



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority  
August 4, 2025 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 – JULY 7, 2025 MEETING MINUTES
6. COMMUNICATIONS
7. PUBLIC REMARKS
8. FINANCIAL REPORT
  - A. Monthly Financial June
9. AUTHORIZATION OF PAYMENTS
  - A. Consumers Energy Bill August 2025
10. OLD BUSINESS
11. NEW BUSINESS
  - A. 2026 DDA Annual Budget
12. OPEN DISCUSSION/BOARD COMMENTS
13. PUBLIC REMARKS
14. NEXT MEETING DATE
  - A. No meeting day for the entire DDA Board. The West Hamilton/Okemos Subcommittee will meet on September 8, 2025 7:30am – Town Hall Room, 5151 Marsh Road, Okemos
15. 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

Providing a safe and welcoming, sustainable, prime community.





Charter Township of Meridian  
Downtown Development Authority (DDA)  
Central Fire Station, 5151 Marsh Road, Okemos, MI 48864  
Monday, July 7, 2025 – Minutes

**Members**

**Present:** Angela Wright, Bill Cawood, Renee Korrey, Ron Sdao, Peter Campbell, and Srinivas Kandula

**Members**

**Absent:** Supervisor Hendrickson and Tom Stanko

**Staff**

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

**Others**

**Present:** None

1. CALL MEETING TO ORDER

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

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER WRIGHT TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CAMPBELL.  
MOTION APPROVED 6-0.**

3. APPROVAL MEETING MINUTES OF JUNE 2, 2025

**MOTION BY MEMBER KORREY TO APPROVE THE MINUTES. SUPPORTED BY MEMBER CAWOOD.  
MOTION APPROVED 6-0.**

4. COMMUNICATIONS

None.

5. PUBLIC REMARKS

None.

6. FINANCIAL REPORT

A. Monthly Financial Report

Director Clark reviewed the May month end bank statement from Independent Bank. At the end of May, there is a balance of \$70,014.42 in the DDA General Fund and \$187,917.73 in the DDA month-to-month CD account.

7. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill July 2025

**MOTION BY MEMBER KORREY TO APPROVE THE JULY PAYMENT OF \$104.74 TO CONSUMERS ENERGY. SUPPORTED BY MEMBER CAMPBELL. MOTION APPROVED 8-0.**

8. OLD BUSINESS

A. Property Discussion

None.

B. Annual Training MEDC Updates and Development Incentives

The DDA had discussion regarding the MEDC Field Guide and Investment Training Module 1. Director Clark mentioned the training provides the DDA with knowledge to help communications with potential developers on ways they may close a funding gap.

There was consensus among the DDA that the newly formed Task Force needs to examine the infrastructure at the Village of Okemos site and how to address the power lines for future development. The burial of the power lines will be at least \$7 million. Road construction at the site is another obstacle that the Task Force should address. Treasurer Deschaine will serve as the Township Board representative on the Task Force.

There was discussion of new ways to approach Consumers Energy about the need to bury the high voltage power lines.

C. Village of Okemos Task Force

Renee Korrey and Ron Sdao agreed to serve on the Task Force. Director Clark stated that David Fosdick from the Economic Development Corporation also agreed to serve on the Task Force. There was consensus among the DDA that other subject matter experts would be invited to the Task Force meetings, as needed. These people may include representatives from Consumers Energy, Ingham County Road Department, and the Township Fire Marshal. Director Clark will schedule meetings on Mondays at 7:30am.

**MOTION BY MEMBER SDAO TO AUTHORIZE THE CREATION OF THE WEST HAMILTON AND OKEMOS REDEVELOPMENT TASK FORCE. AUTHORIZE RENEE KORREY AND RON SDAO, AS MEMBERS OF THE TASK FORCE WITH RECOMMENDATION TO THE TOWNSHIP BOARD FOR TOWNSHIP BOARD MEMBER PHIL DESCHAIINE TO BE INCLUDED ON THE TASK FORCE. SUPPORTED BY MEMBER WRIGHT. MOTION APPROVED 6-0.**

9. NEW BUSINESS

A. Appointment of New DDA Chair

With the departure of Chair Romain from the DDA, there is a vacancy for the Chair position. Member Wright volunteered to serve, but that will leave a vacancy in the Vice Chair position. Ron Sdao volunteered to serve as Vice Chair.

**MOTION BY MEMBER KORREY TO SELECT AND APPOINT ANGELA WRIGHT AS THE CHAIR AND RON SDAO AS THE VICE CHAIR OF THE DDA FOR THE REMAINDER OF 2025. SUPPORTED BY MEMBER CAMPBELL. MOTION APPROVED 6-0.**

10. OPEN DISCUSSION/BOARD COMMENTS

Srinivas Kandula suggested walk arounds in the DDA area on Fridays.

