

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. APPROVAL OF AGENDA
5. CONSENT AGENDA
 - A. Minutes –Meeting March 5, 2026
 - B. Financial Report
 - C. Development Projects
6. COMMUNICATIONS
7. PUBLIC REMARKS
8. OLD BUSINESS
 - A. Township Manager Recommendation to EDC Position
9. NEW BUSINESS
 - A. Lansing 5:01 Annual Meridian Township Promotion Contribution
 - B. Redevelopment Infill Analysis and Design RFP
10. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
 - i. MABA Golf Outing June 12 at Meridian Sun.
MABA Meeting at 8:00 am – Tee off at 9:00 am
*Hole Sponsors and Players are need
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC REMARKS
13. NEXT MEETING DATE
 - A. June 4, 2026, 7:30am
14. ADJOURNMENT



Charter Township of Meridian
Meridian Economic Development Corporation
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, March 5, 2026- Minutes -DRAFT

Members

Present: Dave Ledebuhr, Adam Carlson, Nate Ide, Anthony Alvarado, and Trustee Kathy Sundland

Members

Absent: Joy Hazard, Adam Hodges, and David Fosdick

Others

Present: Economic Development Director Amber Clark and Executive Assistant Michelle Prinz

1. CALL MEETING TO ORDER

Chair Carlson called the meeting to order at 7:36am and Member Ide read the mission statement. New member Anthony Alvarado introduced himself.

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 ALVARADO. MOTION PASSES 5-0.

4. CONSENT AGENDA

- a. Minutes-Meeting January 8, 2026
- b. Development Projects

MOTION BY MEMBER LEDEBUHR TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER ALVARADO. MOTION PASSES 5-0.

5. COMMUNICATIONS

- a. Greater Lansing Chinese Association Thank You

Director Clark shared thank you letter regarding sponsorship of annual Chinese New Year event.

6. PUBLIC REMARKS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

a. 2026 EDC Authorized Signers

Director Clark stated the new Township Treasurer needs to be added to the account as a signer.

MOTION BY MEMBER LEDEBUHR TO ADOPT THE ATTACHED RESOLUTION AUTHORIZING ADAM CARLSON, CHAIR; DAVID FOSDICK, VICE-CHAIR; LINDA BURGHARDT, TOWNSHIP TREASURER, AND TOWNSHIP MANAGER TIMOTHY DEMPSEY, WITH POWER TO SIGN CHECKS AND MAKE FINANCIAL DECISIONS RELATED TO THE ECONOMIC DEVELOPMENT CORPORATION BANK ACCOUNT. SUPPORTED BY MEMBER IDE. MOTION PASSES 5-0.

b. Visioning Session: Goals, Grants, and the Economic Development Strategy

Director Clark shared the Township Board and the Economic Development Department goals. There was discussion about the need to update the current incentive policy to aid business expansion and retention. It was suggested that the EDC update its goals to include collaboration with the MEDC, CIA, and DDA to fund and conduct a market study. The previous study was done in 2018 and up to date data would be beneficial in pursuing grant opportunities. Director Clark will research the cost to conduct a current market study. Also, the EDC expressed interest in the Parks Department providing an update on the Farmers' Market because construction was supported, in part, by the EDC.

9. COMMUNITY REPORTS

a. Meridian Mall Updates

None.

b. MABA

Member Alvarado reported the following:

- Monthly meetings are on the second Friday of the month
- 160 active members
- New website
- Third Thursday of the month evening social events
- Golf outing will be on June 12 at Meridian Sun

c. Township Board

Trustee Sundland stated the following:

- Held tribute to Patricia Herring Jackson
- Scheduled listening sessions for 5/12 at 242 Church, 7/28, at Central Park Pavilion and 10/27 at St. Luke's Church
- Local Road Program has increased its PASER rating from 4.4 to 6.2
- Pension debt is now 76% funded
- Authentix project has reduced units from 288 to 240 and increased the setback. The developer has invested \$50 million in the project.

10. OPEN DISCUSSION/BOARD COMMENTS

There was discussion about inviting the Township Manager to the next EDC meeting to discuss the incentive policy and his vision for economic development. The April EDC meeting will be canceled due to attendance. Director Clark will send the 2018 market study to EDC members for review.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

May 7, 2026 at 7:30am at the Township Municipal Building-Town Hall Room.

13. ADJOURNMENT

Hearing no objection, Chair Carlson adjourned the meeting at 8:18am.

