



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority  
November 3, 2025 7:30 AM  
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. August 4, 2025 MEETING MINUTES
  - B. West Hamilton and Okemos Subcommittee September 8, 2025 MEETING MINUTES
6. COMMUNICATIONS
7. PUBLIC REMARKS
8. FINANCIAL REPORT
  - A. Monthly Financial August
9. AUTHORIZATION OF PAYMENTS
  - A. Consumers Energy Bill September 2025
  - B. Consumers Energy Bill October 2025
  - C. Consumers Energy Bill November 2025
10. OLD BUSINESS
  - A. West Hamilton and Okemos Subcommittee Overview
11. NEW BUSINESS
  - A. DDA Administration Compensation Discussion
  - B. Consumers Energy Gas Line Update 2026
  - C. 2026 Downtown Development Authority Meeting Schedule
12. OPEN DISCUSSION/BOARD COMMENTS
13. PUBLIC REMARKS
14. NEXT MEETING DATE
  - A. January 6, 2026 7:30 am – Town Hall Room, 5151 Marsh Road, Okemos

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  
November 3, 2025 7:30 AM  
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Meridian Township – Township Hall



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## 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, August 4 2025 – Minutes

**Members**

**Present:** Angela Wright, Ron Sdao, Renee Korrey, Peter Campbell, Bill Cawood, Lexi Denovich, Tom Stanko, Srinivas Kandula

**Members**

**Absent:** Supervisor Scott Hendrickson

**Staff**

**Present:** Neighborhoods & Economic Development Director Amber Clark and Township Manager Tim Dempsey

**Others**

**Present:** None

1. CALL MEETING TO ORDER

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

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER KORREY TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CAWOOD.  
MOTION APPROVED 8-0.**

3. APPROVAL MEETING MINUTES OF JULY 7, 2025

**MOTION BY MEMBER KORREY TO APPROVE THE MINUTES. SUPPORTED BY MEMBER KANDULA.  
MOTION APPROVED 8-0.**

4. COMMUNICATIONS

None.

5. PUBLIC REMARKS

Member Wright extended a formal welcome to new DDA member Lexi Denovich. Member Denovich will represent Douglas J Salon, a longtime member of the DDA.

6. FINANCIAL REPORT

A. Monthly June Financial Report

Director Clark reviewed the month end bank statements from Independent Bank for June. At the end, there is a balance of \$69,910.62 in the DDA General Fund and \$191,438.20 in the DDA month-to-month CD account.

**MOTION MOVED BY MEMBER CAWOOD TO ACCEPT THE JUNE FINANCIAL REPORT AS WRITTEN. SUPPORTED BY MEMBER SDAO. MOTION APPROVED 8-0**

7. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bills August 2025

**MOTION BY MEMBER CAWOOD TO APPROVE THE AUGUST PAYMENT OF \$105.85 TO CONSUMERS ENERGY. SUPPORTED BY MEMBER SDAO. MOTION APPROVED 8-0.**

8. OLD BUSINESS

None.

9. NEW BUSINESS

A. 2026 DDA Annual Budget

Director Clark provided an overview of the 2026 DDA fund balance. To begin setting the upcoming year's budget, the Director will use the current year tax capture as a projection for the future capture that will come to the district. The number could be more or less than what was captured in a given year, typically property values increase at a rate of 3% or so. Instead of guessing what the rate will be, staff uses the current year capture as the anticipated revenue. Director Clark presented a general budget for the DDA to approve, using the expenditures and captured revenue of the 2025 year.

Chair Wright wanted to ask the DDA if it is now time for the DDA to consider beautification projects, especially now that the DDA has a healthy fund balance.

Member Korrey stated that it may not be money well spent for small beautification projects like flowers and art. The DDA may need to keep that funding to support a larger cost that will move the village of Okemos's site forward. Member Korrey noted that some businesses did maintain the "beautification" investments that the DDA made like watering flowers and maintaining beds.

Member Kandula stated that the businesses should work toward getting additional beautification in the district. The sidewalks could be a beautification project that we could work in tandem with property owners and projects to make those improvements.

Member Sdao asked if the Township staff could do the parks maintenance/landscaping work if necessary.

Director Clark noted that in other communities like the City of Midland, their DDA does financially support the beautification projects for private commercial spaces. In tandem another organization funds large projects.

DDA members noted that a beautification project could be something in the future to help brighten up Downtown. Staff will look into additional beautification projects.

Member Denovich asked about the contamination of the site, is the DDA responsible or capable of removing all the contamination. Director Clark stated that to date, the majority of the contamination has been contained.

Member Cawood stated that the site is an eyesore and what can EGLE do to get the sheeting and shoring removed on the site? Director Clark responded that the steel sheeting must remain unless the hole is to be filled in. These are the requirements from the department of Environment Great Lakes and Energy to maintain the integrity of the road the keep the structure in tack. The Developer would have to allow the hole to be filled in and EGLE could do the work. At this time the developer has stated they have no intention to spend any more money on the site unless it is in the pursuit of an approved project. To fill in the hole would satisfy some but would not advance the project forward. EGLE has stated that due to the contamination there are several competing factors to ensuring the public's health and safety are maintained. Site contamination is leaking solvents toward the Red Cedar River and the mission of EGLE is to control and reduce how much is moving toward that water source. Additionally the developer/property owner still desires to develop the site and to fill in the hole would require them to remove the soil if construction ever were to start.

The sheeting and shoring will remain until the property owners/developer determine they are willing to finance filling the hole.

Director Clark will begin internal discussions on general district improvements for the DDA.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. 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

13. ADJOURNMENT

The meeting was adjourned at 8:38am without objection.



Charter Township of Meridian  
Downtown Development Authority (DDA) –West Hamilton and Okemos Subcommittee  
Central Fire Station, 5151 Marsh Road, Okemos, MI 48864  
Monday, September 8, 2025 – Minutes

**Members**

**Present:** Treasurer Phil Deschaine, Renee Korrey, and David Fosdick

**Members**

**Absent:** Ron Sdao

**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 read the mission statement at 7:36 am.

2. APPROVAL OF THE AGENDA

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

3. COMMUNICATIONS

Director Clark reviewed a letter from Fire Marshal Tavis Millerov explaining the requirements needed for the fire trucks to safely be able to respond to emergencies given the Boulevard and HVD issues of the site.

4. PUBLIC REMARKS

None.

5. NEW BUSINESS

A. Consumers Energy and the HVD Powerlines Discussion

Director Clark reported that the Village of Okemos Site Prospectus is nearly complete. The largest unknown is the cost of the water/sewer work. Okemos Road will need to be widened for any development to accommodate a left turn lane. Currently, the Road Department is asking the developer to handle the estimated \$4 million cost of this roadwork. This is not feasible for any developer.

There was discussion about the potential of the Township putting up resources for design work on the project to assist the developer because the exact size of the property left, following the road improvements, is unknown.

B. What's Next?

Director Clark will schedule meetings with the Road Commission and Drain Commission to discuss road design, water storage and grant opportunities along with learning how they envision a development on the site. Also, a follow up meeting with Hubbell, Roth, & Clark, Inc. (HRC) is needed to discuss the design work they have done in the past, for this site with KEBS, and any possible transportation funding grants. Following those meetings, the known information on infrastructure costs would be presented to the Township Board at a late fall meeting.

It was mentioned that it is not necessary to discuss the HVD lines for now. Questions were raised about the potential for road funding in 2030 and possible dollars from the Parks funds for site amenities.

6. OPEN DISCUSSION/BOARD COMMENTS

Treasurer Deschaine is retiring on Tuesday, September 16<sup>th</sup>. Trustee Kathy Sundland will be taking Treasurer Deschaine's place as the Township Board representative to the West Hamilton and Okemos Subcommittee.

7. PUBLIC REMARKS

None.

8. NEXT MEETING DATE

a. October 6, 2025, 7:30am-Township Municipal Building, Town Hall Room, 5151 Marsh Road.

9. ADJOURNMENT

The meeting was adjourned at 8:29am without objection.

Bernadette Blonde

Signature: *Bernadette Blonde*

Sep 17, 2025

Email: blonde@meridian.mi.us

Meridian Twp DDA  
Preliminary Financial Statements  
Period Ending 08/31/2025 - UNAUDITED

**BALANCE SHEET**

Year to Date

ASSETS

Cash	\$75,225.24
Certificates of Deposit	\$193,153.77
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$0.00
Prepaid Expense	\$0.00
<b>TOTAL ASSETS</b>	<b>\$268,379.01</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	\$63,113.43
2025 Current Fund Balance	<b>\$268,379.01</b>

**INCOME STATEMENT**

REVENUES

	July	August	Year to Date
Tax Capture	\$5,525.21	\$0.00	\$59,248.28
Grants			\$0.00
DDA Downtown Events/Donations			\$0.00
Interest	\$629.18	\$1,086.39	\$5,236.04
Investment Gain/Losses			\$0.00
<b>TOTAL REVENUE</b>	<b>\$6,154.39</b>	<b>\$1,086.39</b>	<b>\$64,484.32</b>

EXPENDITURES

Operating Costs	\$104.74	(\$847.66)	\$417.38
Utility - Street Light		\$953.51	\$953.51
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>\$104.74</b>	<b>\$105.85</b>	<b>\$1,370.89</b>
<b>2025 Net Income</b>	<b>\$6,049.65</b>	<b>\$980.54</b>	<b>\$63,113.43</b>



## Consumers Energy: Bill Ready

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

Date Thu 8/14/2025 2:21 PM

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



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

## Your Consumers Energy Bill Is Available

Amount Due  
**\$104.33**

Due Date: September 4, 2025

Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

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

### August Energy Usage

Click below to access your energy dashboard

[Terms & Conditions](#)



## Consumers Energy: Bill Ready

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

Date Sat 9/13/2025 2:08 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  
**\$114.99**

Due Date: October 6, 2025

Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

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

### September Energy Usage

Click below to access your energy dashboard

[Electric Usage Graph](#)

[Consumers Promotional Image](#)

[Terms & Conditions](#)



## Consumers Energy: Bill Ready

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

Date Wed 10/15/2025 2:41 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  
**\$116.23**

Due Date: November 5, 2025

Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

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

### October Energy Usage

Click below to access your energy dashboard

[Electric Usage Graph](#)

[Consumers Promotional Image](#)

[Terms & Conditions](#)



To: Downtown Development Authority Members  
From: Neighborhoods & Economic Development Director Amber Clark  
Date: November 3, 2025  
Re: West Hamilton and Okemos Subcommittee Meeting Overview

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On September 9, 2025, the West Hamilton and Okemos Subcommittee held its first meeting to discuss the site commonly referred to as the “Village of Okemos.” The developer notified the Township in June 2024 that the project was on indefinite hold. The proposed 200-unit mixed-use development at the southwest corner of Hamilton Road and Okemos Road has been a topic of community interest for over a decade.

The 2009 Integrated DDA Plan envisioned the four corners of the Hamilton and Okemos intersection as the launch point for downtown redevelopment. The subcommittee reviewed the current site conditions, barriers to development, and potential actions the Township and DDA could take to address those barriers. A key issue identified was the lack of prepared public infrastructure, which contributed to the developer’s decision to pause the project. Improvements to Okemos Road and surrounding streets are essential to support future redevelopment, with an estimated cost of \$4,000,000.