11. PUBLIC REMARKS

Manager Dempsey stated the Township Board has set their 2026 goals and the Village of Okemos has been identified as one of them. Please be aware that the Township does face fiscal challenges as we approach the 2026 budget. He mentioned that he has had initial conversations with Consumers Energy regarding the power lines in the Village of Okemos.

Director Clark mentioned that MEDC is behind on the Match on Main grant applications this year and she is not sure if the DDA has been selected this year.

12. NEXT MEETING DATE

a. August 4, 2025, 7:30am-Township Municipal Building, Town Hall Room, 5151 Marsh Road.

13. ADJOURNMENT

The meeting was adjourned at 8:34am without objection.

ANGELA WRIGHT  
RON SDAO  
PETER CAMPBELL  
SCOTT HENDRICKSON

CHAIR  
VICE CHAIR  
SECRETARY  
SUPERVISOR



SRINIVAS KANDULA  
RENEE KORREY  
LEXI DENOVIH  
BILL CAWOOD

MEMBER  
MEMBER  
MEMBER  
MEMBER

## DOWNTOWN DEVELOPMENT AUTHORITY

August 1, 2025

RE: West Hamilton and Okemos Redevelopment Taskforce Creation

Dear Downtown Development Authority and Economic Development Corporation Members,

Members of the Downtown Development Authority have initiated the West Hamilton and Okemos Redevelopment Taskforce subcommittee to focus attention on the site in the Downtown district formerly known as, "The Village of Okemos" redevelopment site. The property has hit several hurdles with regard to planning and financing a proposed concept. Members of the general public remain curious and eager to see a development occur on the site. DDA members are exacerbated by the lack of progress and hope to see redevelopment occur in the district, particularly at the project site. In support of the subcommittee, one Township Board trustee has been appointed to the committee. The West Hamilton and Okemos subcommittee will host their first meeting, Monday September 8<sup>th</sup>. The regular meeting of the Downtown Development Authority will be canceled for that day. Instead the West Hamilton and Okemos subcommittee will begin meeting with staff, community partners, and others associated with the site to get a better grasp of what the total hurdles regarding development are.

**First Meeting Date:**

Monday September 8<sup>th</sup> at 7:30 a.m. Meridian Township Hall Room

**Attending Members:**

Township Staff, Renee Korrey (DDA) , Ron Sdao (DDA), David Fosdick (EDC), Kathy Sundland (Township Trustee).

The meeting will be open to the public, and members are welcome to join as public viewing members. A general agenda with meeting topics of discussion will be added to the Downtown Development Authority webpage. If you have questions about the subcommittee please email me Director Amber Clark at [clark@meridian.mi.us](mailto:clark@meridian.mi.us).

Thank you,

Amber Clark

*Bernadette Blonde*

Meridian Twp DDA  
Preliminary Financial Statements  
Period Ending 06/30/2025 - UNAUDITED

**BALANCE SHEET**

Year to Date

ASSETS	
Cash	\$69,910.62
Certificates of Deposit	\$191,438.20
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$0.00
Prepaid Expense	\$0.00
<b>TOTAL ASSETS</b>	<b>\$261,348.82</b>

LIABILITIES

Accrued Interest Payable	\$0.00
Due to General Fund	\$0.00
Accounts Payable	\$0.00
Unearned Revenue	\$0.00
Deferred Inflows of Revenue	\$0.00
LT Note Payable	\$0.00
<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>

FUND BALANCE

Fund Balance 12/30/2024	\$205,265.58
2025 YTD Net Income	\$56,083.24
<b>2025 Current Fund Balance</b>	<b>\$261,348.82</b>

**INCOME STATEMENT**

REVENUES	May	June	Year to Date
Tax Capture			\$53,723.07
Grants			\$0.00
DDA Downtown Events/Donations			\$0.00
Interest	\$612.96	\$617.09	\$3,520.47
Investment Gain/Losses			\$0.00
<b>TOTAL REVENUE</b>	<b>\$612.96</b>	<b>\$617.09</b>	<b>\$57,243.54</b>
EXPENDITURES			
Operating Costs	\$118.31	\$103.80	\$1,160.30
Professional Consultant/Contractual Services			\$0.00
Community Projects			\$0.00
Communications			\$0.00
Conferences			\$0.00
Grant Expenditures (Match on Main)			\$0.00
Tax Appeal Refunds			\$0.00
Construction/Improvements			\$0.00
<b>TOTAL EXPENDITURES</b>	<b>\$118.31</b>	<b>\$103.80</b>	<b>\$1,160.30</b>
<b>2025 Net Income</b>	<b>\$494.65</b>	<b>\$513.29</b>	<b>\$56,083.24</b>



230 W Main St  
Ionia, MI 48846

# Statement Ending 06/30/2025

MERIDIAN CHARTER TOWNSHIP

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Account Number: XXXXXXXX5474