Economic Development Fund (244)
Preliminary Financial Statements
Period Ending 3/31/2026 - UNAUDITED

BALANCE SHEET

| | | Year to Date |
|----------------------------------|--------------------------|---------------------------|
| ASSETS | | |
| Cash | | \$28,693.36 |
| CD | | <u>\$41,140.72</u> |
| | TOTAL ASSETS | <u><u>\$69,834.08</u></u> |
| LIABILITIES | | |
| | TOTAL LIABILITIES | <u><u>\$0.00</u></u> |
| FUND BALANCE | | |
| Fund Balance 12/30/2025 | | 70,959.29 |
| 2026 YTD Net Income | | <u>(\$1,125.21)</u> |
| 2026 Current Fund Balance | | <u><u>\$69,834.08</u></u> |

INCOME STATEMENT

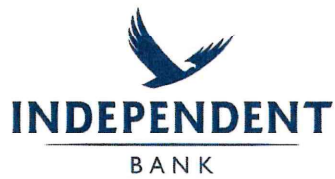
| | February | March | Year to Date |
|-----------------------------------|---------------------------|------------------|----------------------|
| REVENUES | | | |
| Interest | \$ 123.56 | \$ 122.29 | \$ 374.79 |
| Sponsorship | \$ - | \$ - | \$ - |
| *Bond Issue costs | \$ - | \$ - | \$ - |
| | <u>\$ 123.56</u> | <u>\$ 122.29</u> | <u>\$ 374.79</u> |
| | TOTAL REVENUES | | |
| EXPENDITURES | | | |
| Sponsorship (community Promotion) | \$ 1,500.00 | \$ - | \$ 1,500.00 |
| | <u>\$ 1,500.00</u> | <u>\$ -</u> | <u>\$ 1,500.00</u> |
| | TOTAL EXPENDITURES | | |
| | <u>\$ (1,376.44)</u> | <u>\$ 122.29</u> | <u>\$ (1,125.21)</u> |
| | 2026 Net Income | | |

BB 4/15/26

Fund 244 ECONOMIC DEVELOPMENT FUND

| GL Number | Description | Balance |
|---|-------------------------|-------------------|
| *** Assets *** | | |
| 244-000.000-001.000 | CASH | 28,693.36 |
| 244-000.000-003.000 | CERTIFICATES OF DEPOSIT | 41,140.72 |
| Total Assets | | 69,834.08 |
| *** Liabilities *** | | |
| Total Liabilities | | 0.00 |
| *** Fund Balance *** | | |
| 244-000.000-390.000 | FUND BALANCE | 36,686.53 |
| 244-000.000-390.005 | FUND BALANCE - MARC | 27,366.89 |
| Total Fund Balance | | 64,053.42 |
| Beginning Fund Balance - 2025 | | 64,053.42 |
| Net of Revenues VS Expenditures - 2025 | | 6,905.87 |
| *2025 End FB/2026 Beg FB | | 70,959.29 |
| Net of Revenues VS Expenditures - Current Year | | (1,125.21) |
| Ending Fund Balance | | 69,834.08 |
| Total Liabilities And Fund Balance | | 69,834.08 |

* Year Not Closed



230 W Main St
Ionia, MI 48846

Statement Ending 03/31/2026

CHARTER TOWNSHIP OF MERIDIAN

Page 1 of 2

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! Subject to standard underwriting guidelines; taxes and insurance required.

Summary of Accounts

| Account Type | Account Number | Ending Balance |
|-----------------|----------------|----------------|
| BusinessFlex TM | XXXXXXXX2419 | \$28,693.36 |

BusinessFlex TM - XXXXXXXX2419

Account Summary

| Date | Description | Amount |
|------------|-------------------------|-------------|
| 03/01/2026 | Beginning Balance | \$28,686.05 |
| | 1 Credit(s) This Period | \$7.31 |
| | 0 Debit(s) This Period | \$0.00 |
| 03/31/2026 | Ending Balance | \$28,693.36 |

Interest Summary

| Description | Amount |
|--------------------------------|-------------|
| Annual Percentage Yield Earned | 0.30% |
| Interest Days | 31 |
| Interest Earned | \$7.31 |
| Interest Paid This Period | \$7.31 |
| Interest Paid Year-to-Date | \$21.82 |
| Average Ledger Balance | \$28,686.05 |

Other Credits

| Date | Description | Amount |
|------------|-----------------|--------|
| 03/31/2026 | Credit Interest | \$7.31 |

