



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
May 8, 2025 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
5. TOWNSHIP MANAGER REPORT
6. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
7. APPROVAL OF AGENDA
8. CONSENT AGENDA
 - A. Communications
 - B. Minutes
 - (1) April 12, 2025 Special Township Board Meeting
 - (2) April 15, 2025 Regular Township Board Meeting
 - (3) April 29, 2025 Joint Meeting with Local Governments & Schools
 - (4) April 29, 2025 Closed Session
 - C. Bills
 - D. Disposal of Surplus Equipment and Vehicle
 - E. Authorization for Change in Consumers Energy Standard Lighting Contract Form 547
 - F. Economic Development Corporation Appointment
9. ACTION ITEMS
 - A. Brownfield/Housing TIF Program and Procedures Amendment
 - B. Senior/Community Center
10. BOARD DISCUSSION ITEMS
 - A. Meridian Historical Village Memorandum of Understanding
 - B. Fire Engine Sale
11. COMMENTS FROM THE PUBLIC
12. OTHER MATTERS AND BOARD MEMBER COMMENTS
13. ADJOURNMENT

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor. Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary. Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Tim 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

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A PRIME COMMUNITY
meridian.mi.us



8.A

**CONSENT AGENDA
BOARD
COMMUNICATIONS**

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [Board](#)
Subject: RE: Water Meter and Water/Sewer Bill for 1473 Haslett Rd.
Date: Friday, April 25, 2025 2:52:06 PM
Attachments: [2.1.23 Cumulative Meter Read - 1473 Haslett Rd.png](#)

Hi Tiffany,

Thank you for your email. We do not collect water meter reads in-person. We collect reads by driving by or near your home with an instrument that collects reads. Therefore, a picture of the meter read is not generated during the meter reading process. However, I have attached a screenshot of your account and highlighted in blue where the read in question is located in the history table of the account for this property. Meter reads get journalized when the bills are calculated. Staff cannot edit the read once it has been journalized, so this read has been fixed in our software since the bill was calculated on 3/1/23.

As it relates to the estimated bill for 1,000 gallons (the bill that was due on 9/20/24), this bill was calculated for 1,000 estimated gallons of usage as this property often uses around 1,000 gallons per quarter. This method to calculate estimated water usage is allowed under the law and commonly used by utilities in Michigan when a meter is malfunctioning. However, water usage often varies greatly as customers can experience leaks that result in higher water usage, changes in intentional water consumption, etc.

All water and sewer billing is based on how the property owners/tenants choose to open the account/s for the specific property. In the case of 1473 Haslett Rd, there is only one water service line and one water meter serving the property. Therefore, all water usage at this address is read through one meter and there is no way to distinguish how much one unit is using versus another historically. Landlords can choose to privately sub-meter different units if they are leasing space to multiple tenants and want to ensure each tenant is paying for their respective water usage. Or, landlords can choose to pay to have a second water service line installed so multiple Township meters can be installed for each respective unit, which is what landlords typically do for multi-unit commercial buildings.

In this case, the Township could not possibly know who is using how much water in the property and charges the customer listed on the account for the property as a whole for the total water usage accordingly as the Township's services are provided to the account holder, only. The Township has no knowledge of what tenants may or may not have occupied the building and it would be up to the various tenants and the landlord to make assumptions in regards to how much water respective tenants were using.

All properties in the Township are subject to the Township ordinances and the terms and conditions of utilities, including water. Property owners are initially given a water and sewer permit, and in exchange, the Township provides the property with water and sewer, creating a contractual relationship between the Township and the property owner. The Township can legally charge for underpayment within six years of the incorrect water bill being issued. The property owner knows how much water is being used, has access to its water usage history, receives the water bills, and

should inquire if the bill is either lower or higher than expected. Water customers may also read their own meters to track their water usage.

The Township has been working diligently to update its meters and correct the situation caused by the previous supply chain and staffing shortages. Meridian Ordinance Section 78-96 provides that there are no free water services in the Township. The under-billing that occurred resulted in free water services being provided to 1473 Haslett Rd., which is contrary to the Ordinance and must be rectified through these corrected bills.