MERIDIAN CHARTER TOWNSHIP  
DOWNTOWN DEVELOPMENT AUTHORITY  
ACCOUNTS PAYABLE  
5151 MARSH RD  
OKEMOS MI 48864-1104

## Managing Your Accounts



Okemos



800.355.0641



IndependentBank.com

We are excited to launch a brand new feature within our ONE Wallet Digital Banking experience! You can now access your credit score and full credit report 24/7 for free, without any negative impact on your score. You will also have access to personalized tips to help improve your credit and raise your score over time. With no additional logins or passwords to remember, it's easier than ever to stay on top of your credit. This is just another reason why we are Michigan's most people-focused bank.

## Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX5474	\$69,910.62

## Business Freedom Checking - XXXXXXXX5474

### Account Summary

Date	Description	Amount
06/01/2025	Beginning Balance	\$70,014.42
	0 Credit(s) This Period	\$0.00
	1 Debit(s) This Period	\$103.80
06/30/2025	Ending Balance	\$69,910.62

### Other Debits

Date	Description	Amount
06/06/2025	External Withdrawal CONSUMERS ENERGY DIRECT DEBITING - ENERGYBILL	\$103.80

### Daily Balances

Date	Amount	Date	Amount
06/01/2025	\$70,014.42	06/06/2025	\$69,910.62





## Consumers Energy: Bill Ready

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

Date Wed 7/16/2025 2:11 PM

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



LOG IN BUTTON LOG IN

ACCOUNT ENDING:2681  
2167 HAMILTON RD OKEMOS MI 48864-1643

## Your Consumers Energy Bill Is Available

Amount Due  
**\$105.85**

Due Date: August 6, 2025

Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

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

### July Energy Usage

Click below to access your energy dashboard

[Electric Usage Graph](#)

[Consumers Promotional Image](#)

[Terms & Conditions](#)



**To: Meridian Township DDA Members**

**From: Amber Clark, Neighborhoods & Economic Development Director**

**Date: July 29, 2025**

**Re: 2026 Downtown Development Authority Budget**

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The attached proposed budget is prepared for the DDA member's consideration. A budget has been proposed with several art and beautification uses included. In 2020 members of the DDA felt that expenditures for flowers, irrigation and art were not the necessary focus, as the DDA hoped the Village of Okemos mixed use development would be under construction and adequate or other beautification projects could be underway. The suggestion of staff is to at this time adopt an annual budget noting potential sources and uses of funding. In addition to supporting the redevelopment of the "Village of Okemos" site, there remain obsolete buildings and deterioration of other sites in the DDA. Please review the attached budget and prepare to offer suggestions on the appropriate allocations based on the project description.

A motion has been prepared as a recommendation:

**MOVE TO ADOPT THE ATTACHED BUDGET FOR 2026. INCLUDE THE ANNUAL BUDGET ON THE DOWNTOWN AUTHORITY WEBSITE AND SUBMIT TO THE TOWNSHIP BOARD.**

**Fund 248- DOWNTOWN DEVELOPMENT AUTHORITY**

<u>REVENUE</u>			
	CURRENT PROPERTY TAXES	\$52,281.00	Based on 2025 DDA ANNUAL REPORT
248-000.000-402.000			
248-000.000-540.100	STATE GRANT REVENUE	\$25,000.00	MEDC MATCH ON MAIN
	GRANT REVENUE (FAÇADE IMPV)	\$20,000.00	
248-000.000-976.600			
248-000.000-880.000	DDA DOWNTOWN EVENTS	\$0.00	
	MISCELLANEOUS	\$0.00	
248-000.000-665.000	OTHR FINANCING SRCE-BOND PROCEEDS	\$0.00	
	CURRENT FUND BALANCE (DDA)	\$70,014.42	
	CERTIFICATE DEPOSIT BALANCE	\$187,917.73	
	TOTAL ASSETS	\$257,932.15	
<b>Total Revenue By DEC 2025</b>		<b>\$187,917.73</b>	
<b>Total Revenue By Mar 2025</b>		<b>\$240,198.73</b>	*sum PLUS potential March allocation of property taxes 2026
<u>EXPENSES</u>			
248-000.000-728.000	OPERATING SUPPLIES	\$3,000.00	
248-000.000-820.000	CONTRACTUAL SERVICES	\$5,000.00	Streetlights
248-000.000-825.000	CONFERENCES/DUES/TRAINING	\$125.00	MICHIGAN DOWNTOWN ASSC. DDA MATCH ON MAIN 10%,
248-000.000-976.600	GRANT EXPENDITURES	\$25,000.00	
248-000.000-880.000	COMMUNICATIONS	\$0.00	
248-000.000-880.000	SPECIAL EVENTS	\$0.00	
248-000.000-922.000	UTILITIES-WATER	\$0.00	
248-000.000-922.000	UTILITIES-STREET LIGHTS(CE)	\$1,800.00	Consumers Energy
248-000.000-974.000	CONSTRUCTION/DESIGN/IMPROVEMENTS	\$7,500.00	
<b>Total Expenses</b>		<b>\$42,425.00</b>	
<b>Ending Fund Balance by Dec 2026</b>		<b>\$197,773.73</b>	