Daily Balances

| Date | Amount | Date | Amount |
|------------|-------------|------------|-------------|
| 03/01/2026 | \$28,686.05 | 03/31/2026 | \$28,693.36 |

Interest Rate Changes

| Interest Rate As Of Date | Interest Rate |
|--------------------------|---------------|
| 03/01/2026 | 0.3000% |



| New or Relocating Developer Name | Project Name | Review Category | Project Location | Project Type | Unit # | Assigned To | Description |
|---|---------------------|------------------------|-------------------------|---------------------|---------------|--------------------|--------------------|
|---|---------------------|------------------------|-------------------------|---------------------|---------------|--------------------|--------------------|

| Under Construction Developer Name | Project Name | Review Category | Project Location | Project Type | Unit # | Assigned To | Description |
|--|-------------------------------|-------------------------|--------------------------|------------------------------------|---------------|---|--|
| Newman Equities II, LLC | Grand Reserve | Finalizing Construction | 1580 Woodland Way Okemos | Missing Middle Housing Development | 115 | Building Department | Completed construction of the 115 rental housing unit, mixed housing, missing middle development managed by DTN. |
| DTN Property Management | Newton Pointe | Under Construction | 6276 Newton Road | New Commercial Development | 1 | Building Department | Continued construction of Newton Pointe MUPUD. This construction phase will develop the quadplexes. |
| Haslett New Beginnings OBGYN | Haslett New Beginnings OBGYN | Under Construction | 1650 Haslett Road | Interior Expansion | 1 | Building Department | Remodel of Haslett New Beginnings OBGYN office. |
| Mister Car Wash | Mister Car Wash | Under Construction | 4880 Marsh Road | New Commercial Development | 1 | Building Dept. Engineering Dept. | Construction of a new car wash. |
| SP Holding Company, LLC | Haslett Village Square 2.0 | Under Construction | 1655-1621 Haslett Road | MUPUD Commercial + Residential | 4 | Planning Dept. Building Dept. Engineering. Economic Development | Rehabilitation of the existing approximate 7,900 sq. ft. commercial building. |
| Meridian Grand River LLC | Terra Firma E.L. Climbing Gym | Under Construction | 2655 E. Grand River Ave | New Commercial Development | 1 | Building Department | New fitness establishment taking over the suite previously occupied by Foods for Living. |

| | | | | | | | |
|-------------------------|----------------------------|-------------------------------|--------------------------------|----------------------------|----|--------------------------------|---|
| SP Holding Company, LLC | Haslett Village Square 2.0 | Under Construction | 1671 Haslett Road - Building A | New Development | 67 | Building & Planning Department | Building A in the Haslett Village Square redevelopment. Building A is a residential multifamily building 67 total units proposed. |
| CFT NV Developments LLC | Panda Express | Under Demolition/Construction | 4990 Marsh Road | New Commercial Development | 1 | Building Department | Demolition of building previously occupied by Wheat Jewelers to commence. Construction of the Panda Express to follow. |
| Meridian Mall PLC | Box Lunch | Under Demolition/Construction | 1982 W. Grand River Avenue | New Commercial Development | 1 | Building Department | New retail establishment in the Meridian Mall. |

| Under Review | | | | | | | |
|------------------------------|--|--------------------------------|----------------------------------|---------------------|---------------|-------------------------------|---|
| Developer Name | Project Name | Review Category | Project Location | Project Type | Unit # | Assigned To | Description |
| St. Martha's Parish & School | St. Martha's Parish & School Building Expansions | Building and Planning Approved | 1110 W. Grand River Ave | New Development | 2 | Building, Engineering, & Fire | Additional building developments at St. Martha's Parish & School. Development over 25,000 sq. ft. |
| Highstreet Investments LLC | 3536 Meridian Crossing | Under Building & Plan Review | 3536 Meridian Crossing Suite 240 | Commercial Remodel | 1 | Building Department | Interior remodel for commercial physical therapy office. |
| Louis J Eyde Family LLC | YEO & YEO P.C. Office Buildout | Under Building & Plan Review | 2843 Eyde Parkway Suite 230 | Commercial Remodel | 1 | Building Department | Interior remodel for commercial office. |
| EYD Hannah Plaza LLC | N/A | Under Building & Plan Review | 4750 Hagadorn Rd | Commercial Remodel | 1 | Building, Engineering, & Fire | New BBQ Restaurant on Hagadorn Road. |
| SP Holding Company, LLC | Haslett Village Square 2.0 | Under Building & Plan Review | 1655 Haslett Road - Building C-1 | New Development | 1 | Building, Engineering, & Fire | Building C-1, of the Haslett Village Square MUPUD. 3 Story building total of 12 units. |
| N/A | Marshall's | Under Building & Plan Review | Marshall's Store | Commercial Remodel | 1 | Building Department | Interior update to changing rooms |