The Township does not discount water usage as it requires rates to be increased on all of the other customers in order to fund the fixed cost of maintaining the water and sewer distribution systems. [I respectfully refer you to the FAQ on the Township's website.](#) Specifically, with regard to the question whether water bills are negotiable, customers are advised as follows: "In fairness to all of our customers, the Township does not negotiate water bills. Bills are based on the amount of water that was used as there is a cost to every gallon of water that needs to be treated and delivered to homes/businesses. There is also a cost to every gallon of resulting sanitary waste that needs to be collected and treated after it is used by the home/business."

If it is of interest to you, we can work with you, like we have with other Township residents, to set up a payment plan for the amounts due. Please let us know if you have any questions.

Sincerely,

Dan Opsommer

Deputy Township Manager

Director of Public Works & Engineering

[REDACTED]

Work: [REDACTED] | Fax: 517.853.4099

5151 Marsh Road | Okemos, MI 48864

From: [REDACTED]
To: [REDACTED] [Board](#)
Cc: [REDACTED]
Subject: Re: Water Meter and Water/Sewer Bill for 1473 Haslett Rd.
Date: Monday, April 21, 2025 12:54:15 PM

Some people who received this message don't often get email from [REDACTED]

Dear Dan & The Meridian Township Board,

Thank you for your explanation of the current quarters bill and the new breakdown of how the cost of the bill was estimated.

This email has stated that the last actual water reading was on 2/1/23. Assumably this reading was taken in person. **We request an image of this reading.**

Furthermore, the email stated: "While we could not get reads 2/1/23-1/17/25, we billed you for 1,000 gallons of estimated usage on the bill that was due on 9/20/24." **We request a written explanation as to how this estimate decision was determined.**

In this email it was also stated that from 2/1/23 to 1/17/25, which includes 6 (almost 7) full billing cycles, there was no water usage being reported to the township. Therefore, only the \$12 fee was billed during that period, which is the flat water and sewer fees not based on water usage.

On 2/1/23, when the apparent actual reading took place, the bill received for 1473 Haslett Rd, due on 3/20/23, was \$24.65. The billing period being from 8/01/22 to 2/1/23, and the water usage being 1000 gallons.

Previously, according to the township, when water had been accurately transmitting readings to the township, the water/sewer bill for 1473 Haslett Rd was as follows:

8/1/22 – 11/1/22 \$5.00
5/2/22 – 8/1/22 \$5.00
2/1/22 – 5/2/22 \$5.00
11/2/21 – 2/1/22 \$16.50 *
8/4/21 – 11/2/21 \$5.00
5/3/21 – 8/4/21 \$5.00
3/3/21 – 5/3/21 \$5.00

* Note the charge on 2/1/22 for 1000 gallons.

Based on bill records, from 5/3/21 to 2/1/23, when the meter was accurately transmitting water usage, the amount of water usage was approximately or less than 1000 gallons per year. Based on bill records during the "estimated" time period from 2/1/23 to 10/30/2024 the amount of water usage was less than 1000 gallons per year.

However, the claim is being made by the township that according to the meter the actual usage of water from 2/1/23 to 1/17/25 was 17,000 gallons.

The Well Education Center has occupied and functioned on one side of 1473 Haslett Rd. since August of 2020. In August of 2022 the other side of 1473 Haslett Rd. was rented by a barbershop/hair stylist. The barbershop/hair stylists remained at 1473 Haslett Rd. until March of 2024. As evidenced by bill records, the barbershop/hair stylist were responsible for the increase in water usage being claimed by Meridian Township.

As the barbershop/hair stylist left 1473 Haslett Rd. in March of 2024, the retroactive 17,000-gallon water bill from the reading taking on 1/17/25 has been required to be paid by The Well Education Center, who is not responsible for that extent of water usage.

As Meridian Township retroactively applied this bill to 1473 Haslett Rd. due to a failure of their meter transmitting data accurately, Meridian Township is inequitably requiring an irresponsible party to make payments for water usage they did not use.

The current occupants of 1473 Haslett Rd. raise the equitable defense of laches to remedy the retroactive water/sewer bill from Meridian Township, as the township was delayed in the assertion of the legal right which it is practicable to assert. The defense of laches is applicable in cases in which a corresponding change of material condition results in prejudice to a party, in this case The Well Education Center.