Staff presented the project site history and the elements to why the developer put the project on hold. The proposed project was based in a financial market that no longer existed when the developer was ready to construct. Several elements of the public infrastructure were also not prepared in time enough to support redevelopment. Staff and the subcommittee discussed options related to public improvements.

**Staff Recommendation:**

To address the infrastructure funding gap, staff recommends that the DDA authorize commitment to the proposal from Hubbell, Roth & Clark, Inc. (HRC) to prepare a competitive FY 2026 Better Utilizing Investments to Leverage Development (BUILD) grant application for the “Reimagining Okemos Road” project. HRC is the engineering firm hired previously to design the improvements to Okemos Road in 2022. HRC is the most knowledgeable about the condition of the roads, current traffic assessments, easements, drains, and other elements associated with the road infrastructure. The Township pursued discussions with HRC based on their advanced knowledge and work on the subject. HRC’s proposal includes comprehensive grant preparation services such as project narrative development, benefit-cost analysis, mapping, budgeting, and coordination with the Ingham County Road Department (ICRD), which must co-submit the application due to jurisdictional authority. The cost of HRC’s services to complete the BUILD grant comes to no more than \$50,000.

A motion is prepared for your consideration:

**MOVE TO AUTHORIZE AND SIGN THE FY2026 BUILD GRANT PROPOSAL WITH HUBBELL, ROTH AND CLARK (HRC), FOR SUPPORT SERVICES TO SUBMIT THE BUILD GRANT FOR \$49,750.**



October 31, 2025

Meridian Township  
5151 Marsh Rd  
Okemos, MI 48864

Attn: Mr. Dan Opsommer, Deputy Township Manager, Director of Public Works & Engineering

Re: Proposal for Professional Services to Prepare a FY 2026 BUILD Grant Application HRC Job No. 20250814  
Reimagining Okemos Road

Dear Mr. Opsommer:

Hubbell, Roth & Clark, Inc. (HRC) is pleased to submit this proposal to provide professional services to Meridian Township to prepare and produce a competitive FY 2026 - Better Utilizing Investments to Leverage Development (BUILD) grant application for the Reimagining Okemos Road project in Downtown Okemos (the Four Corners). HRC has authored and has been successful in securing awards for many similar grants throughout Michigan. We will apply that experience to assemble a technically rigorous, fully documented grant application that clearly demonstrates the project's benefits and alignment with Federal selection criteria.

Previous HRC work in this area for the Village of Okemos development provides an existing technical foundation, including traffic counts, traffic impact studies, and road designs that will be leveraged in preparing the application. The grant application will require a clear project narrative, technical appendices (traffic, engineering, environmental considerations), a benefit-cost analysis, cost estimates, letters of support, partnership documentation, and responses to program selection criteria. Based on previous founding rounds, it is anticipated that the grant application will be due in January 2026.

In addition, the grant application will need to be a joint application between Meridian Township and the Ingham County Road Department (ICRD). As the agency with jurisdiction over the subject roads, ICRD will need to be a partner in the application to be able to submit the grant under their authority. Any perceived conflicts, such as right-of-way requirements and utilities conflicts, will need to be planned for prior to submitting the grant application to ensure that the project is not penalized for any significant perceived risks. These could be alleviated via letters of commitment from any related parties.

HRC proposes to provide the following services to prepare a complete BUILD grant application package:

≡ **Project/Site Identification Assistance**

HRC will assist Meridian Township in confirming the project limits, defining the scope of improvements for the project, and identifying eligible components consistent with BUILD grant requirements. This will include coordination with Township staff and ICRD to ensure the proposed improvements align with local planning objectives and federal program eligibility.

≡ **Meetings**

Up to three (3) coordination meetings will be held with Township staff and ICRD to discuss project objectives, data needs, grant requirements, and progress updates. These meetings will ensure alignment on project details, schedule, and deliverables throughout the application process.

≡ **Standard Forms (SF-424, Project Information)**

HRC will prepare and assist the Township in completing all required federal application forms, including the SF-424, Project Information Form, and other administrative documentation required for submission.

≡ **Project Description**

A clear and concise project narrative will be developed to describe the existing corridor conditions, identified needs, proposed improvements, and anticipated benefits. The description will follow the format and evaluation criteria outlined in the current grant NOFO, addressing the project's purpose, scope, and outcomes.

≡ **Project Location File**

HRC will prepare mapping and geographic documentation identifying the project limits, jurisdictional boundaries, and relevant features. GIS-based maps and visual exhibits will be created to support the application and demonstrate the project's context within downtown Okemos and the surrounding region.

≡ **Project Budget**

A detailed project cost estimate and narrative will be developed in accordance with federal requirements and include both requested federal funds and identified non-federal match sources.

≡ **Funding Commitment Assistance**

HRC will assist the Township in documenting all committed and potential funding sources to meet local match requirements. This will include preparing letters or resolutions confirming funding commitments for inclusion in the application.

≡ **Merit Criteria**

The application will include a comprehensive discussion of how the project meets the BUILD program's merit criteria: Safety, Environmental Sustainability, Quality of Life, Mobility and Community Connectivity, Economic Competitiveness and Opportunity, State of Good Repair, Partnership and Collaboration, and Innovation. Each criterion will be addressed with supporting data and narrative consistent with USDOT guidance.

≡ **Project Readiness**

HRC will prepare the project readiness section to document the status of environmental review, design, right-of-way, and permitting activities. This section will demonstrate the Township's ability to advance the project to construction within the schedule required by USDOT, addressing potential risks and mitigation strategies.

≡ **Benefit-Cost Analysis Narrative**

A Benefit-Cost Analysis (BCA) narrative will be developed to summarize the methodology, data sources, and assumptions used to evaluate project benefits and costs. The narrative will align with USDOT's BCA Guidance for Discretionary Grant Programs and will clearly explain how the project provides a strong return on investment.

≡ **Benefit-Cost Analysis Calculations**

Detailed BCA calculations will be performed using recognized USDOT models and accepted analytical methods. The analysis will quantify benefits such as crash reductions, travel time savings, vehicle operating cost savings, emissions reductions, and other impacts. Results will be provided in tabular and spreadsheet formats for inclusion in the application.

≡ **Letters of Support Assistance**

HRC will assist the Township in preparing a template letter of support and identifying applicable stakeholders.

≡ **Compile and Assist to Submit Application**

All components of the application will be compiled into a complete and compliant package. HRC will assist the Township in the final review and submission of the application through Grants.gov in accordance with USDOT requirements and submission deadlines.

Based on our estimate of the staff hours required for this work as shown in the attachment table, the cost of these services will not exceed **\$49,750**. Changes to these services once work has begun will be an additional charge. Your approval, as indicated by your signature below, will constitute an agreement between us to proceed with this project. If you have any questions or require any additional information, please contact the undersigned.

We look forward to working with you on this project, and, if you have any questions or require any additional information, please contact Lia Michaels at (248) 454-6812.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



James F. Burton, P.E.  
Vice President



Lia Michaels, P.E., PTOE  
Associate

LM/gh

Pc: HRC; G. Heqimi, File

Accepted By:

Signature: \_\_\_\_\_

Written Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

		Staff Hours				TOTAL	
			PROJECT	GRAD	GRANT	TOTAL	ESTIMATED
		ASSOCIATE	ENGINEER	ENGINEER	ANALYST	HOURS	FEES
		LM	GH	AD	KM		
		\$156.00	\$132.00	\$104.00	\$114.00	HOURS	LABOR
1.	Project/Site Identification Assistance	4	4			8	\$ 1,150
2.	Meetings (3)	6			2	8	\$ 1,160
3.	Standard forms (SF-424, Project Information)	2	2		4	8	\$ 1,030
4.	Project Description	2	20		4	26	\$ 3,410
5.	Project Location File		4		4	8	\$ 980
6.	Project Budget	4	10		4	18	\$ 2,400
7.	Funding Commitment Assistance	4	4		4	12	\$ 1,610
8.	Merit Criteria	10	80		48	138	\$ 17,590
9.	Project Readiness	4	10			14	\$ 1,940
10.	Benefit-Cost Analysis Narrative		40	20		60	\$ 7,360
11.	Benefit-Cost Analysis Calculations		20	40		60	\$ 6,800
12.	Letters of Support Assistance	2	4		12	18	\$ 2,210
13.	Compile and Assist to Submit Application	2	2	6	8	18	\$ 2,110
<b>Total</b>		<b>40</b>	<b>200</b>	<b>66</b>	<b>90</b>	<b>396</b>	<b>\$ 49,750</b>



To: Meridian Downtown Development Authority

From: Amber Clark Neighborhoods & Economic Development Director

Date: November 3, 2025

Re: DDA Administrative Compensation Discussion

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In recent years, the Downtown Development Authority (DDA) has maintained a positive fund balance. Notably, the Township Board forgave a \$200,000 debt previously owed by the DDA to reimburse the County for back taxes following Meijer's successful tax appeal.

In 2021, as part of its initiative to stimulate downtown development, the Township Board forgave the remaining balance owed by the DDA. This action enabled the DDA to strengthen its financial position, and it now has access to over \$200,000 for district improvements. These funds may also be used to support administrative costs associated with managing the DDA.

Historically, developers have been granted direct access to staff for assistance with letters of support, grant applications, and other activities related to private development. These efforts should be tracked, and a portion of staff salaries should reflect the time and resources dedicated to supporting such initiatives. It is important that development incentives do not impose additional costs on the community. With strategic budgeting, most DDA activities can be managed with a net-zero impact on the Township's general fund, allowing continued financial support for other essential services.

Given the projected budget deficit for 2026, staff recommends allocating 15% of the Economic Development Director's salary from the DDA's general fund to cover administrative tasks related to DDA management.

Action Items for Approval:

- Authorization for Meridian Township to allocate 15% of DDA staff salary from the DDA administration fund, totaling \$24,915.80 in 2026.
- Payments will begin on January 1, 2026.

A recommendation is provided for your consideration:

**MOVE TO APPROVE THE ALLOCATION OF 15% OF THE ECONOMIC DEVELOPMENT DIRECTOR'S SALARY AND ASSOCIATED BENEFITS FROM THE DDA ADMINISTRATION FUND, IN SUPPORT OF TIME AND RESPONSIBILITIES DEDICATED TO THE MANAGEMENT OF THE DDA PROGRAM.**



To: Downtown Development Authority Members  
From: Neighborhoods & Economic Development Director Amber Clark  
Date: November 3, 2025  
Re: Consumers Energy 2026 Hamilton Road Gas Line Update

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Consumers Energy, a public utility company who provides gas and electric energy for most of Meridian Township will conduct a gas line update in 2026 on Hamilton Road. This project has been slated for the Downtown District area for some time, with the pending Village of Okemos project being planned for the same area. Consumers Energy gas team held off moving the project forward when discussions about the Village of Okemos site were underway. Now with a lull in development, Consumers Energy wants to complete the planned update in 2026.

At this time Township staff have been presented with a general overview of the update. Hamilton Road from Grand River Ave, through the Okemos Road intersection, and ending at the Marsh Road roundabout.