To: Economic Development Corporation Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: May 7, 2026
RE: Recommendation Township Manager Appointment to the EDC

Members of the EDC have eagerly invited the Township Manager Timothy Dempsey to sit as a voting member of the Meridian EDC. The Township Manager is the executive decision maker of the Township, managing all departments and day-to-day operations of the community. Manager Dempsey has extensive knowledge in community development, economic development, and development incentives. It is the recommendation of the Meridian Economic Development Corporation to request the Township Board appoint Manager Timothy Dempsey to sit as a voting member of the EDC.

A recommendation is prepared for your consideration:

**MOVE TO RECOMMEND TO THE TOWNSHIP BOARD TO APPOINT TOWNSHIP MANAGER
TIMOTHY DEMPSEY AS A VOTING MEMBER OF THE MERIDIAN ECONOMIC
DEVELOPMENT CORPORATION.**



To: Economic Development Corporation Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: May 7, 2026
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.

Our partnership with Lansing 5:01 effectively began in 2024 and has successfully promoted Meridian Township, focusing on the regional conversation around young professional attraction, and builds awareness about the best BIG little region in Michigan. "Friendsgiving" was our first locally held event with Lansing 5:01 at Playmakers this past November. At least 35 young professionals of the region were in attendance here in Meridian Township. Economic Development Director Amber Clark assisted to find the location and local support for the event. In February Lansing 5:01 held a local connections meet up with new professors, faculty, and staff of MSU. The event was held at Impressions 5 Science Center with the Economic Development Director present. April 22, another local connections meet up to welcome the new Director of McLaren, will be held at Joe's on Jolly. Meeting times for Lansing 5:01 events are always, 5:01 PM.

The contribution to Lansing 5:01 will pay for the continued maintenance of the website promoting Meridian Township and our two great villages, 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. The recommendation from staff is to support the regional attractive and constant branding opportunity with \$2500 out of the 2026 budget. The contribution for the Meridian EDC is an affordable budgetary item for 2026.

A motion is prepared for your consideration:

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

To: Economic Development Corporation Board Members

From: Amber Clark Neighborhoods & Economic Development Director

Date: May 7, 2026

Re: EDC Visioning Session: Goals, Grants, and Economic Development Strategy

At the Board's direction, staff have developed the attached draft **Redevelopment Infill Analysis and Design RFP**. The purpose of this effort is to obtain current market data on likely future development types within the Township and to translate that data into architectural design concepts that align with surrounding subdivision patterns. These concepts could be adopted by the Township to provide clearer expectations and support more efficient development of review and approval. Staff experience indicates that neighboring subdivisions place the greatest emphasis on traffic impacts, noise, proximity to existing homes, and the quality of development design. Most residents do not have major concerns with the entities or function of the facility. Most residents prioritize a potential developments impact to any change to their personal lives (traffic, obscured visual, change in topography or landscaping, proximity to personal property). Residents have also asked why certain types of developments are coming to the Township like gas stations, car washes, and fast food locations. The Township currently does not limit these specific industries. Any restrictions are placed on the Planning or Zoning of the site.

An updated analysis of our community could provide future context to the types of businesses that are looking for a community like Meridian Township, to call home. Potential redevelopment sites fall within or near existing neighborhoods or developments. The study will request that a qualified consultant provide aesthetic architectural designs for any infill concept. The design should incorporate the design of neighboring buildings and neighborhoods.

We are requesting approval from the Economic Development Corporation to fund a portion of the costs for the selected consultant. Staff also intend to request that the DDA pay a portion of the cost of the study, with the Meridian Corridor Improvement Authority also contributing to the cost of the study.

The consultant will be hired by the Township through our RFP process and will help conduct a community wide study with emphasis on the following redevelopment sites:

1. 1982 W. Grand River Avenue - Meridian Mall
2. 1510-1520 Haslett Road
3. Carriage Hills PICA
4. 6475 Newton Road
5. 6365 Newton Road
6. 1522 & 1530 Haslett Road
7. 5010 Park Lake Road
8. Northwest and Southwest blocks of Hamilton and Okemos Road



At least one public engagement/community meeting shall be held by the consultant. This will give our community members an opportunity to describe what they like best in a project and what to avoid. The study will include a market and housing analysis to evaluate development trends, pricing, affordability, and overall demand within the Township. These findings will be used to develop site specific redevelopment concepts that are realistic and aligned with community needs. Conceptual designs will also consider walkability, compatibility with surrounding neighborhoods, and opportunities for attainable housing were supported by data.