Meridian Township did not exercise their due diligence in the reading and inspecting of their township meters, which occasioned by the delayed reading and delayed bill, has resulted in a prejudice towards The Well Education Center. During the passage of time in which the township meter was not transmitting data correctly, there was a change in occupants at 1473 Haslett Rd. This condition makes it inequitable to apply the retroactive bill to The Well Education Center, requiring they pay for water they did not use.

The Township can choose to rescind their retroactive bill from 1473 Haslett Rd. or further legal action may be pursued.

Thank you for your time.

Best regards,

Tiffany Morrow
The Well Education Center



On Mon, Apr 14, 2025 at 5:42 PM Dan Opsommer <[REDACTED]> wrote:

Hi Tiffany,

Thank you for your email. We apologize for the confusion and want to clarify what happened.

The battery in the transmitter of the water meter that sends to the reads to our drive-by equipment died after we collected a read from your meter on 2/1/23. The water was still flowing through the meter and being recorded by the meter, we simply were not able to get the read sent to us due to the battery in the transmitter dying. We apologize that we did not schedule an appointment to replace the transmitter that died sooner.

During this period of time when we are not able to collect reads with our drive-by equipment, we bill you based on estimated/approximate usage. However, we did not estimate your usage during many of the billing cycles due to the issues we are experiencing with staff turnover in the Utility Billing Department, which is why you received \$12 bills since 2/1/23 aside from one billing cycle (these \$12 fees are the flat water and sewer fees not based on water usage). This caused us to under bill you during this period of time, which we are now reconciling.

The Township has been working to accelerate the scheduling of meter replacements and scheduled an appointment to replace your water meter on 1/17/25. Therefore, your account was estimated from 2/1/23-1/17/25.

On 2/1/23, the cumulative usage on your water meter over the life of the meter was: 539000 gallons.

On 1/17/25, when we replaced your meter, the cumulative read was 556000 gallons. We have attached a picture we took at that appointment of your final cumulative read on the meter, which shows the final read of 556000 gallons.

Therefore, your actual usage from 2/1/23-1/17/25 was:

556000 gallons (final read on 1/17/25) - 539000 gallons (last actual read collected on 2/1/23) = 17,000 gallons used from 2/1/23-1/17/25

While we could not get reads 2/1/23-1/17/25, we billed you for 1,000 gallons of estimated usage on the bill that was due on 9/20/24. Every other water bill from 2/1/23-1/17/25 did not include any water usage.

The bill you just received is for the difference between your actual usage of 17,000 gallons and the estimated billing during this period of time, which was 1,000 gallons. This is why the bill is for 16,000 gallons.

We apologize again for the delay in scheduling an appointment to replace the transmitter that died.

Since the usage occurred over three different years, we have recalculated your bill based on the water and sewer rates for each calendar year:

Year	Months	Usage	Water Rate	Water Amount	Sewer Rate	Sewer Amount
2023	11	7333.333333	█	█	█	█
2024	12	8000	█	█	█	█
2025	1	666.666667	█	█	█	█
Total:	24	16000				

Average Monthly Usage: 666.666667

Water Usage Total:	\$ █
Water Ready-to-Serve:	\$ █
Sewer Usage Total:	\$ █
Sewer Ready-to-Serve:	\$ █
Total Amount Owed:	\$ █

The Township does not discount actual usage as that requires water and sewer rates to be increased to cover the fixed cost to maintain the infrastructure of the water and sanitary sewer distribution systems. However, we are waiving the \$ █ late fee for the bill that was due on 3/20/25 as your bill does need to be recalculated.

We will have our Utility Billing Department put together a formal bill in this amount in the next 48 hours and follow up once it is ready.

Please let us know if you have any questions after reviewing this email.

Sincerely,



Dan Opsommer

Deputy Township Manager

Director of Public Works & Engineering

[REDACTED]

[REDACTED] | Fax: 517.853.4099

5151 Marsh Road | Okemos, MI 48864

From: Tiffany Morrow <[REDACTED]>

Sent: Saturday, April 12, 2025 12:28 PM

To: Scott Hendrickson <[REDACTED]>

Cc: Board <Board@meridian.mi.us>; PW <[REDACTED]>; [REDACTED]; Tim Schmitt

<[REDACTED]>; Tim Dempsey <[REDACTED]>

Subject: Re: Water Meter and Water/Sewer Bill for 1473 Haslett Rd.

Some people who received this message don't often get email from

[REDACTED]

Thank you Mr. Hendrickson, you as well!