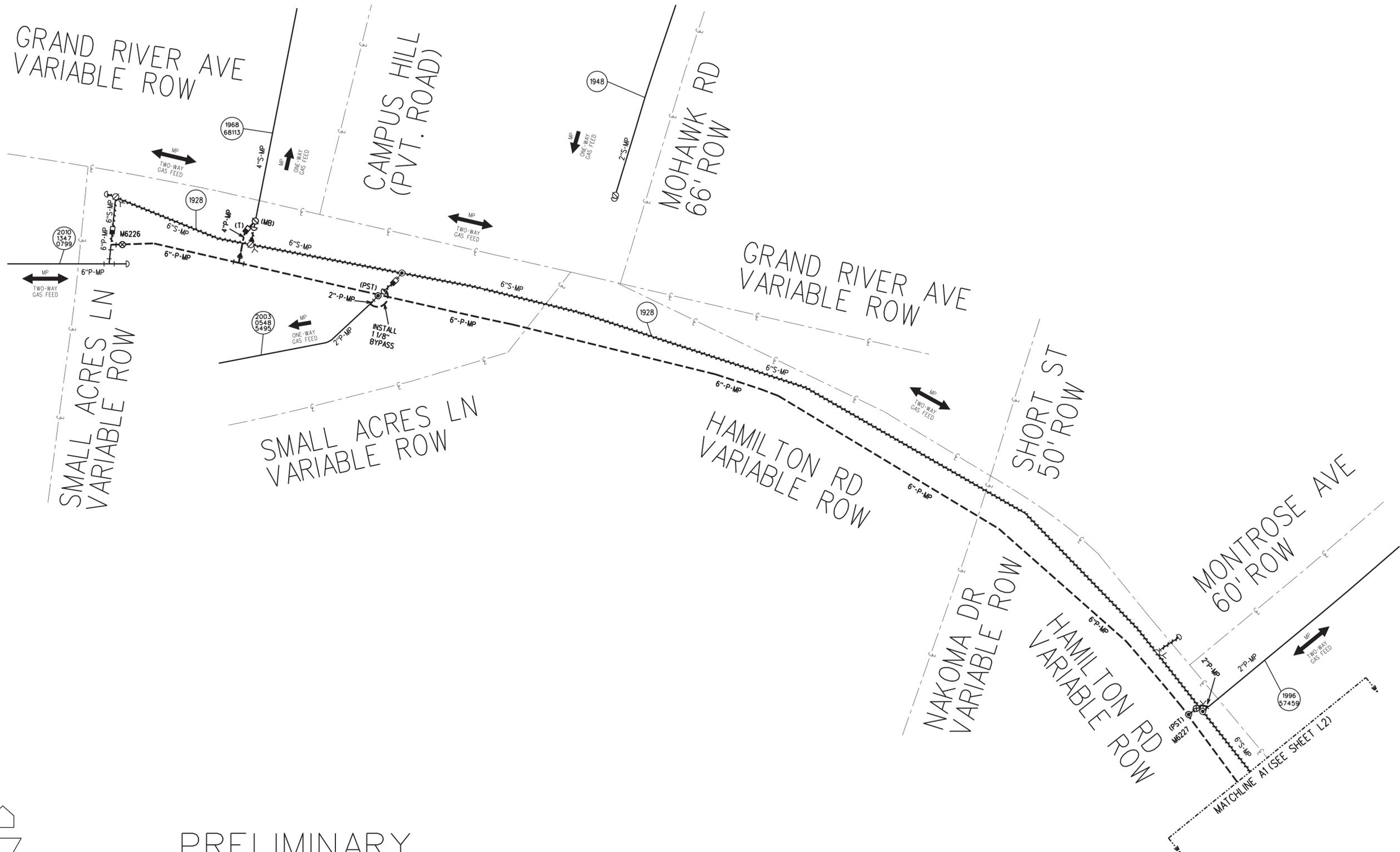
In previous years our streetlights have been found to be on top of gas mains owned by Consumers Energy. There is a chance that additional DDA streetlights are over the CE facilities and we may need to pay to have them removed.

Project Details: Gas line update and restoration

Timeline: Start Spring 2026 – Finish Fall 2026

Consumers Energy is asking for comments from the Township by October 10<sup>th</sup>

**Staff is seeking questions and comments from the DDA members regarding this project.**

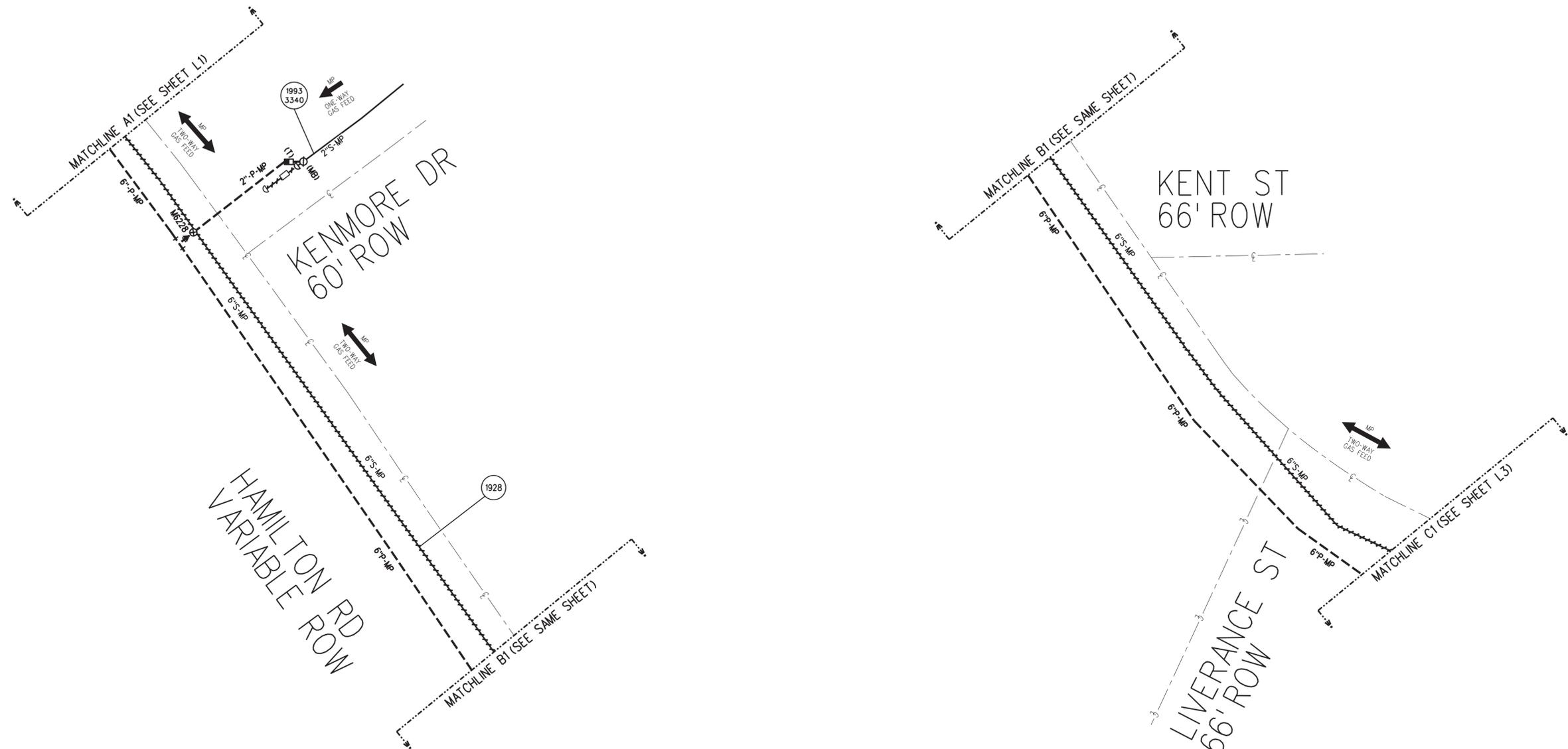


- LEGEND**
- SEQUENCE NUMBER
  - PIPE SEGMENT LETTER
  - GAUGE
  - VENT STACK

PRELIMINARY  
NOT FOR CONSTRUCTION

L1

<p><b>- CONSTRUCTION CERTIFICATION -</b>                  WORK WAS CONSTRUCTED AS ENGINEERED OR CHANGED AS INDICATED. ALL SALVAGEABLE MATERIAL WAS RETURNED TO STORES.                  ALL RETIRED/ABANDONED PIPE WAS DISCONNECTED, PURGED, AND SEALED AT THE ENDS.</p>									
SIGNED _____ IN DIRECT CHARGE OF WORK									
DATES: STARTED _____ COMPLETED _____									
STAKED NEW PIPE: SIGNED _____ DATE _____									
MISS DIG NUMBER: _____ DATE _____									
NO.	DATE:	REVISION DESCRIPTION:	BY:	APPR:	SHEETS AFFECTED:				
					SHEET L1 OF L3				
						DESIGNED BY _____ DATE 7/20/2025 APPROVED BY _____ DATE _____		SHEET SCALE NONE	
DAPP 22645 NGDP LAN12 HAMILTON & OKEMOS						ORDER NO. CM NO. 10007543450		GAS MAIN REPLACEMENT COUNTY OF INGHAM TOWNSHIP OF MERIDIAN CITY OF OKEMOS CIVIC PROJECT	
						ORDER TYPE GCON MAINTENANCE ACTIVITY TYPE DMN DESIGN NUMBER 11670029		GAS NUMBER 04012124 NOTIFICATION NUMBER 1069838359	
						T 04N R 01W SEC. 21			



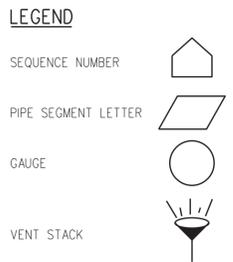
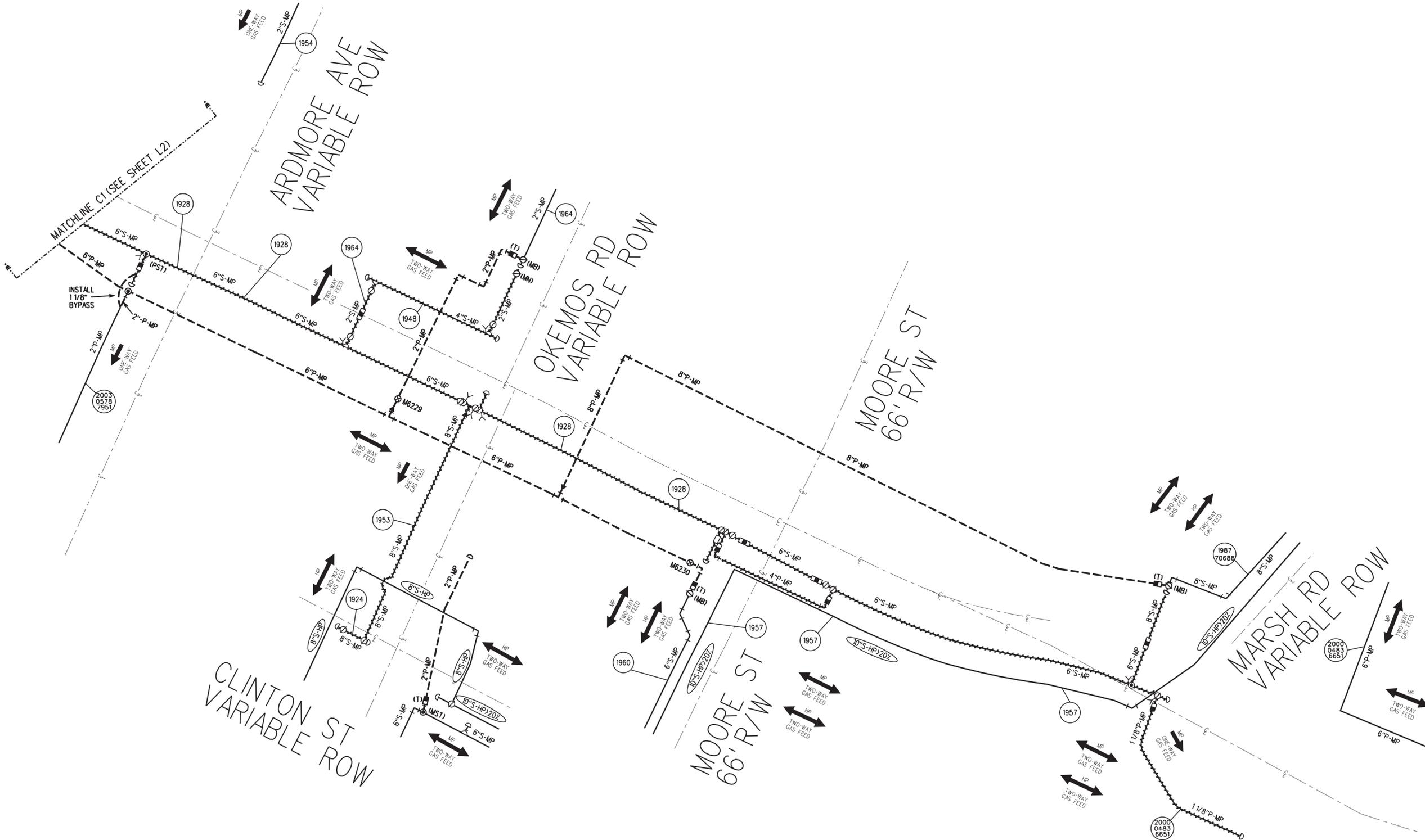
**LEGEND**

