

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

**INCOME STATEMENT**

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

BB 4/15/26

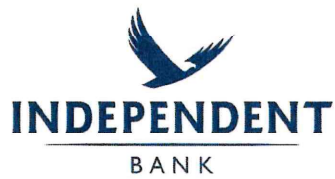
Fund 244 ECONOMIC DEVELOPMENT FUND

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
<b>Total Assets</b>		<b>69,834.08</b>
*** Liabilities ***		
<b>Total Liabilities</b>		<b>0.00</b>
*** Fund Balance ***		
244-000.000-390.000	FUND BALANCE	36,686.53
244-000.000-390.005	FUND BALANCE - MARC	27,366.89
<b>Total Fund Balance</b>		<b>64,053.42</b>
<b>Beginning Fund Balance - 2025</b>		<b>64,053.42</b>
<b>Net of Revenues VS Expenditures - 2025</b>		<b>6,905.87</b>
<b>*2025 End FB/2026 Beg FB</b>		<b>70,959.29</b>
<b>Net of Revenues VS Expenditures - Current Year</b>		<b>(1,125.21)</b>
<b>Ending Fund Balance</b>		<b>69,834.08</b>
<b>Total Liabilities And Fund Balance</b>		<b>69,834.08</b>

\* Year Not Closed

PERIOD ENDING 03/31/2026

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	YTD BALANCE 03/31/2026	ACTIVITY FOR MONTH 03/31/2026	AVAILABLE BALANCE	% BDDT USED
Fund 244 - ECONOMIC DEVELOPMENT FUND						
Revenues						
Dept 000.000						
244-000.000-665.000	INTEREST	1,100.00	374.79	122.29	725.21	34.07
244-000.000-698.000	BOND ISSUE COSTS	10,000.00	0.00	0.00	10,000.00	0.00
Total Dept 000.000		11,100.00	374.79	122.29	10,725.21	3.38
TOTAL REVENUES		11,100.00	374.79	122.29	10,725.21	3.38
Expenditures						
Dept 000.000						
244-000.000-880.000	COMMUNITY PROMOTION	26,000.00	1,500.00	0.00	24,500.00	5.77
Total Dept 000.000		26,000.00	1,500.00	0.00	24,500.00	5.77
TOTAL EXPENDITURES		26,000.00	1,500.00	0.00	24,500.00	5.77
Fund 244 - ECONOMIC DEVELOPMENT FUND:						
TOTAL REVENUES		11,100.00	374.79	122.29	10,725.21	3.38
TOTAL EXPENDITURES		26,000.00	1,500.00	0.00	24,500.00	5.77
NET OF REVENUES & EXPENDITURES		(14,900.00)	(1,125.21)	122.29	(13,774.79)	7.55



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](http://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%



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

**BALANCE SHEET**

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

**INCOME STATEMENT**

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

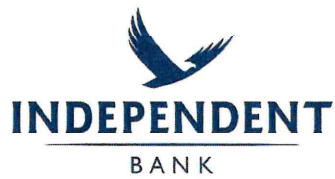
BB 4/15/26

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
<b>Total Assets</b>		<b>69,834.08</b>
*** Liabilities ***		
<b>Total Liabilities</b>		<b>0.00</b>
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Revenues						
Dept 000.000						
244-000.000-665.000	INTEREST	1,100.00	374.79	122.29	725.21	34.07
244-000.000-698.000	BOND ISSUE COSTS	10,000.00	0.00	0.00	10,000.00	0.00
Total Dept 000.000		11,100.00	374.79	122.29	10,725.21	3.38
TOTAL REVENUES		11,100.00	374.79	122.29	10,725.21	3.38
Expenditures						
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244-000.000-880.000	COMMUNITY PROMOTION	26,000.00	1,500.00	0.00	24,500.00	5.77
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TOTAL EXPENDITURES		26,000.00	1,500.00	0.00	24,500.00	5.77
NET OF REVENUES & EXPENDITURES		(14,900.00)	(1,125.21)	122.29	(13,774.79)	7.55



230 W Main St  
Ionia, MI 48846

## Statement Ending 03/31/2026




CHARTER TOWNSHIP OF MERIDIAN

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Account Number: XXXXXXXX2419

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### BusinessFlex TM - XXXXXXXX2419

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#### Interest Summary

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Interest Days	31
Interest Earned	\$7.31
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Average Ledger Balance	\$28,686.05

#### Other Credits

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

#### Daily Balances

Date	Amount	Date	Amount
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#### Interest Rate Changes

Interest Rate As Of Date	Interest Rate
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**Economic Development Fund (244)**  
**Preliminary Financial Statements**  
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<b>LIABILITIES</b>		
		\$0.00
	<b>TOTAL LIABILITIES</b>	<u><u>\$0.00</u></u>
<b>FUND BALANCE</b>		
	Fund Balance 12/30/2025	70,959.29
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BB 4/15/26