Best regards,

Tiffany Morrow

The Well Education Center

[REDACTED]

[REDACTED]

[REDACTED]

On Sat, Apr 12, 2025 at 12:26 PM Scott Hendrickson <[REDACTED]> wrote:

Good Afternoon Tiffany,

Thank you for your email.

I completely understand your concern and our Township staff will look into this and get back to you with the appropriate information. Tim Dempsey, our Township Manager, will be your point of contact.

If you have any questions along the way or if the information provided doesn't meet your needs, please do not hesitate to contact us!

Have a lovely Saturday!

Scott Hendrickson

Supervisor, Meridian Township

[REDACTED]

5151 Marsh Road | Okemos, MI 48864



From: Tiffany Morrow <[REDACTED]>

Sent: Saturday, April 12, 2025 12:13 PM

To: Board <Board@meridian.mi.us>; PW <[REDACTED]>; [REDACTED] <[REDACTED]>; Tim Schmitt <[REDACTED]>
Subject: Water Meter and Water/Sewer Bill for 1473 Haslett Rd.

Some people who received this message don't often get email from [REDACTED]

Dear Meridian Township,

On January 17, 2025 the Meridian Township came and replaced the water meter at 1473 Haslett Rd. (by a man named David)

Upon replacement of the meter, Meridian Township has claimed that over the past three years the Meridian Township meter at our location had been misreporting to the township the actual water/sewer usage at 1473 Haslett Rd.

Resultantly the water/sewer bill for 1473 Haslett Rd in the most recent quarter was \$265.76. Whereas the usual water/sewer bill for 1473 Haslett Rd ranges from \$5.00 - \$24.00 per quarter. Four-five years of historical records will demonstrate this fact, which we have in hand.

Meridian Township has claimed that the accurement from the "misreported" water/sewer usage is now due by the current owner/occupants of 1473 Haslett Rd. and has thus reflected this in the current quarters bill.

- I am requesting a written copy of an itemized breakdown of how this retroactive bill (the most recent quarter's bill) was determined, and a written explanation of how Meridian Township has determined the water/sewer usage that has been claimed as "misreporting" to their system for three years.
- I am also requesting a written explanation as to why the actual reading did not take place for three years and why/how Meridian Township has determined that to be the responsibility of the owner/occupants of 1473 Haslett Rd. and not the townships.

Twenty Four dollars was sent to Meridian Township on March 19th 2025 via Check to cover the amount of water and sewer usage that is typical at 1473 Haslett Rd.

Best regards,

Tiffany Morrow

The Well Education Center

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Board](#)
Subject: Senior/Community Center Proposal
Date: Saturday, April 12, 2025 6:01:10 PM

This statement is my personal opinion not that of the Senior Center Advisory Committee.

Based upon Board member discussion at their 4/3/25 meeting, it is clear that a need exists for more indoor recreation space in the Township. It will serve significantly more people than a standalone senior center.

However, the current proposal for a combined Senior/Community Center with over 38,000 sq ft of Community Center including a double size gym is overkill. It has two 120 person meeting rooms. This proposal will cost 3 times more than a standalone senior center to build and operate. The Township can't risk losing it's Senior Center because it is linked to an oversize Community Center and the voters turn down the needed millage proposal.

I suggest the board consider the following modifications to the Community Center:

- Combine the Community Center Activity & Multi-Purpose rooms (saves 2,280 sq ft)
- Remove the Youth Recreation Program space (use meeting rooms instead – saves 5,000 sq ft)
- Reduce the size of the gym to accommodate one full basketball court (saves at least 5,000 sq ft)
- Combine the reception areas (saves 870 sq ft)

The above modifications will cut 20,000+ gross sq ft (37%) from the building which will significantly reduce the construction and operational cost resulting in lower cost to our taxpayers.

Respectfully,

Steve Vagnozzi
Riverwood Park
Okemos

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [Board:](#) [REDACTED]
Subject: RE: 2209 haslett rd
Date: Monday, April 21, 2025 6:10:30 PM

Hi Anna,

We understand your concerns and are working to correct the primary cause as expediently as we can. We recognize that you used this water over nearly a 24-month period, which is why we have given you a 24-month payment plan. We are giving all customers the opportunity to enter into payment plans for the equivalent period of time that the water usage occurred over.