- SEQUENCE NUMBER
- PIPE SEGMENT LETTER
- GAUGE
- VENT STACK

PRELIMINARY  
NOT FOR CONSTRUCTION

L2

<p><b>- CONSTRUCTION CERTIFICATION -</b>                  WORK WAS CONSTRUCTED AS ENGINEERED OR CHANGED AS INDICATED. ALL SALVAGEABLE MATERIAL WAS RETURNED TO STORES.                  ALL RETIRED/ABANDONED PIPE WAS DISCONNECTED, PURGED, AND SEALED AT THE ENDS.</p>												DAPP 22645 NGDP LAN12 HAMILTON & OKEMOS		ORDER NO.	
SIGNED _____ IN DIRECT CHARGE OF WORK		DESIGNED BY _____ DATE 7/20/2025		GAS MAIN REPLACEMENT		CM NO. 10007543450									
DATES: STARTED _____ COMPLETED _____		APPROVED BY _____ DATE _____		COUNTY OF INGHAM		ORDER TYPE: GCON DMN 11670029									
STAKED NEW PIPE: SIGNED _____ DATE _____		SHEETS AFFECTED: SHEET L2 OF L3 SCALE NONE		TOWNSHIP OF MERIDIAN		DESIGN NUMBER: 1069838359									
MISS DIG NUMBER: _____ DATE _____		NO. DATE: _____ REVISION DESCRIPTION: _____ BY: _____ APPR: _____		CITY OF OKEMOS		GAS NUMBER: 04012124 NOTIFICATION NUMBER: 1069838359									
				CIVIC PROJECT		T 04N R 01W SEC. 21									



PRELIMINARY  
NOT FOR CONSTRUCTION

L3

**- CONSTRUCTION CERTIFICATION -**

WORK WAS CONSTRUCTED AS ENGINEERED OR CHANGED AS INDICATED. ALL SALVAGEABLE MATERIAL WAS RETURNED TO STORES. ALL RETIRED/ABANDONED PIPE WAS DISCONNECTED, PURGED, AND SEALED AT THE ENDS.

SIGNED \_\_\_\_\_ IN DIRECT CHARGE OF WORK

DATES: STARTED \_\_\_\_\_ COMPLETED \_\_\_\_\_

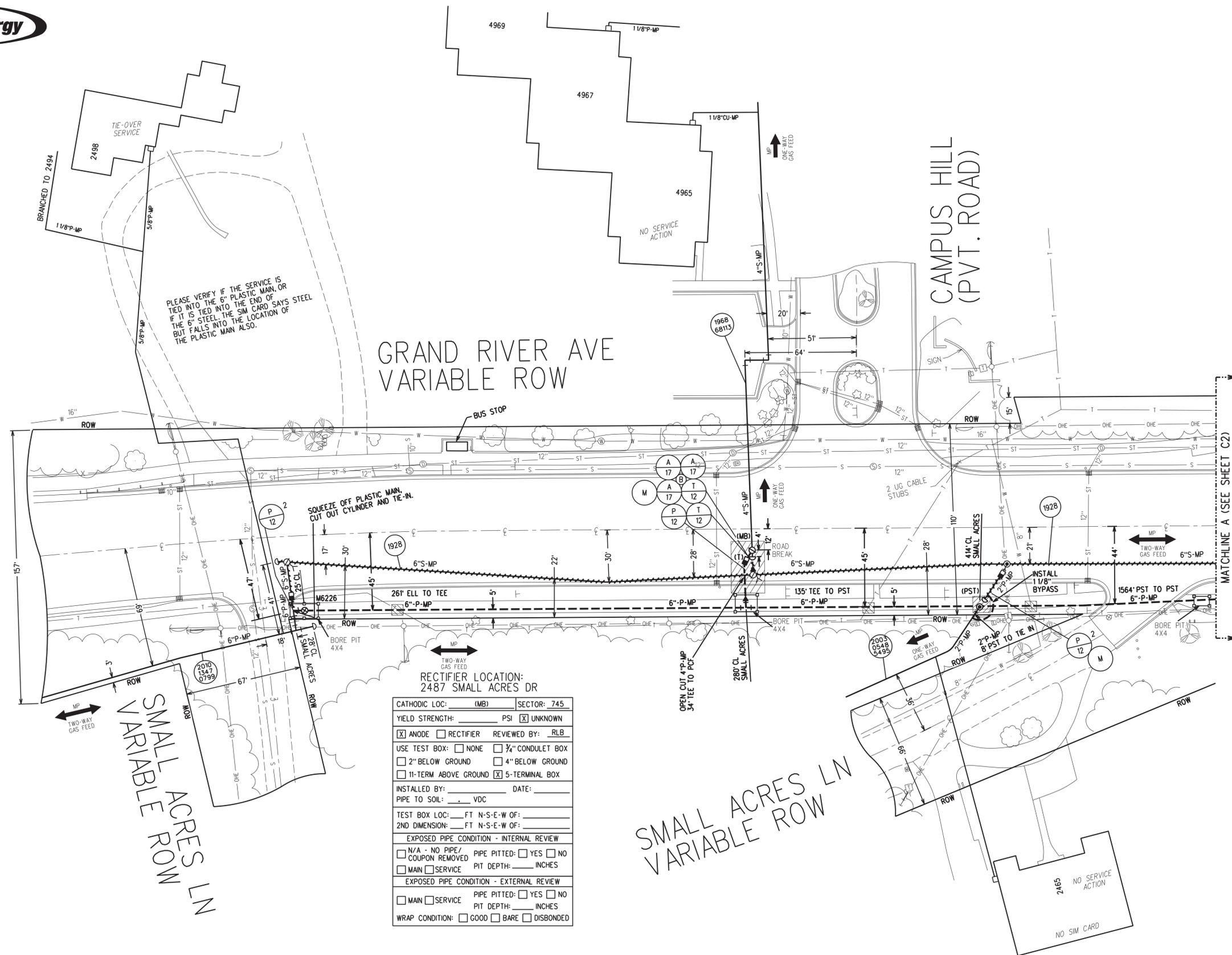
STAKED NEW PIPE: SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

MISS DIG NUMBER: \_\_\_\_\_ DATE \_\_\_\_\_

NO.	DATE:	REVISION DESCRIPTION:	BY:	APPR:	SHEETS AFFECTED:

<b>Consumers Energy</b> <small>A CMS Energy Company</small>	
DESIGNED BY	DATE
APPROVED BY	DATE
SHEET L3 OF L3	SCALE NONE

DAPP 22645 NGDP LAN12 HAMILTON & OKEMOS		ORDER NO.
GAS MAIN REPLACEMENT COUNTY OF INGHAM TOWNSHIP OF MERIDIAN CITY OF OKEMOS CIVIC PROJECT		CM NO. 10007543450
ORDER TYPE	MAINTENANCE ACTIVITY TYPE	DESIGN NUMBER
GCON	DMN	11670029
GAS NUMBER	NOTIFICATION NUMBER	
04012124	1069838359	



RECTIFIER LOCATION:  
2487 SMALL ACRES DR

CATHODIC LOC:	(MB)	SECTOR:	745
YIELD STRENGTH:		PSI	<input checked="" type="checkbox"/> UNKNOWN
<input checked="" type="checkbox"/> ANODE	<input type="checkbox"/> RECTIFIER	REVIEWED BY:	RLB
USE TEST BOX:	<input type="checkbox"/> NONE	<input type="checkbox"/> 3/4" CONDULET BOX	
	<input type="checkbox"/> 2" BELOW GROUND	<input type="checkbox"/> 4" BELOW GROUND	
	<input type="checkbox"/> 11-TERM ABOVE GROUND	<input checked="" type="checkbox"/> 5-TERMINAL BOX	
INSTALLED BY:		DATE:	
PIPE TO SOIL:		VDC	
TEST BOX LOC:		FT N-S-E-W OF:	
2ND DIMENSION:		FT N-S-E-W OF:	
EXPOSED PIPE CONDITION - INTERNAL REVIEW			
<input type="checkbox"/> N/A - NO PIPE/	<input type="checkbox"/> PIPE PITTED:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> COUPON REMOVED			
<input type="checkbox"/> MAIN	<input type="checkbox"/> SERVICE	PIT DEPTH:	_____ INCHES
EXPOSED PIPE CONDITION - EXTERNAL REVIEW			
<input type="checkbox"/> MAIN	<input type="checkbox"/> SERVICE	PIPE PITTED:	<input type="checkbox"/> YES <input type="checkbox"/> NO
		PIT DEPTH:	_____ INCHES
WRAP CONDITION:	<input type="checkbox"/> GOOD	<input type="checkbox"/> BARE	<input type="checkbox"/> DISBONDED

PRELIMINARY  
NOT FOR CONSTRUCTION

- CONSTRUCTION CERTIFICATION -

WORK WAS CONSTRUCTED AS ENGINEERED OR CHANGED AS INDICATED. ALL SALVAGEABLE MATERIAL WAS RETURNED TO STORES. ALL RETIRED/ABANDONED PIPE WAS DISCONNECTED, PURGED, AND SEALED AT THE ENDS.

