation	1	Building Dept.	Renovation of Taco Bell.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION
Feb-25**

Independent Bank	Total EDC Funds	\$64,069.74
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TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
2/28/2025	Interest	14.68

CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
02/24/25	1088	\$ 1,500.00	

Total	<u>\$62,584.42</u>
Total in Bank	<u>\$ 62,584.42</u>
Difference	\$0.00



230 W Main St
Ionia, MI 48846

Statement Ending 03/31/2025

CHARTER TOWNSHIP OF MERIDIAN

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Account Number: XXXXXXXX2419

CHARTER TOWNSHIP OF MERIDIAN
ECONOMIC DEVELOPMENT CORP
MERIDIAN TOWNSHIP EDC/ACCOUNTS PAYABLE
5151 MARSH RD
OKEMOS MI 48864-1104

Managing Your Accounts

-  Okemos
-  800.355.0641
-  IndependentBank.com

Home buying season is almost here! If you're thinking about buying, now is the time to get pre-qualified, so you are ready when that perfect home comes along. Visit IndependentBank.com/personal/mortgages and reach out to a local Mortgage Loan Officer today to get started! Standard underwriting guidelines apply. Taxes and insurance required.

Summary of Accounts

Account Type	Account Number	Ending Balance
BusinessFlex TM	XXXXXXXX2419	\$62,600.37

BusinessFlex TM - XXXXXXXX2419

Account Summary

Date	Description	Amount
03/01/2025	Beginning Balance	\$62,584.42
	1 Credit(s) This Period	\$15.95
	0 Debit(s) This Period	\$0.00
03/31/2025	Ending Balance	\$62,600.37

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.30%
Interest Days	31
Interest Earned	\$15.95
Interest Paid This Period	\$15.95
Interest Paid Year-to-Date	\$46.95
Average Ledger Balance	\$62,584.42

Other Credits

Date	Description	Amount
03/31/2025	Credit Interest	\$15.95

Daily Balances

Date	Amount	Date	Amount
03/01/2025	\$62,584.42	03/31/2025	\$62,600.37

Interest Rate Changes

Interest Rate As Of Date	Interest Rate
03/01/2025	0.3000%



**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION
Mar-25**

Independent Bank	Total EDC Funds	\$62,584.42
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TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
3/31/2025	Interest	15.95

CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>

Total	<u><u>\$62,600.37</u></u>
Total in Bank	<u><u>\$ 62,600.37</u></u>
Difference	\$0.00



To: Economic Development Corporation Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: May 1, 2025
RE: Meridian Township Juneteenth Celebration Contribution

For the fifth year running, Meridian Township EDC will sponsor a community event to promote the celebration of Juneteenth, a National Independence Holiday in America. This celebratory event does not yield thousands of visitors like the Celebrate Meridian event; however, it is specifically made to allow small business vendors a FREE option to promote, vend, and conduct business in Meridian Township.

Event Details:

Friday, June 20, 2025

Location: Meridian Township Farmer’s Marketplace on the Green (1995 Central Park Drive, Okemos, MI 48840).

The event begins at 3 PM and ends at 7 PM. Seben Dance group of Grand Rapids will perform authentic West African dances starting at 5 PM. That will conclude at 6 PM with Tony Thompson & Friends taking the stage from 6 PM to 7 PM. The department will finalize one other local Blues/Jazz performance group. The FREE Henna and Face painting booth will be open from 3 PM to 7 PM—open vendor booths for local businesses during the event.

Budget Impacts:

This item is budgeted and approved through the Township budget process in 2024. The contribution from the Meridian EDC will allow the event attractions like Henna, Face painting, audio services, and band fees to remain free of charge to businesses and residents. This completely FREE to attend and participate event is another way Meridian Township Economic Development Corporation supports the small business community. The request is a contribution of \$1500 to support the overall events advertising, promotion, signage, and free attractions.

Recommendation:

MOVE TO APPROVE A \$1500 CONTRIBUTION TO HOST THE MERIDIAN TOWNSHIP JUNETEENTH CELEBRATION ON FRIDAY JUNE 20, 2025.



To: Economic Development Corporation Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: May 1, 2025
RE: Lansing 5:01 Regional Communities Marketing Campaign Contribution

In January 2024, the EDC heard the presentation from Samantha Harkins of Hundred Place, representing Lansing 5:01—an after-hours social group built to attract, retain, and expand Lansing's talent opportunities. This group focuses on "initiatives designed to showcase the best of Lansing to Lansing's Future." Their regional marketing campaign drives young professionals to the greater Lansing region, focusing on attractions in Haslett and Okemos.

Though MEDC, Tri-County Planning, and LEAP operate within the region and promote sustainable growth, there has never been a regional campaign to market the best of Lansing to entice potential residents to move here. Governor Whitmer established the "Growing Michigan Together Council" to strategically determine the issues that contribute to the decline in our population, young professional attractions, and what tools we have to reverse the decline. A partnership with Lansing 5:01 effectively promotes Meridian Township, supports the regional conversation around young professional attraction, and builds awareness about the best BIG little region in Michigan. Economic Development Organizations are leaders in executing top initiatives for growth. Lansing 5:01 has an open-ended offer to the region's local communities to participate in the campaign. The recommendation from staff is to support the regional attractive and constant branding opportunity with \$2500 out of the 2025 budget. The Villages of Haslett and Okemos, and additional key retail attractions like Meridian Mall, Playmakers, Mayfair, Ellison Brewery, Watershed, Whole Foods, Meridian Farmer's Market, Historical Village, all of the Parks, and Trader Joe's are a part of the current Township attractions. \$2500 will contribute to the campaign's nationwide reach, framing Meridian Township and Lansing, Michigan, as the destination for young professionals. The contribution for the Meridian EDC is an affordable budgetary item for 2025.

Budget Impacts:

The contribution to Lansing 5:01 will pay for the continued maintenance of the website promoting the two great villages of Meridian Township, added advertising opportunities nationwide, promotion at large national festivals like SXSW of the greater Lansing, and more. Lansing 5:01 pays for all of these initiatives. Our support of these initiatives can be in an amount that the Meridian EDC finds is an excellent fit for the large-scale promotion we receive.

Recommendation:

MOVE TO APPROVE A \$2500 CONTRIBUTION TO THE LANSING 5:01 REGIONAL COMMUNITIES MARKETING CAMPAIGN.