



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.