The Township is within its legal rights to bill for retroactive usage. We have given this issue a great deal of thought and this is the best recourse we have in the interest of being equitable to all of our customers. If we were to exempt all water usage from being billed retroactively, all of the other customers would have to have their rates increased in order to fund the fixed cost of maintaining the water and sanitary sewer systems, which would not be equitable to our customers.

Please let us know if you would like a payment plan for this reconciliation amount.

Sincerely,

Dan Opsommer

Deputy Township Manager

Director of Public Works & Engineering

[REDACTED]
Work: [REDACTED] | Fax: 517.853.4099

5151 Marsh Road | Okemos, MI 48864

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [Boarc](#)
Subject: Re: 2209 haslett rd
Date: Monday, April 21, 2025 2:26:58 PM

Some people who received this message don't often get email from [REDACTED]

Thank you for getting all of these records to us. We are not disputing the amount of water used over this time period. The issue at hand is that you failed to bill us in a timely manner resulting in us now having an additional lump sum of debt to you, in addition to our current finances. You stated that " the township does not discount actual usage as that requires water and sewer rates to be increased to cover the fixed cost to maintain the infrastructure distribution systems". The current infrastructure system is clearly not working resulting in this entire problem. If we are paying for the infrastructure via the water/sewer costs we shouldn't be facing this. By not billing properly and timely you waive your right to collect. You have allowed an unreasonable delay in service and billing. I am a small business owner myself. I would never be able to go back to my clients two years later and say "I'm sorry my software was malfunctioning for a long time period and you now owe me X amount of money for services rendered. I would be at fault and have to eat that cost. This is no different. The amount of money at hand may not seem a lot to some but to a working middle class family as ourselves raising two very young children trying to stay afloat in this crazy economy another \$800 in debt is brutal. Had we been billed as we should have been we would have been able to budget accordingly. We are extremely disappointed in the actions or lack thereof of the township. This is unacceptable to us.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [Board](#)
Subject: RE: 2209 haslett rd
Date: Tuesday, April 15, 2025 9:06:44 AM
Attachments: [December 23 bill.pdf](#)
[December 24 bill.pdf](#)
[June 23 bill.pdf](#)
[June 24 bill.pdf](#)
[March 23 bill.pdf](#)
[March 24 bill.pdf](#)
[September 23 bill.pdf](#)
[September 24 bill.pdf](#)

Good morning Anna,

Following up on Deputy Manager Opsommer's email, you also requested, in a separate email, copies of your bills for 2023 and 2024. They are attached to this email. Please let me know if you need anything else.

Sincerely,

Timothy R. Schmitt, AICP
Director of Community Planning and Development

[REDACTED]
[REDACTED]
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Dan Opsommer <[REDACTED]>
Sent: Monday, April 14, 2025 6:12 PM
To: [REDACTED]
Cc: Tim Dempsey <[REDACTED]>; Tim Schmitt <[REDACTED]>; Board <Board@meridian.mi.us>
Subject: RE: 2209 haslett rd

Hi Anna,

Thank you for your email. We apologize for the confusion and want to clarify what happened.

The battery in the transmitter of the water meter that sends to the reads to our drive-by equipment died after we collected a read from your meter on 4/24/23. The water was still flowing through the meter and being recorded by the meter, we simply were not able to get the read sent to us due to the battery in the transmitter dying. We apologize that we did not schedule an appointment to replace the transmitter that died sooner.

During this period of time when we are not able to collect reads with our drive-by equipment, we bill you based on estimated/approximate usage. This caused us to under bill you during this period of

time, which we are now reconciling.

The Township has been working to accelerate the scheduling of meter replacements and scheduled an appointment to replace your water meter on 2/13/25. Therefore, your account was estimated from 4/24/23-2/13/25.

On 4/24/23, the cumulative usage on your water meter over the life of the meter was: 1074000 gallons.

On 2/13/25, when we replaced your meter, the cumulative read was 1200000 gallons. We have attached a picture we took at that appointment of your final cumulative read on the meter, which shows the final read of 1200000 gallons.