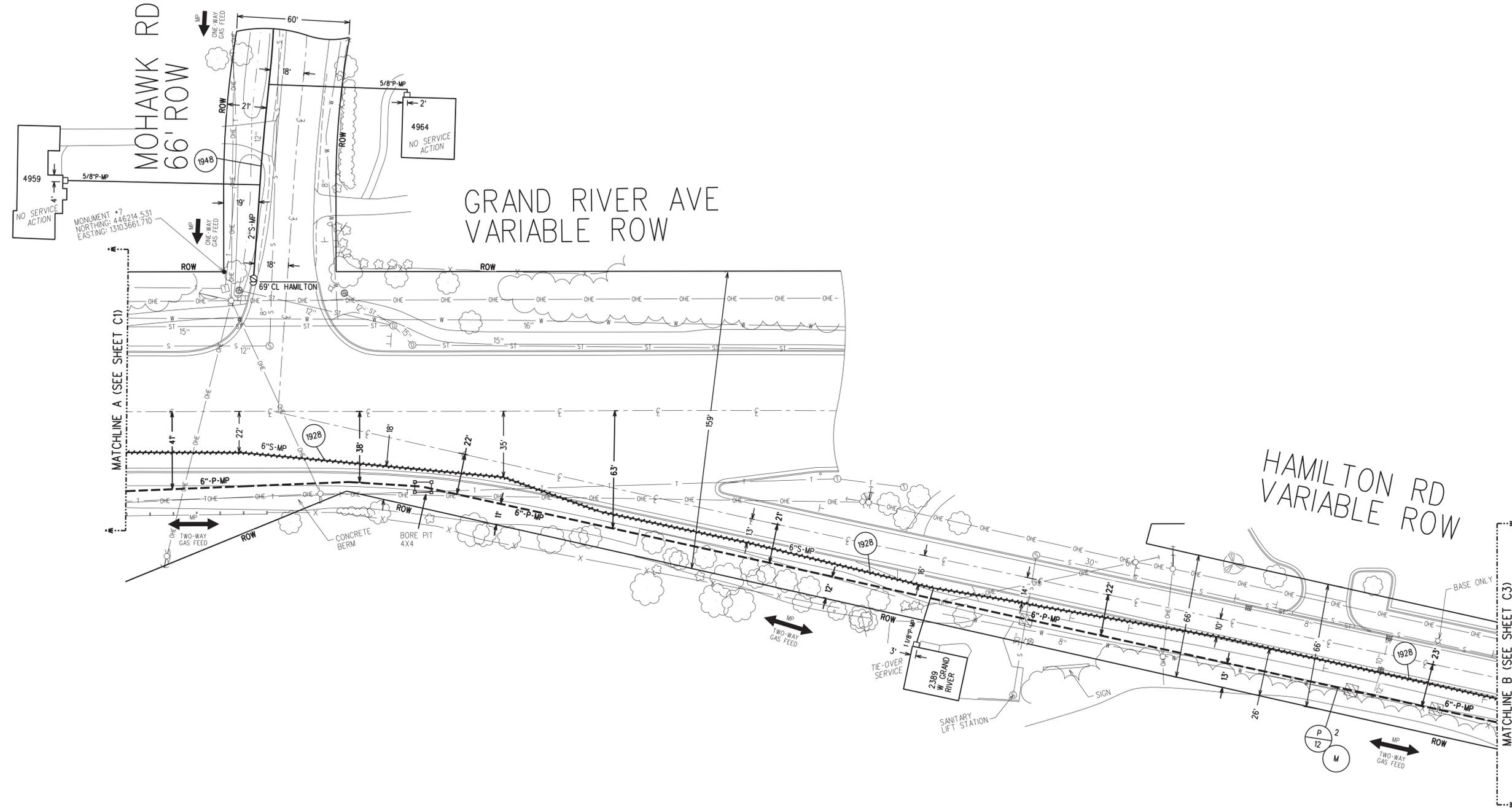
SIGNED _____	IN DIRECT CHARGE OF WORK
DATES: STARTED _____	COMPLETED _____
STAKED NEW PIPE: SIGNED _____	DATE _____
MISS DIG NUMBER: _____	DATE _____

NO.	DATE:	REVISION DESCRIPTION:	BY:	APPR:	SHEETS AFFECTED:

<b>Consumers Energy</b>	
DESIGNED BY: KELLY DETWILER	DATE: 3/12/2025
APPROVED BY:	DATE:

DAPP 22645 NGDP LAN12 HAMILTON & OKEMOS	ORDER NO. 44976566
GAS MAIN REPLACEMENT COUNTY OF INGHAM TOWNSHIP OF MERIDIAN CITY OF OKEMOS CIVIC PROJECT	CM NO. 10007543450
	MAINTENANCE ACTIVITY TYPE GCON DMN 11670029
GAS NUMBER 04012124	NOTIFICATION NUMBER 1069838359

C1



PRELIMINARY  
NOT FOR CONSTRUCTION

**- CONSTRUCTION CERTIFICATION -**

WORK WAS CONSTRUCTED AS ENGINEERED OR CHANGED AS INDICATED. ALL SALVAGEABLE MATERIAL WAS RETURNED TO STORES. ALL RETIRED/ABANDONED PIPE WAS DISCONNECTED, PURGED, AND SEALED AT THE ENDS.

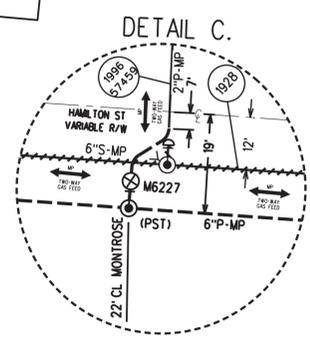
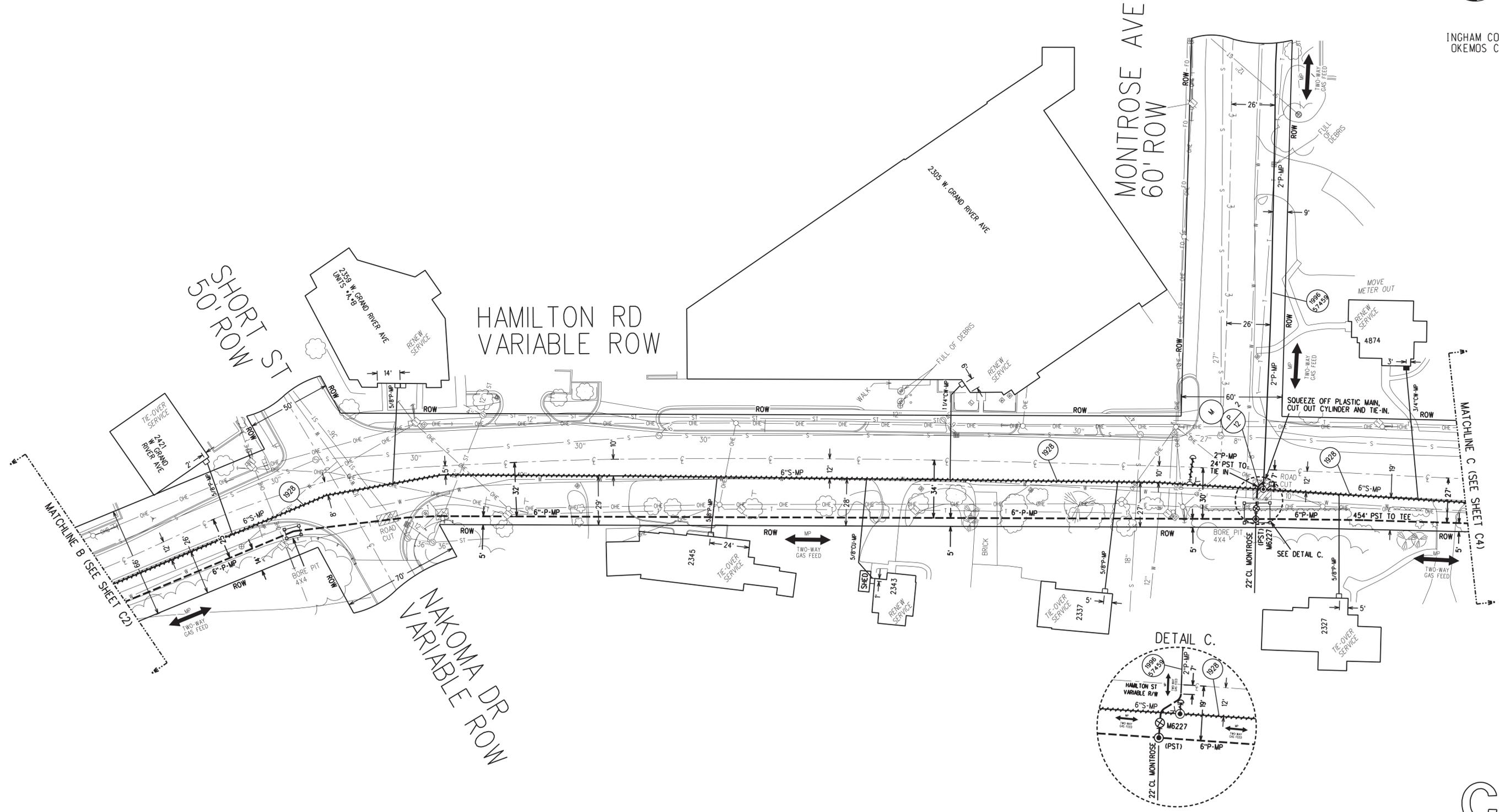
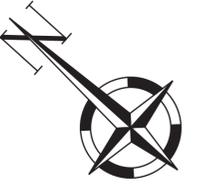
SIGNED _____	IN DIRECT CHARGE OF WORK
DATES: STARTED _____	COMPLETED _____
STAKED NEW PIPE: SIGNED _____	DATE _____
MISS DIG NUMBER: _____	DATE _____

NO.	DATE:	REVISION DESCRIPTION:	BY:	APPR:	SHEETS AFFECTED:

<b>Consumers Energy</b> <small>A CMS Energy Company</small>		GAS	
DESIGNED BY KELLY DETWILER	DATE 3/12/2025	APPROVED BY	DATE
SHEET C2 OF C8		SCALE 1"=30'	

DAPP 22645 NGDP LAN12 HAMILTON & OKEMOS		ORDER NO. 44976566
GAS MAIN REPLACEMENT COUNTY OF INGHAM TOWNSHIP OF MERIDIAN CITY OF OKEMOS CIVIC PROJECT		CM NO. 10007543450
ORDER TYPE GCON	MAINTENANCE ACTIVITY TYPE DMN	DESIGN NUMBER 11670029
GAS NUMBER 04012124	NOTIFICATION NUMBER 1069838359	

C2



PRELIMINARY  
NOT FOR CONSTRUCTION

- CONSTRUCTION CERTIFICATION -

WORK WAS CONSTRUCTED AS ENGINEERED OR CHANGED AS INDICATED. ALL SALVAGEABLE MATERIAL WAS RETURNED TO STORES. ALL RETIRED/ABANDONED PIPE WAS DISCONNECTED, PURGED, AND SEALED AT THE ENDS.

