



Charter Township of Meridian
Brownfield Redevelopment Authority
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, July 10, 2025– Minutes -**DRAFT**

Members

Present: Manager Tim Dempsey, Dave Ledebuhr, and John Sarver

Members

Absent: Jeff Theuer and Jim Houthoofd

Others Present: Amber Clark Neighborhoods & Economic Development Director, Dave Van Haaren of Triterra, and Chad Koster of SP Holding LLC

1. **CALL MEETING TO ORDER**
Director Ledebuhr called the regular meeting to order at 9:00 a.m.

2. **APPROVAL OF THE AGENDA**
Director Ledebuhr moved to approve the agenda as presented. Supported by Director Sarver.
VOICE VOTE: Motion carried unanimously.

3. **APPROVAL OF THE MINUTES**
Director Ledebuhr moved to approve the June 12, 2025 Meeting Minutes Draft. Supported by Director Sarver.
VOICE VOTE: Motion carried unanimously.

4. **FINANCIAL REPORT- May**
Economic Development Director Amber Clark presented the April Financial Report. She noted that no major transactions had occurred since the last BRA meeting. She noted that it is summer tax season and in September or October we should see the distribution of tax capture to the BRA in fall. Director Clark had no other updates to provide.

Director Ledebuhr accepted the financial report as presented.
VOICE VOTE: Motion carried unanimously.

5. **PUBLIC REMARKS-** None



6. **OLD BUSINESS**

- a. Haslett Village Square Brownfield Plan Amendment- Request for the use of SET for Housing Construction.

Director Clark provided an overview of the recently held public hearing at the Township Board related to the Haslett Village Square Brownfield Plan Amendment. She noted that the Township Board commented on their disappointment in the level of “subsidy” related to the rental rates for the proposed workforce housing units. The recent Brownfield Policy updates approved by the Brownfield Authority and the Township Board require housing units in support of incomes at or below 120% of the area median income. Board members were interested in the developer’s ability to provide a larger subsidy.

The developer stressed that the financial Pro forma presented in the proposed BRA Plan amendment are the exact numbers and financing that will support the construction of the project. To change the rental rates would put the project in the red and not produce enough financially to support the loan the developers will need on the property.

Board members noted that the entire project meets the definition of a public purpose. In general the Board noted support of the general concept. Some Board members were interested in greater affordability. Director Clark noted that this is not a LIHTC project like Woodward Way with rents that are considered low to moderate income of \$1600/mo. This is a workforce housing project that will provide rental rates for 23 years that 100%-118% of the general population in Meridian could afford. Members of the community are shocked at the cost of living. These costs continue to increase. This is why an incentive like are key to making developments happen in hard to construct areas.

Director Ledebuhr moved to support the motion to adopt a resolution in support of the Haslett Village Square Brownfield Plan Amendment #1 for properties at 1621-1655 Haslett Road, not to exceed \$14,563,048 for 23 years.

Manager Dempsey made a motion to have a friendly amendment to that motion. Change the dollar amount to include the entire incremental revenue at \$17,608,772. Director Sarver seconded Manager Dempsey’s motion.

VOICE VOTE: Motion carried unanimously.

Motion is amended now to: Move to adopt a resolution in support of the Haslett Village Square Brownfield Plan Amendment #1 for properties at 1621-1655 Haslett Road, with a total increment of \$17,608,772 and the developer total reimbursement not to exceed \$14,563,048 for 23 years.

Director Sarver seconded the motion

ROLL CALL VOTE:



Manager Dempsey: YES
Director Ledebuhr: YES
Director Sarver: YES

ROLL CALL: Motion carried unanimously.

7. **NEW BUSINESS – NONE**

- a. Haslett Village Square Brownfield Plan Amendment #1 Reimbursement Agreement. Director Clark introduced the overview of the HVS BRA Reimbursement Agreement. The foundation of this Agreement is based off of the currently approved reimbursement agreement with the same development team for the same site. The difference in this Agreement is the required language that MSHDA has to see in order to approve a Plan that requests the use of school operating millages. The Agreement must include language requiring the verification of income for the workforce housing units. The specific language is include in the reimbursement agreement.

Director Ledebuhr made the motion to adopt the Haslett Village Square Brownfield Amendment #1 reimbursement agreement, in support of the amended Brownfield Plan dated June 30, 2025.

Supported by Manager Dempsey.

ROLL CALL VOTE:

Manager Dempsey: YES
Director Ledebuhr: YES
Director Sarver: YES

ROLL CALL: Motion carried unanimously.

- b. Reimburse General Fund – Fahey Schultz Legal Fees \$736.00
Director Ledebuhr made the motion in to reimburse the Meridian Township general fund for legal fees from Fahey Schultz Burzych and Rhodes in the amount of \$736.00 to be distributed from the MTBRA Administrative fund

Supported by Director Sarver

ROLL CALL VOTE:

Manager Dempsey: YES
Director Ledebuhr: YES
Director Sarver: YES

ROLL CALL: Motion carried unanimously.



- c. Reimburse AKT Peerless Consultant Review \$3430.00

Director Ledebuhr made the motion in to issue payment to AKT Peerless in the amount of \$3430.00 to be distributed from the MTBRA Administrative fund.

Supported by Director Sarver

ROLL CALL VOTE:

Manager Dempsey: YES
Director Ledebuhr: YES
Director Sarver: YES

ROLL CALL: Motion carried unanimously.

8. **PROJECT UPDATES**

Director Clark provided a general project overview during the financial discussion portion of the meeting. Director Clark had no other comments regarding projects at this time.

9. **PUBLIC REMARKS – None**

10. **ADJOURNMENT – 9:17 a.m.**

Respectfully Submitted,

Amber Clark
Economic Development Director