Therefore, your actual usage from 4/24/23-2/13/25 was:

$$1200000 \text{ gallons (final read on 2/13/25)} - 1074000 \text{ gallons (last actual read collected on 4/24/23)} = 126,000 \text{ gallons used from 4/24/23-2/13/25}$$

While we could not get reads 4/24/23-2/13/25, we billed you the following estimated usage:

Bill Due 9/20/23: [REDACTED]
Bill Due 12/20/23: [REDACTED]
Bill Due 3/20/24: [REDACTED]
Bill Due 6/20/24: [REDACTED]
Bill Due 9/20/24: [REDACTED]
Bill Due 12/20/24: [REDACTED]
Total: 71,000 gallons

The bill you just received is for the difference between your actual usage of 126,000 gallons and the estimated billing during this period of time, which was 71,000 gallons. This is why the bill is for 55,000 gallons.

We apologize again for the delay in scheduling an appointment to replace the transmitter that died.

Since the usage occurred over three different years, we have recalculated your bill based on the water and sewer rates for each calendar year:

Year	Months	Usage	Water Rate	Water Amount	Sewer Rate	Sewer Amount
2023	8	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
2024	12	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
2025	2.333333	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Total:	22.33333	55000				

Average Monthly Usage: 2462.686604

Water Usage Total: \$ [REDACTED]
Water Ready-to-Serve: \$ [REDACTED]
Sewer Usage Total: \$ [REDACTED]
Sewer Ready-to-Serve: \$ [REDACTED]
Total Amount Owed: \$ [REDACTED]

The Township does not discount actual usage as that requires water and sewer rates to be increased to cover the fixed cost to maintain the infrastructure of the water and sanitary sewer distribution systems.

We will have our Utility Billing Department put together a formal bill in this amount in the next 48 hours and follow up once it is ready.

Please let us know if you have any questions after reviewing this email.

Sincerely,

Dan Opsommer
Deputy Township Manager
Director of Public Works & Engineering
[REDACTED]

Work: [REDACTED] | Fax: 517.853.4099
5151 Marsh Road | Okemos, MI 48864

From: Scott Hendrickson <[REDACTED]>
Sent: Monday, April 14, 2025 9:23 AM
To: Anna Baldori <[REDACTED]>; Board <[REDACTED]>
Cc: Tim Dempsey <[REDACTED]>
Subject: Re: 2209 haslett rd

Good Morning Anna,

Thank you for your email and for sharing your message with the Township Board.

I certainly understand your concern as the Township gets your water and sewer billing caught up after your meter ceased to transmit accurate information. Meridian Township staff have been working diligently to address concerns like yours and I'm sure we can get you the information you are seeking. I have copied our Township Manager, Tim Dempsey on this email and he and/or Director Schmidt will be in touch in the near future. In the meantime, there is publicly available information that you can find at <https://bsaonline.com/?uid=1274> which may provide what you are looking for in the short term as well. Simply enter your address at the top of the page and you can see the history you were asking about.

We appreciate your communication and your patience as we get you what you are looking for!

If there is ever anything else that we can assist with, please do not hesitate to reach out!

Sincerely,

Scott Hendrickson

Supervisor, Meridian Township

[REDACTED]

5151 Marsh Road | Okemos, MI 48864



A Prime Community

From: Anna Baldori [REDACTED]

Sent: Monday, April 14, 2025 8:17 AM

To: Board <Board@meridian.mi.us>

Subject: 2209 haslett rd

Some people who received this message don't often get email from [REDACTED]

Hello, the following email was sent to Tim Schmidt and Christina Weber and my legal representation was also cc'd on the email. It was meant to have been sent to the board as well and I accidentally forgot to include that email address so I am forwarding the email so that everyone can see it. Thank you

To whom it may concern at Meridian Township,

In february 2025 Meridian township came to our residence to replace our water meter that we were told has not been transmitting water readings since October of 2023 at [REDACTED] East Lansing, MI 48823. We have been told that for the entire year of 2024 our readings were estimated and that there was not one actual reading from our meter for over a year. As a result we received a retroactive bill for \$855.05 which includes the amount due as a result of the township underestimating our bill for more than 5 quarters. This amount would be a significant increase in usage from any typical amount that we have paid in the past 6 years of owning the home.

I am requesting a copy of each quarterly bill for the 2023 and 2024 years for our own review. We would also like a written explanation as to why an actual reading did not take place for over a year (and in many other cases in our township 3-4 years) as well as the method used to

determine our estimated quarterly bills as they were extremely inaccurate in our case. We would also like to know why the last quarter of 2024 was not estimated as were the previous quarters as we received a \$12 bill for the last quarter.