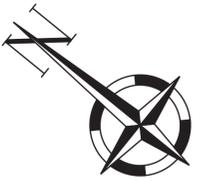
SIGNED _____	IN DIRECT CHARGE OF WORK
DATES: STARTED _____	COMPLETED _____
STAKED NEW PIPE: SIGNED _____	DATE _____
MISS DIG NUMBER: _____	DATE _____

NO.	DATE:	REVISION DESCRIPTION:	BY:	APPR:	SHEETS AFFECTED:

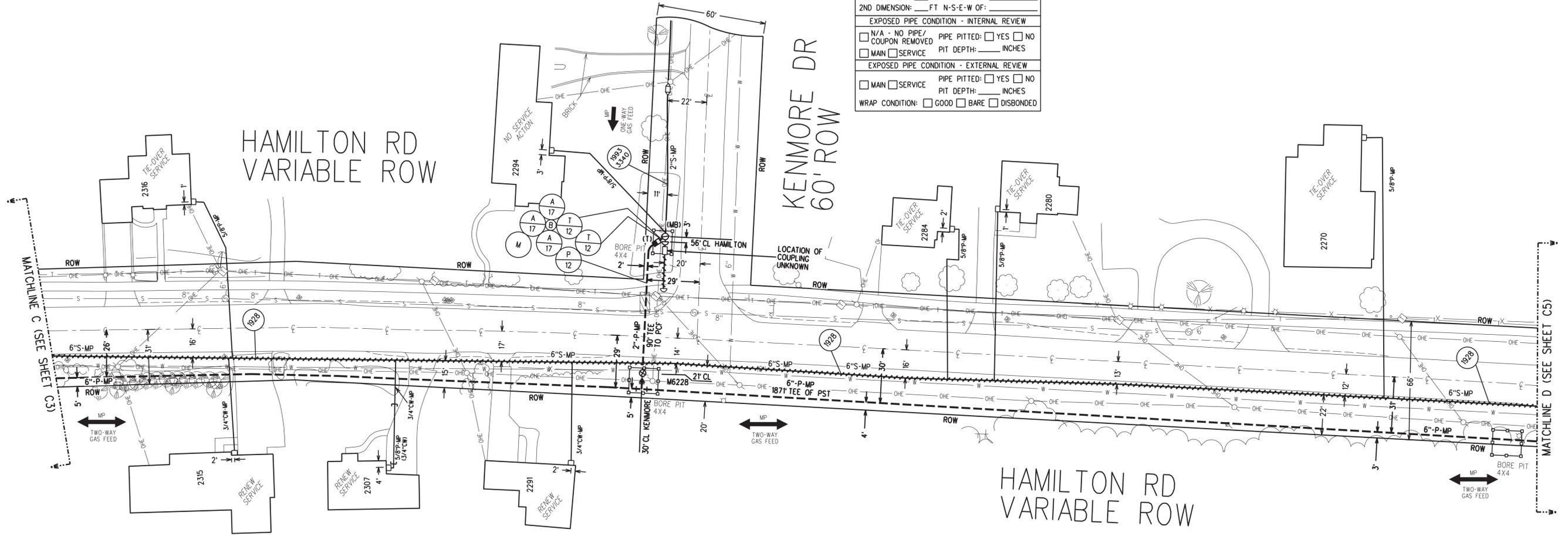
<b>Consumers Energy</b>	
DESIGNED BY KELLY DETWILER	DATE 3/12/2025
APPROVED BY	DATE
SHEET C3 OF C8	
SCALE 1"=30'	

DAPP 22645 NGDP LAN12 HAMILTON & OKEMOS		ORDER NO. 44976566
GAS MAIN REPLACEMENT COUNTY OF INGHAM TOWNSHIP OF MERIDIAN CITY OF OKEMOS CIVIC PROJECT		CM NO. 10007543450
ORDER TYPE CCON	MAINTENANCE ACTIVITY TYPE DMN	DESIGN NUMBER 11670029
GAS NUMBER 04012124	NOTIFICATION NUMBER 1069838359	

C 3



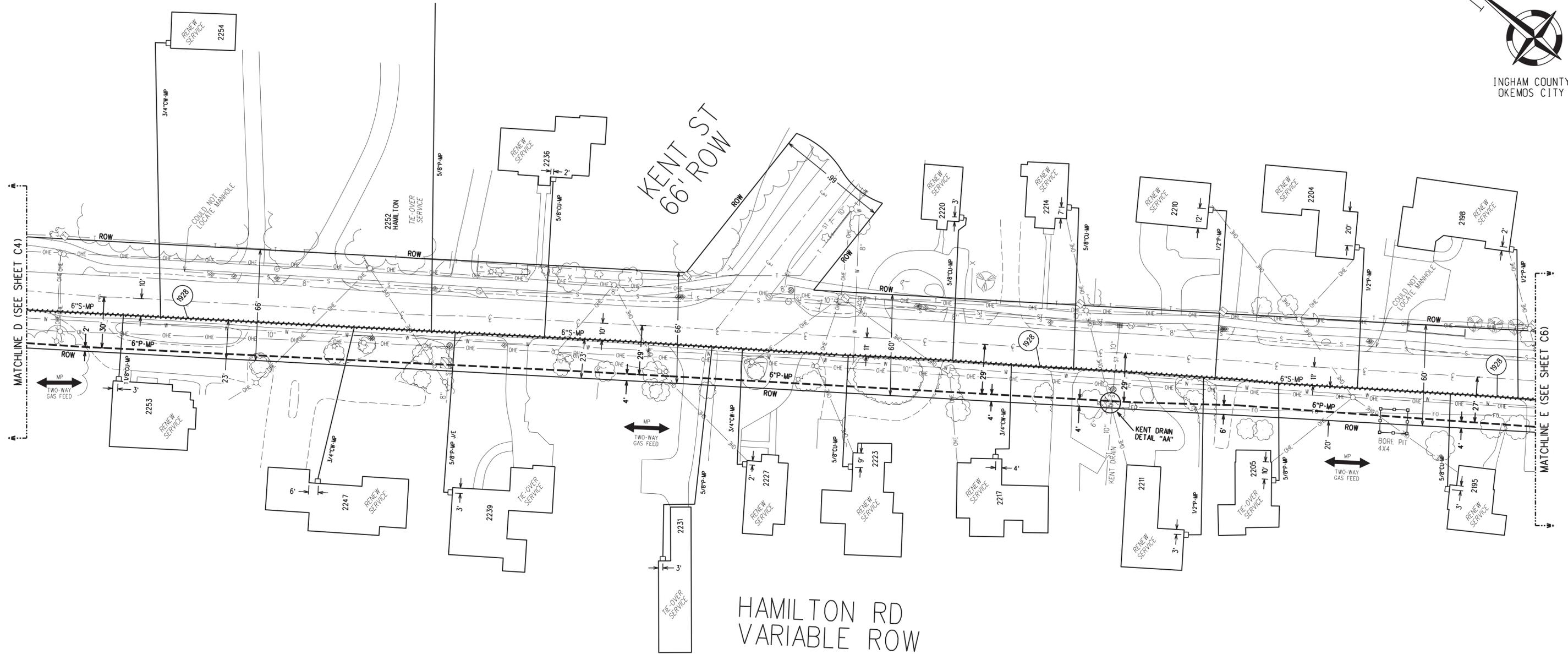
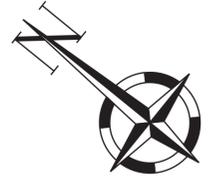
CATHODIC LOC:	(MN)	SECTOR:	221B	
YIELD STRENGTH:	PSI	<input checked="" type="checkbox"/>	UNKNOWN	
<input checked="" type="checkbox"/>	ANODE	<input type="checkbox"/>	RECTIFIER	
REVIEWED BY:	RLB			
USE TEST BOX:	<input type="checkbox"/>	NONE	<input type="checkbox"/>	1/4" CONDULET BOX
<input type="checkbox"/>	2" BELOW GROUND	<input type="checkbox"/>	4" BELOW GROUND	
<input type="checkbox"/>	11-TERM ABOVE GROUND	<input checked="" type="checkbox"/>	5-TERMINAL BOX	
INSTALLED BY:	DATE:			
PIPE TO SOIL:	VDC			
TEST BOX LOC:	FT N-S-E-W OF:			
2ND DIMENSION:	FT N-S-E-W OF:			
EXPOSED PIPE CONDITION - INTERNAL REVIEW				
<input type="checkbox"/>	N/A - NO PIPE / COUPON REMOVED	PIPE PITTED:	<input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/>	MAIN SERVICE	PIT DEPTH:	INCHES	
EXPOSED PIPE CONDITION - EXTERNAL REVIEW				
<input type="checkbox"/>	MAIN SERVICE	PIPE PITTED:	<input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/>	WRAP CONDITION:	<input type="checkbox"/> GOOD <input type="checkbox"/> BARE <input type="checkbox"/> DISBONDED	PIT DEPTH: INCHES	



PRELIMINARY  
NOT FOR CONSTRUCTION

C4

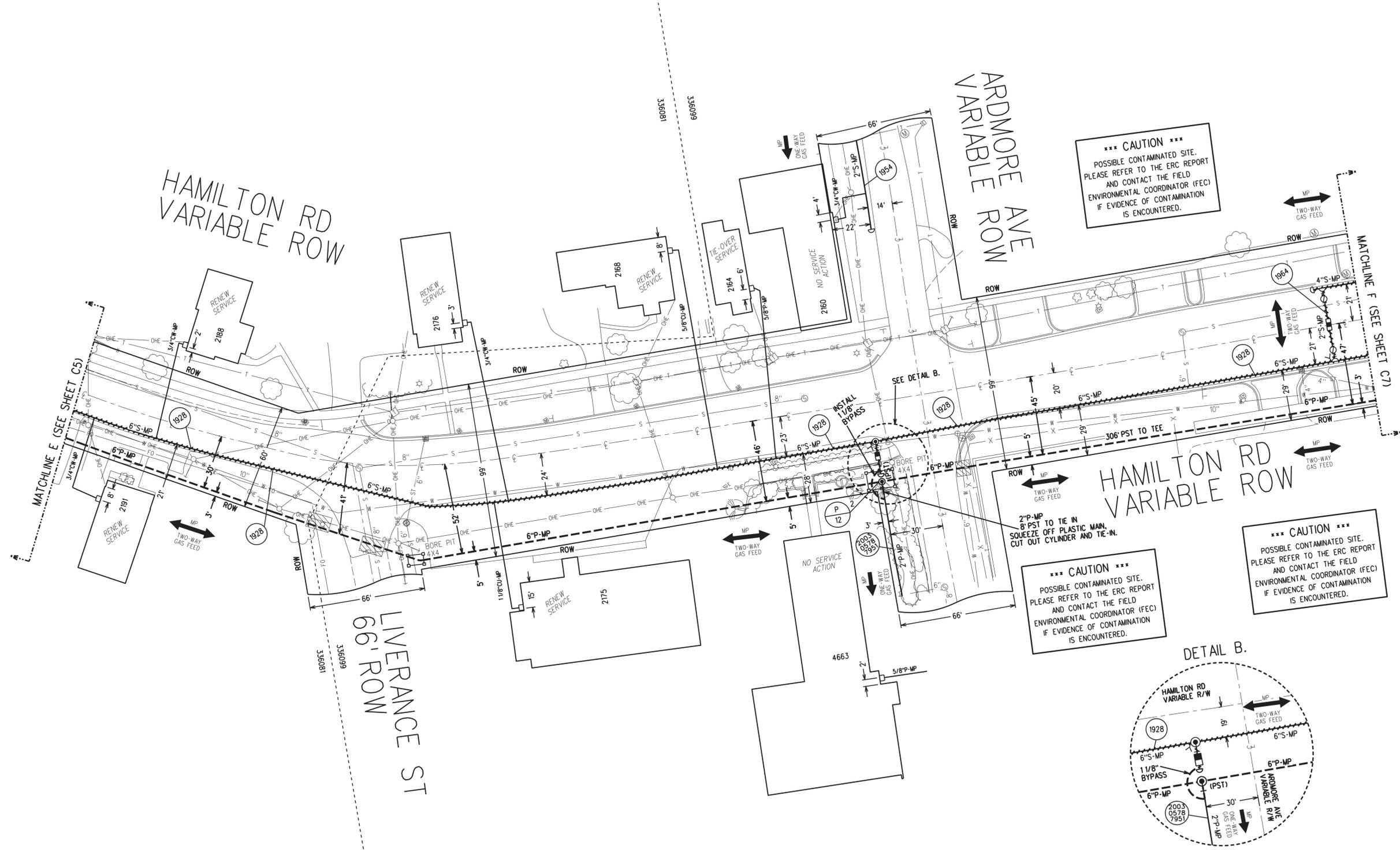
<p align="center">- CONSTRUCTION CERTIFICATION -</p> <p>WORK WAS CONSTRUCTED AS ENGINEERED OR CHANGED AS INDICATED. ALL SALVAGEABLE MATERIAL WAS RETURNED TO STORES. ALL RETIRED/ABANDONED PIPE WAS DISCONNECTED, PURGED, AND SEALED AT THE ENDS.</p>		<p align="center">Consumers Energy</p> <p align="center">A CMS Energy Company</p>		<p>DAPP 22645 NGDP LAN2 HAMILTON &amp; OKEMOS</p> <p>GAS MAIN REPLACEMENT COUNTY OF INGHAM TOWNSHIP OF MERIDIAN CITY OF OKEMOS CIVIC PROJECT</p>		<p>ORDER NO. 44976566</p> <p>CM NO. 10007543450</p>	
SIGNED _____	IN DIRECT CHARGE OF WORK	DESIGNED BY KELLY DETWILER	DATE 3/12/2025	MAINTENANCE ACTIVITY TYPE GCON	DESIGN NUMBER 11670029	GAS NUMBER 04012124	NOTIFICATION NUMBER 1069838359
DATES: STARTED _____	COMPLETED _____	APPROVED BY _____	DATE _____				
STAKED NEW PIPE: SIGNED _____	DATE _____			SHEET C4 OF C8			
MISS DIG NUMBER: _____	DATE _____	NO.	DATE:	REVISION DESCRIPTION:	BY:	APPR:	SHEETS AFFECTED:
						SCALE 1"=30'	