Fund 244 ECONOMIC DEVELOPMENT FUND

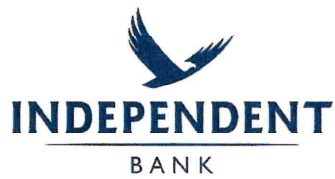
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REVENUE AND EXPENDITURE REPORT FOR MERIDIAN TWP

PERIOD ENDING 03/31/2026

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Average Ledger Balance	\$28,686.05

#### Other Credits

Date	Description	Amount
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#### 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
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**Economic Development Fund (244)**  
**Preliminary Financial Statements**  
**Period Ending 3/31/2026 - UNAUDITED**

**BALANCE SHEET**

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		\$0.00
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<b>FUND BALANCE</b>		
	Fund Balance 12/30/2025	70,959.29
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<b>EXPENDITURES</b>				
	Sponsorship (community Promotion)	\$ 1,500.00	\$ -	\$ 1,500.00
	<b>TOTAL EXPENDITURES</b>	<u>\$ 1,500.00</u>	<u>\$ -</u>	<u>\$ 1,500.00</u>
	<b>2026 Net Income</b>	<u><u>\$(1,376.44)</u></u>	<u>\$ 122.29</u>	<u><u>\$ (1,125.21)</u></u>

BB 4/15/26

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

**BALANCE SHEET**

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

**INCOME STATEMENT**

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

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
<b>Total Assets</b>		<b>69,834.08</b>
*** Liabilities ***		
<b>Total Liabilities</b>		<b>0.00</b>
*** Fund Balance ***		
244-000.000-390.000	FUND BALANCE	36,686.53
244-000.000-390.005	FUND BALANCE - MARC	27,366.89
<b>Total Fund Balance</b>		<b>64,053.42</b>
<b>Beginning Fund Balance - 2025</b>		<b>64,053.42</b>
<b>Net of Revenues VS Expenditures - 2025</b>		<b>6,905.87</b>
<b>*2025 End FB/2026 Beg FB</b>		<b>70,959.29</b>
<b>Net of Revenues VS Expenditures - Current Year</b>		<b>(1,125.21)</b>
<b>Ending Fund Balance</b>		<b>69,834.08</b>
<b>Total Liabilities And Fund Balance</b>		<b>69,834.08</b>

\* Year Not Closed

REVENUE AND EXPENDITURE REPORT FOR MERIDIAN TWP

PERIOD ENDING 03/31/2026

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	YTD BALANCE 03/31/2026	ACTIVITY FOR MONTH 03/31/2026	AVAILABLE BALANCE	% BDGT USED
Fund 244 - ECONOMIC DEVELOPMENT FUND						
Revenues						
Dept 000.000						
244-000.000-665.000	INTEREST	1,100.00	374.79	122.29	725.21	34.07
244-000.000-698.000	BOND ISSUE COSTS	10,000.00	0.00	0.00	10,000.00	0.00
Total Dept 000.000		11,100.00	374.79	122.29	10,725.21	3.38
TOTAL REVENUES		11,100.00	374.79	122.29	10,725.21	3.38
Expenditures						
Dept 000.000						
244-000.000-880.000	COMMUNITY PROMOTION	26,000.00	1,500.00	0.00	24,500.00	5.77
Total Dept 000.000		26,000.00	1,500.00	0.00	24,500.00	5.77
TOTAL EXPENDITURES		26,000.00	1,500.00	0.00	24,500.00	5.77
Fund 244 - ECONOMIC DEVELOPMENT FUND:						
TOTAL REVENUES		11,100.00	374.79	122.29	10,725.21	3.38
TOTAL EXPENDITURES		26,000.00	1,500.00	0.00	24,500.00	5.77
NET OF REVENUES & EXPENDITURES		(14,900.00)	(1,125.21)	122.29	(13,774.79)	7.55



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](http://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%



<b>New or Relocating Developer Name</b>	<b>Project Name</b>	<b>Review Category</b>	<b>Project Location</b>	<b>Project Type</b>	<b>Unit #</b>	<b>Assigned To</b>	<b>Description</b>
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<b>Under Construction Developer Name</b>	<b>Project Name</b>	<b>Review Category</b>	<b>Project Location</b>	<b>Project Type</b>	<b>Unit #</b>	<b>Assigned To</b>	<b>Description</b>
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.

<b>Under Review</b>							
<b>Developer Name</b>	<b>Project Name</b>	<b>Review Category</b>	<b>Project Location</b>	<b>Project Type</b>	<b>Unit #</b>	<b>Assigned To</b>	<b>Description</b>
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

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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](mailto: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.



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

**GRAND RIVER AVENUE:**

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**

**EVALUATION CRITERIA**

**TOWNSHIP RESPONSIBILITY**

Township Parks has a plan and the budget to landscape, insure, and maintain the space. If chosen for the grant, money will be set aside for installation of the art piece and ongoing maintenance as needed. In collaboration with LEAP one half of the funds will be distributed to the Township once the issuance of the contract, and selection of the artist is approved.

**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](mailto:Clark@meridian.mi.us).