New & Relocating							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
Mid Michigan Academy of Martial Arts	Mid Michigan Academy of Martial Arts	New/Relocating	4790 Marsh Road	New Commercial Development	1	Building Dept.	Plans received to renovate the interior of 4790 Marsh road to accommodate Mid Michigan Martial Arts Academy. This buisness is a relocation from Downtown to the Marsh road location. Set for August 21st at 4 PM
Integrity Restoration	Art Unlimited	New/Relocating	1915 W Grand River Ave.	Relocation	1	Building Dept.	Relocation of Art Unlimited. Ribbon Cutting set for August 6th at 4 PM
Cameron shooltz	Uptowne Cheapstake	New Business Opening/ Relocating	4790 Hagadorn Road	New Commercial Development	1	Building Dept.	Ribbon cutting set for Thursday July 31st at 9 AM

Under Construction							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	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.	Continued construction of approved 75 single family homes and 75 duplexes for rent off of Central Park, Powell Road. Duplexes to open May -June 2025
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	Exisiting Commercial Interior Renovation	1	Building Dept.	Interior remodeling of phase 1 north building underway. May receive temporary certificate of occupancy by end of May. Phase II of interior remodel to begin in June with a Fall possible completion
Okemos Coffee Shop	Okemos Coffee Shop	Under Construction	1732 Hamilton Road	Redevelopment	1	Building Dept.	Redevelopment of original Midwest Power location into the Okemos Coffee House.
Meridain Retail Management II LLC	Starbucks Coffee	Under Construction	2731 Grand River Ave	Redevelopment	i	Building Dept.	Construction of the Starbucks Coffee proposed at 2731 Grand River Ave.
Concrete Resource	Ashley Furnitue	Under Construction	1982 W. Grand River Ave	New Commercial Development	1	Building Dept.	Plans received for interior site improvements for Ashley Furniture. Soon to be issued approval for construction.

Black River Bells LLC	Taco Bell	Under Construction	2030 Grand River Ave	Renovation	1	Building Dept.	Interior plan approval for remodel of Taco Bell on Grand River. Soon to be issued approval for construction.
Concrete Resource	Ashley Furnitue	Under Construction	1982 W. Grand River Ave	New Commercial Development	1	Building Dept.	Plans received for interior site improvements for Ashley Furniture. Soon to be issued approval for construction.
Black River Bells LLC	Taco Bell	Under Construction	2030 Grand River Ave	Renovation	1	Building Dept.	Interior plan approval for remodel of Taco Bell on Grand River. Soon to be issued approval for construction.

Under Plan Review							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Jim Giguere	Hulett Estates	<b>PUD Plan Resubmittal</b>	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7	Planning Commission	Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road.
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 Plan Review	4990 Marsh Road	New Commercial Development	1	Planning Dept.	New Application received
Vamo Group/ Austin Hamilton	1486 Haslett Road Development	New Applications	1486 Haslett Road	New Commercial Development	1	Building Dept.	Plans received to renovate the established lumber yard building at 1486 haslett road into a commercial suite and residential suite for rent unit. Commercial first floor with residential second floor is a conditional use by right.
Mister Car Wash	Mister Car Wash	New Applications	4880 Marsh Road	New Commercial Development	1	Planning Dept.	Proposed Car Wash at 4880 Marsh Road. Plans under review by Engineering, Planning Department (waiting for Drain and Road approval), and Building Department.
Wheat Jewelers	Wheat Jewelers	Awaiting Applications	4990 Marsh Road	Demolition	1	Building Dept.	Demolition of Wheat Jewelers buiding.

Okemos Family Dentistry	Okemos Family Dentistry	New Applications	2277 Science Parkway	Redevelopment	1	Building Department	Interior renovation of Okemos Family Dentistry
Wild Bills Tobacco	Wild Bills Tobacco	New Applications	3520 Okemos Road Suite 5	New Commercial Development	1	Building Department	Wild Bills Tobacco will take over the existing tobacco and supply store at 3520 Okemos Road.
Haslett New Beginnings OBGYN	Haslett New Beginnings OBGYN	New Applications	1650 Haslett Road	Redevelopment	1	Building Department	Remodel of Haslett New Beginnings OBGYN office.
N/A	Swagath Food Indian Grocery	New Applications	3695 Okemos Road	Renovation	1	Building Dept.	Interior expansion to include Financial Services of America