PRELIMINARY  
NOT FOR CONSTRUCTION

C5

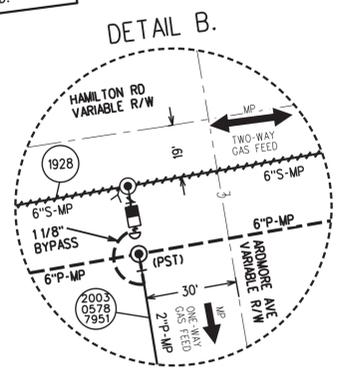
<p align="center">- CONSTRUCTION CERTIFICATION -</p> <p>WORK WAS CONSTRUCTED AS ENGINEERED OR CHANGED AS INDICATED. ALL SALVAGEABLE MATERIAL WAS RETURNED TO STORES. ALL RETIRED/ABANDONED PIPE WAS DISCONNECTED, PURGED, AND SEALED AT THE ENDS.</p>		<p align="center">Consumers Energy</p> <p align="center">A CMS Energy Company</p>		<p>DAPP 22645 NGDP LAN2 HAMILTON &amp; OKEMOS</p>		<p>ORDER NO. 44976566</p>	
<p>SIGNED _____ IN DIRECT CHARGE OF WORK</p> <p>DATES: STARTED _____ COMPLETED _____</p>		<p>DESIGNED BY KELLY DETWILER</p> <p>DATE 3/12/2025</p>		<p>GAS MAIN REPLACEMENT COUNTY OF INGHAM TOWNSHIP OF MERIDIAN CITY OF OKEMOS CIVIC PROJECT</p>		<p>CM NO. 10007543450</p>	
<p>STAKED NEW PIPE: SIGNED _____ DATE _____</p> <p>MISS DIG NUMBER: _____ DATE _____</p>		<p>APPROVED BY _____</p> <p>DATE _____</p>		<p>SHEET C5 OF C8</p> <p>SCALE 1"=30'</p>		<p>ORDER TYPE GCON</p> <p>MAINTENANCE ACTIVITY TYPE DMN</p> <p>DESIGN NUMBER 11670029</p> <p>NOTIFICATION NUMBER 1069838359</p>	
NO.	DATE:	REVISION DESCRIPTION:	BY:	APPR:	SHEETS AFFECTED:	<p>T 04N R 01W SEC. 21</p>	



\*\*\* CAUTION \*\*\*  
POSSIBLE CONTAMINATED SITE.  
PLEASE REFER TO THE ERC REPORT  
AND CONTACT THE FIELD  
ENVIRONMENTAL COORDINATOR (FEC)  
IF EVIDENCE OF CONTAMINATION  
IS ENCOUNTERED.

\*\*\* CAUTION \*\*\*  
POSSIBLE CONTAMINATED SITE.  
PLEASE REFER TO THE ERC REPORT  
AND CONTACT THE FIELD  
ENVIRONMENTAL COORDINATOR (FEC)  
IF EVIDENCE OF CONTAMINATION  
IS ENCOUNTERED.

\*\*\* CAUTION \*\*\*  
POSSIBLE CONTAMINATED SITE.  
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AND CONTACT THE FIELD  
ENVIRONMENTAL COORDINATOR (FEC)  
IF EVIDENCE OF CONTAMINATION  
IS ENCOUNTERED.



C6

PRELIMINARY  
NOT FOR CONSTRUCTION

- CONSTRUCTION CERTIFICATION -

WORK WAS CONSTRUCTED AS ENGINEERED OR CHANGED AS INDICATED. ALL SALVAGEABLE MATERIAL WAS RETURNED TO STORES. ALL RETIRED/ABANDONED PIPE WAS DISCONNECTED, PURGED, AND SEALED AT THE ENDS.

SIGNED _____	IN DIRECT CHARGE OF WORK
DATES: STARTED _____	COMPLETED _____
STAKED NEW PIPE: SIGNED _____	DATE _____
MISS DIG NUMBER: _____	DATE _____

NO.	DATE:	REVISION DESCRIPTION:	BY:	APPR:	SHEETS AFFECTED:

<b>Consumers Energy</b>	
DESIGNED BY KELLY DETWILER	DATE 3/12/2025
APPROVED BY	DATE
SHEET C6 OF C8	
SCALE 1"=30'	

DAPP 22645 NGDP LAN12 HAMILTON & OKEMOS		ORDER NO. 44976566
GAS MAIN REPLACEMENT COUNTY OF INGHAM TOWNSHIP OF MERIDIAN CITY OF OKEMOS CIVIC PROJECT		CM NO. 10007543450
ORDER TYPE GCON	MAINTENANCE ACTIVITY TYPE DMN	DESIGN NUMBER 11670029
GAS NUMBER 04012124	NOTIFICATION NUMBER 1069838359	

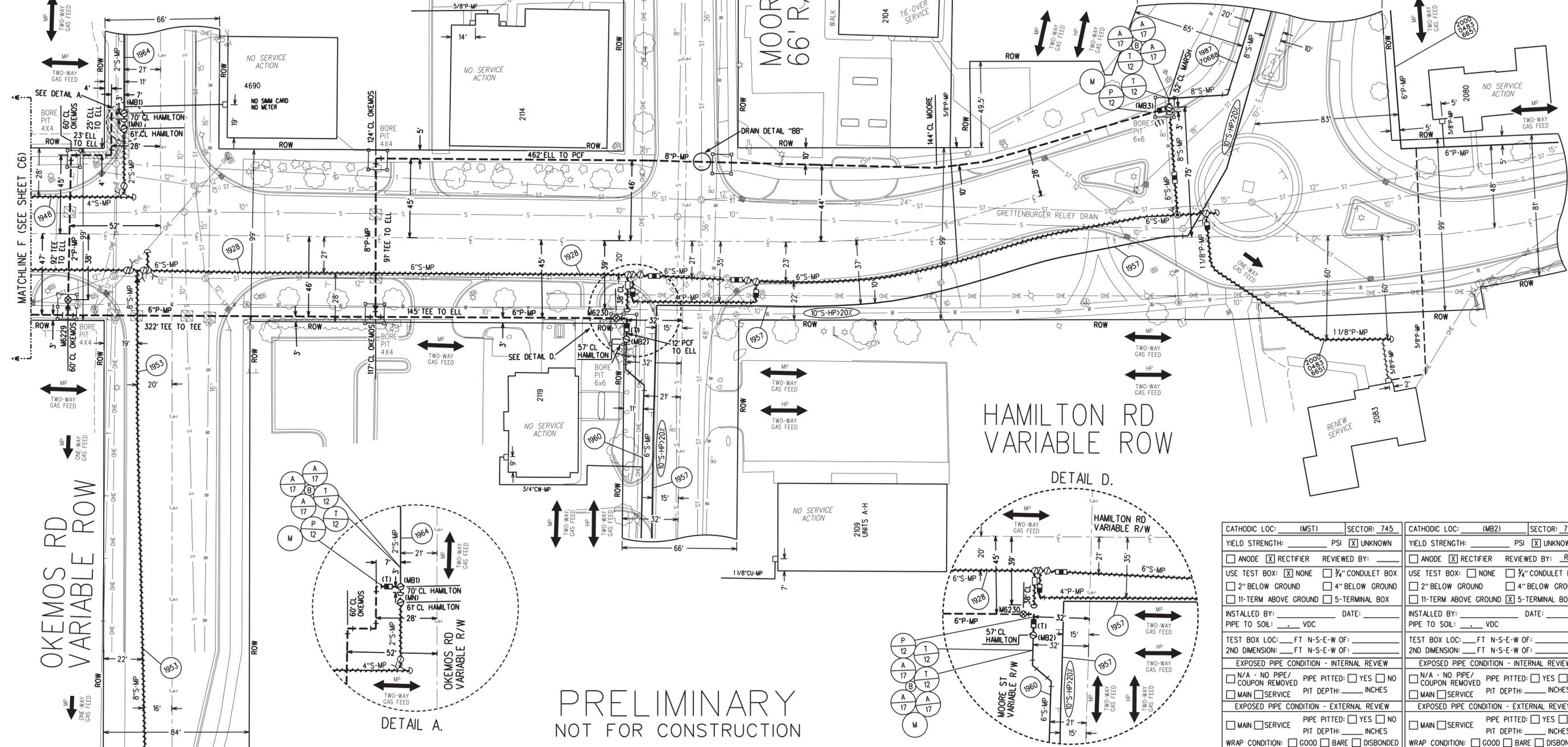
CATHODIC LOC: (MB1)	SECTOR: 1118	CATHODIC LOC: (MN)	SECTOR: 1118
YIELD STRENGTH: _____ PSI <input checked="" type="checkbox"/> UNKNOWN		YIELD STRENGTH: _____ PSI <input checked="" type="checkbox"/> UNKNOWN	
<input checked="" type="checkbox"/> ANODE <input type="checkbox"/> RECTIFIER REVIEWED BY: RLB		<input checked="" type="checkbox"/> ANODE <input type="checkbox"/> RECTIFIER REVIEWED BY: RLB	
USE TEST BOX: <input type="checkbox"/> NONE <input type="checkbox"/> 3/4" CONDULET BOX		USE TEST BOX: <input type="checkbox"/> NONE <input type="checkbox"/> 3/4" CONDULET BOX	
<input type="checkbox"/> 2" BELOW GROUND <input type="checkbox"/> 4" BELOW GROUND		<input type="checkbox"/> 2" BELOW GROUND <input type="checkbox"/> 4" BELOW GROUND	
<input type="checkbox"/> 11-TERM ABOVE GROUND <input checked="" type="checkbox"/> 5-TERMINAL BOX		<input type="checkbox"/> 11-TERM ABOVE GROUND <input checked="" type="checkbox"/> 5-TERMINAL BOX	
INSTALLED BY: _____ DATE: _____		INSTALLED BY: _____ DATE: _____	
PIPE TO SOIL: _____ VDC		PIPE TO SOIL: _____ VDC	
TEST BOX LOC: _____ FT N-S-E-W OF: _____		TEST BOX LOC: _____ FT N-S-E-W OF: _____	
2ND DIMENSION: _____ FT N-S-E-W OF: _____		2ND DIMENSION: _____ FT N-S-E-W OF: _____	
EXPOSED PIPE CONDITION - INTERNAL REVIEW		EXPOSED PIPE CONDITION - INTERNAL REVIEW	
<input type="checkbox"/> N/A - NO PIPE/ COUPON REMOVED PIPE PITTED: <input type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> N/A - NO PIPE/ COUPON REMOVED PIPE PITTED: <input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/> MAIN <input type="checkbox"/> SERVICE PIT DEPTH: _____ INCHES		<input type="checkbox"/> MAIN <input type="checkbox"/> SERVICE PIT DEPTH: _____ INCHES	
EXPOSED PIPE CONDITION - EXTERNAL REVIEW		EXPOSED PIPE CONDITION - EXTERNAL REVIEW	
<input type="checkbox"/> MAIN <input type="checkbox"/> SERVICE PIPE PITTED: <input type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> MAIN <input type="checkbox"/> SERVICE PIPE PITTED: <input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/> WRAP CONDITION: <input type="checkbox"/> GOOD <input type="checkbox"/> BARE <input type="checkbox"/> DISBONDED		<input type="checkbox"/> WRAP CONDITION: <input type="checkbox"/> GOOD <input type="checkbox"/> BARE <input type="checkbox"/> DISBONDED	