Our goal today is to get authorization from the EDC to pursue the attached RFP with a budget of no more than \$85,000. The estimated cost is derived from the recently submitted Corridor Improvement Integrated Plan. Study ranges were \$45,000- \$120,000. The Michigan Economic Development Corporation has a technical assistance program that supports communities certified RRC with studies like this. Once selected, Meridian Township can submit the proposal to MEDC for support to complete the analysis. If approved, the Township will move forward by submitting the RFP and holding the open bid July 16, 2026.

A recommendation is prepared for your consideration:

**MOVE TO AUTHORIZE STAFF TO SUBMIT THE REDEVELOPMENT
AND INFILL DESIGN RFP WITH BID OPENINGS SET FOR JULY 16, 2026.**



CHARTER TOWNSHIP OF MERIDIAN
Request for Proposal
Infill Redevelopment Analysis and Conceptual Design

OWNER Charter Township of Meridian
Economic Development Department
5151 Marsh Road
Okemos, MI 48864

CONTACT PERSON Amber Clark
Neighborhoods & Economic Development Director

CONTACT PHONE 517.853.4568
E-mail: Clark@meridian.mi.us

PROJECT NAME Infill Redevelopment Analysis and Conceptual Design RFP

BID OPENING **Thursday, July 16, 2026, 3 p.m.**

PROJECT DESCRIPTION

Meridian Township is seeking a qualified consultant to complete an *Infill Redevelopment Analysis and Conceptual Design Study* to support future development planning and implementation efforts. The Township has identified specific redevelopment and infill sites within the community that will need an in-depth market analysis, housing study, and design proposed for each location.

These tasks shall be completed in one single study, to support informed decision making regarding future development. Each infill site analysis must include implementation strategies that are clearly tied to market data and supported by realistic design concepts.

The final product will provide:

- A Township-wide market analysis with a five- to ten-year outlook, and
- Site-specific redevelopment concepts supported by the market findings.

PROJECT PURPOSE

The purpose of the project is to provide Meridian Township with a well-supported analytical foundation for evaluating the Township's projected growth, specifically focused on particular infill and redevelopment sites the next five to ten years.

The Township is looking for an analysis that can:

- Clearly demonstrate what the market supports and need for potential development types.
- Provide realistic design options that reflect local context, pay particular attention to the design of the neighboring subdivision for inspiration for the infill development aesthetic.
- Help inform discussions where development decisions may be complex or sensitive.



CHARTER TOWNSHIP OF MERIDIAN
Request for Proposal
Infill Redevelopment Analysis and Conceptual Design

- Support long-term planning and economic development goals.

The final product should be practical, clearly communicated, and usable by Township staff, developers, residents and decision-makers.

PROJECT SPECIFIC STUDY AREAS

The consultant will provide a general market analysis for the Township. The Consultant will also focus on the following priority redevelopment and infill sites within Meridian Township:

- Northwest and Southwest blocks of Hamilton and Okemos Road
- 1982 W. Grand River Avenue – Meridian Mall
- 2838 Grand River Avenue – Coral Gables Complex
- 6365 Newton Road
- 1522 & 1530 Haslett Road
- 5010 Park Lake Road
- Carriage Hills PICA

Proposed concepts should enhance walkability, affordability, or equity, and may emphasize one or more of these pillars.

PROJECT BUDGET

The estimated budget for this project is \$85,000. Proposals should include a clear cost breakdown.

PROJECT SCOPE AND OUTLINE

The consultant shall complete a focused study that integrates market analysis, housing analysis, and conceptual infill design.

MARKET AND HOUSING ANALYSIS

The consultant shall provide a targeted market and housing analysis directly tied to redevelopment feasibility for the identified sites. This analysis should evaluate the feasibility of residential and mixed-use development under current and projected conditions and include relevant data such as:

- Development trends
- Pricing and affordability
- Market demand

Findings must clearly support conclusions regarding feasible development types.

CONCEPTUAL DESIGN

Conceptual designs shall:

- Enhance walkability and non-motorized travel.
- Include attainable and affordable housing concepts where supported by data.