CATHODIC LOC: (MB3)	SECTOR: 926	CATHODIC LOC: (MB3)	SECTOR: 926
YIELD STRENGTH: _____ PSI <input checked="" type="checkbox"/> UNKNOWN		YIELD STRENGTH: _____ PSI <input checked="" type="checkbox"/> UNKNOWN	
<input checked="" type="checkbox"/> ANODE <input type="checkbox"/> RECTIFIER REVIEWED BY: RLB		<input checked="" type="checkbox"/> ANODE <input type="checkbox"/> RECTIFIER REVIEWED BY: RLB	
USE TEST BOX: <input type="checkbox"/> NONE <input type="checkbox"/> 3/4" CONDULET BOX		USE TEST BOX: <input type="checkbox"/> NONE <input type="checkbox"/> 3/4" CONDULET BOX	
<input type="checkbox"/> 2" BELOW GROUND <input type="checkbox"/> 4" BELOW GROUND		<input type="checkbox"/> 2" BELOW GROUND <input type="checkbox"/> 4" BELOW GROUND	
<input type="checkbox"/> 11-TERM ABOVE GROUND <input checked="" type="checkbox"/> 5-TERMINAL BOX		<input type="checkbox"/> 11-TERM ABOVE GROUND <input checked="" type="checkbox"/> 5-TERMINAL BOX	
INSTALLED BY: _____ DATE: _____		INSTALLED BY: _____ DATE: _____	
PIPE TO SOIL: _____ VDC		PIPE TO SOIL: _____ VDC	
TEST BOX LOC: _____ FT N-S-E-W OF: _____		TEST BOX LOC: _____ FT N-S-E-W OF: _____	
2ND DIMENSION: _____ FT N-S-E-W OF: _____		2ND DIMENSION: _____ FT N-S-E-W OF: _____	
EXPOSED PIPE CONDITION - INTERNAL REVIEW		EXPOSED PIPE CONDITION - INTERNAL REVIEW	
<input type="checkbox"/> N/A - NO PIPE/ COUPON REMOVED PIPE PITTED: <input type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> N/A - NO PIPE/ COUPON REMOVED PIPE PITTED: <input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/> MAIN <input type="checkbox"/> SERVICE PIT DEPTH: _____ INCHES		<input type="checkbox"/> MAIN <input type="checkbox"/> SERVICE PIT DEPTH: _____ INCHES	
EXPOSED PIPE CONDITION - EXTERNAL REVIEW		EXPOSED PIPE CONDITION - EXTERNAL REVIEW	
<input type="checkbox"/> MAIN <input type="checkbox"/> SERVICE PIPE PITTED: <input type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> MAIN <input type="checkbox"/> SERVICE PIPE PITTED: <input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/> WRAP CONDITION: <input type="checkbox"/> GOOD <input type="checkbox"/> BARE <input type="checkbox"/> DISBONDED		<input type="checkbox"/> WRAP CONDITION: <input type="checkbox"/> GOOD <input type="checkbox"/> BARE <input type="checkbox"/> DISBONDED	

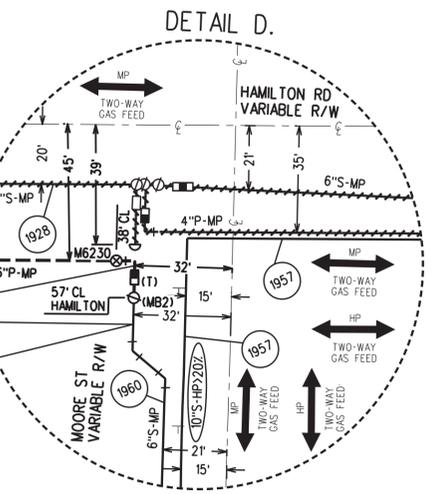
MARSH RD  
VARIABLE ROW



\*\*\* CAUTION \*\*\*  
POSSIBLE CONTAMINATED SITE.  
PLEASE REFER TO THE ERC REPORT  
AND CONTACT THE FIELD  
ENVIRONMENTAL COORDINATOR (FEC)  
IF EVIDENCE OF CONTAMINATION  
IS ENCOUNTERED.



PRELIMINARY  
NOT FOR CONSTRUCTION



**Downtown Development Authority Meeting Dates  
2026 Schedule**

**RESOLUTION**

At a regular meeting of the Downtown Development Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 3rd day of November, 2025 at 7:30 AM., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Downtown Development Authority (DDA) desires to announce the time, date, and place of all regular meetings of the DDA, pursuant to the provisions of Act 267 of the Public Act of 1976 and Public Act 57 of 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Downtown Development Authority will meet for at least 10 regular meetings on certain Mondays, January through December in 2026 in the Town Hall Room of the Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864 517.853.4258.

2. The specific dates for meetings are as follows:

January	5 - regular meeting
February	2 - regular meeting
March	2 - regular meeting
April	6 - regular meeting
May	4 - regular meeting
June	1 - regular meeting
July	6 - regular meeting (Twp. 4 <sup>th</sup> observance?)
August	3 - regular meeting
September	14 - regular meeting
October	5 - regular meeting

**Downtown Development Authority Meeting Dates  
2026 Schedule**

November                      2- regular meeting

December                     7 - regular meeting

3. Meetings will begin at approximately 7:30am
4. Special meetings of the Downtown Development Authority may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Downtown Development Authority pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED:    YEAS:

                  NAYS:

STATE OF MICHIGAN)

                                  )SS

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Downtown Development Authority of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Downtown Development Authority held on the 3rd day of November 2025.

\_\_\_\_\_  
Chairperson Angela Wright  
Downtown Development Authority

<b>New &amp; Relocating</b>							
<b>Developer Name</b>	<b>Development Project Name</b>	<b>Review Category</b>	<b>Project Location</b>	<b>Project Type</b>	<b>Unit #</b>	<b>Assigned: Department/C ommission</b>	<b>Project Description</b>
Meridian Retail Management II LLC	Starbucks Coffee	New Business	2731 Grand River Ave	New Construction	1	Building Dept.	Construction of a new Starbucks Coffee at 2731 Grand River Ave.
Concrete Resource	Ashley Furniture	New Business	1982 W. Grand River Ave	Redevelopment	1	Building Dept.	Ashley Furniture interior suite remodel in what previously was home to Younkers in Meridian Mall.
Nicole Taylor	Nicki Lamaj Wellness	New Business	2985 Mt. Hope Suite 109	New Establishment	1	Building Dept.	New wellness center in the Hagadorn/Mt. Hope Suites.
Dominique MacPhail	Dr. MacPhail Signature Smiles	New Operator	3985 Okemos Road	New Business Operator/Name Change	1	Building Dept.	Dr. MacPhail will take over the dentist office previously operated by Dr. Tenaglia. Ribbon Cutting information to come soon.
Mac Austin Carpenter	M.A.C Legends Indoor Golf	Business Relocating	1982 W Grand River Suite 510	Business relocation	1	Building Dept.	M.A.C Legends moving into a larger suite within Meridian Mall.

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. Start of single family unit construction.
Delta Dental of Michigan	Delta Dental	Under Construction	4100 Okemos Road	Existing 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.
Haslett New Beginnings OBGYN	Haslett New Beginnings OBGYN	Under Construction	1650 Haslett Road	Interior Expansion	1	Building Dept.	Remodel of Haslett New Beginnings OBGYN office.

Under Plan Review							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Jim Giguere	Hulett Estates	PUD Plan Resubmittal	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7	Planning- Approved	Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road.
SP Holding Company, LLC	Haslett Village Square 2.0	Under Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	189	Planning Dept. Building Dept. Engineering. Economic Development	Plans received for the redevelopment the remaining 19 acres at Haslett and Marsh road. Rehab an existing 9,000 sq. ft. commercial building, build a new 14,000 sq. ft. commercial building and construct multifamily housing and townhomes for sale.
N/A	Panda Express	Under Plan Review	4990 Marsh Road	New Commercial Development	1	Building Dept. Engineering Dept.	Application approved for a Panda Express development. The demolition of the Wheat Jeweler's store and removal of the building foot print to construct a new sole Panda express on Marsh road.
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. Commercial first floor with residential second floor is a conditional use by right.
Mister Car Wash	Mister Car Wash	Under Plan Review	4880 Marsh Road	New Commercial Development	1	Building Dept. Engineering Dept.	Proposed Car Wash at 4880 Marsh Road. Plans approved to demolish the existing Outback Steakhouse building and construct a new car wash.

N/A	Altu's Ethiopian Cuisine	Under Plan Review	4738 Central Park Drive	New Commercial Development	1	Building Dept.	Interior remodel for new restaurant space. Second location of Altu's in the greater Lansing region.
St. Martha's Parish & School	St. Martha's Parish & School Building Expansions	Under SUP Review	1110 W Grand River Ave	New Development	2	Planning Commission	Additional building developments at St. Martha's Parish & School. Development over 25,000 sq. ft.
Fedewa Holdings	Dobie Road Fedewa Project	Under SUP Review	4601 Dobie Road	New Development	32	Planning Commission	The construction of a multiple-family development, consisting of 32 townhome units.

<b>New &amp; Relocating</b>							
<b>Developer Name</b>	<b>Development Project Name</b>	<b>Review Category</b>	<b>Project Location</b>	<b>Project Type</b>	<b>Unit #</b>	<b>Assigned: Department/C ommission</b>	<b>Project Description</b>
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