CHARTER TOWNSHIP OF MERIDIAN
Request for Proposal
Infill Redevelopment Analysis and Conceptual Design

- Incorporate architectural and site design standards that blend infill development with surrounding neighborhoods.

COMMUNITY ENGAGEMENT REQUIREMENT

Proposals should include at least one (1) opportunity for community engagement across property owners, developers, residents, business owners and tenants.

Proposals shall describe:

- The firm's experience with similar redevelopment, infill, or design-focused projects, along with their approach to completing this work.
- Provide examples of projects that feature environmental enhancements, affordable/attainable housing, and walkability enhancements.

Submissions should also include a proposed timeline, organizational structure, and cost estimate.

MARKET INDICATORS

The consultant shall include key market indicators, such as:

- Recent housing development trends
- Mix of housing types
- Pricing patterns for owned and rental housing
- Recently permitted units

The analysis should also consider broader influences on housing demand, including the presence of Michigan State University and the State of Michigan, and their impacts on local development patterns.

PROJECT DEVELOPMENT

A key part of this study is to provide clear data for potential development outcomes. This includes estimating a reasonable range of new housing that could be supported in the Township and identifying likely target populations based on general factors such as income levels in an age group.

SITE SPECIFIED PROJECT DESIGN REQUIREMENTS

For the indicated sites within the proposal, the consultant should prepare design options for each site. These designs should show realistic redevelopment ideas and show how new development could fit within the existing environment and natural features of the Township. Design work should be aligned with the findings of the analysis.

Design concepts could include optional ideas to enhance the existing natural features of neighborhoods, parks, rivers, and other natural areas of the Township. Enhance walkability or connect to non-motorized pathways, and increase housing affordability/attainability.

GRAND RIVER AVENUE:



CHARTER TOWNSHIP OF MERIDIAN
Request for Proposal
Infill Redevelopment Analysis and Conceptual Design

For properties that fall along Grand River Avenue, designs should consider minimizing building setbacks, provide shared access points, and appropriate storm water management. Enhanced landscaping and pedestrian features, such as lighting and pathway improvements, should be included everywhere appropriate. Missing Middle housing options that are affordable for residents based on market data.

DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT:

For properties within the downtown district, the consultant should provide an updated streetscape concept for the Hamilton and Okemos Road site. The design should improve overall functionality and character and should **not** include a boulevard.

NEIGHBORHOOD TRANSITIONS:

Across all sites, designs should include appropriate transitions between new development and existing residential areas. This may include buffers, natural features, or other site design strategies to reduce impacts on nearby neighborhoods.

PROPOSED TIMELINE

- June 2026: RFP open for submissions
- July 2026: RFP Closes – Bid Opening same day
- August 2026: Meridian EDC selects winning submission
- August 2026: Township enters into agreement with MEDC for TAB
- September 2026: Consulting Firm begins Analysis

PROPOSALS

Consultants interested in developing a proposal should submit the following materials by **Thursday, July 16, 2026, 2:59 p.m.** to be considered:

1. Renderings illustrating the proposed concepts, including supplemental information such as market statistical analysis, research analysis, and industry data. Artist's statement.
2. Resumes of all assigned staff that will develop the study.
3. Best practices for implementation of the proposed concepts.
4. Support materials such as examples of other works and/or reviews of similar work. Examples should describe the associated cost of those proposals.
5. Itemized budget including all costs

The consultant will provide a report that clearly presents the findings of the study. The final report should include a summary of the key findings, supporting data, and recommendations that clearly demonstrate how findings connect to and support existing Township plans and future planning efforts. Submittals of the same materials in digital formats (.doc, .pdf, .jpeg, .ppt) are encouraged.



CHARTER TOWNSHIP OF MERIDIAN
Request for Proposal
Infill Redevelopment Analysis and Conceptual Design

INCURRING COST

The Charter Township of Meridian is not liable for any costs incurred by Respondents prior to issuance of a contract for the project.

TIME REQUIREMENTS:

The Township shall receive all proposals by 2:59 pm, **Thursday, July 16, 2026.**

Bid proposals will be opened: Thursday, July 16, 2026 at 3:00 pm.

PLEASE SUBMIT PROPOSALS TO:

RFP Infill Redevelopment Analysis and Design Bid Opening
Meridian Township Clerk's Office
Attn: Clerk Demas or Director Clark
5151 Marsh Road, Okemos MI 48864

For more information or questions please contact Amber Clark at (517) 853-4568 or Clark@meridian.mi.us.