We have sent in a payment for the minimum amount due according to a proposed payment plan to avoid disruption of service until we look into the matter further.

Thank you,

Anna Baldori-McLaren

[REDACTED]

East Lansing, MI 48823

[REDACTED]

From: [REDACTED]
To: [Board](#)
Subject: Senior Center/Community Center
Date: Monday, April 14, 2025 3:15:45 PM

Hello,

Pasted below is an email I sent to Phil Deschaine last week. He asked me to forward to the full board. Thank you.

Dear Mr. Deschaine,

I want to thank you for offering a much-needed dose of fiscal common sense to the township board's recent discussion about proposed construction of a senior center and/or community center.

I'm new to this issue and a newer resident (two years) in Meridian Township. We love it here but - as you so correctly noted - our taxes are extraordinarily high.

As I watched the meeting replay, I found myself asking repeatedly "what problem are we trying to solve here?" The best I could piece together is the township has access to a \$5 million grant it would to leverage somehow? While wonderful, spending double (or triple!) to avoid losing the grant isn't logical.

Your framing of this proposal as a want vs. need was spot on. As nice as I'm sure it would be for a relatively small group of seniors (who, at 56, I can relate to) there is not a groundswell of support for this idea or, as you note, any private funding. And tacking on a community center simply to broaden the appeal for a millage is not responsible government.

If there are material facts I'm unaware of, please let me know. I appreciate your continued vigilance on this topic.

Todd Schulz
[REDACTED]

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [REDACTED]
Subject: FY26 Congressionally Designated Spending Application Portal - OPEN
Date: Monday, April 14, 2025 4:24:31 PM
Attachments: [image001.png](#)

Good Afternoon,

My name is Jeremy Blatt and I am the Mid-Michigan Regional Manager for Senator Elissa Slotkin's Office. We are pleased to share that our office is now accepting applications for FY26 Congressionally Directed Spending (CDS) requests.

The CDS process allows members of the U.S. Senate to advocate for federal funding to go directly to local projects in their home states as part of the federal budget process. We like to think of it as an example of how government is supposed to work: local leaders like you tell us what's important to your community, and we fight to match that community need with federal dollars.

This is an opportunity to bring federal investment directly into your community to support meaningful, high-impact projects, including those in agriculture, energy and water development, healthcare and human services, labor and workforce, infrastructure, housing, transportation, and financial services. Although the future of the federal funding landscape is unclear, if you have a project that aligns with community needs and could benefit from federal support, we encourage you to apply.

Eligible Projects: A list of eligible program accounts where applicants can apply for CDS can be found [here](#).

Deadline: Applicants must submit their proposals to our office by 5 pm EST on **Friday, April 25, 2025**. Please ensure your proposal is well-aligned with federal funding guidelines and includes measurable outcomes, strong community impact, and evidence of local support.

We look forward to working with you to deliver federal dollars into our state, and we know this is a very quick process and may be hard for smaller communities to meet. If you have any questions at all, please do not hesitate to call me directly at [REDACTED] or email me at [REDACTED] and I would be more than happy to help.

For those interested in applying for Congressionally Directed Spending, please reach out to our office at [REDACTED] to receive the link to the

application portal.

Best,

Jeremy Blatt

Mid-Michigan Regional Manager

U.S. Senator Elissa Slotkin

315 W. Allegan Street, Suite 207

Lansing, MI 48933

[REDACTED]

[REDACTED]

www.slotkin.senate.gov



From: [REDACTED]
To: [Board](#)
Subject: Large Community Center Proposal: Property Taxes Are Already Too High
Date: Monday, April 14, 2025 7:25:29 PM

Dear Meridian Township Board Members,

First, I want to again commend and thank the Board for being fiscally and financially responsible to the Meridian Township residents last August 8, 2024 when the Board voted NO on the very large and extremely expensive Younkers Community Center at approximately 40,000 total finished square feet, approximately \$2 million annual operating costs per year, and approximately \$78 million in total initial costs over 20 years.

Second, I respectfully ask that the Board continue being fiscally and financially responsible to the Meridian Township residents with their upcoming decision regarding the 2 Task Force proposals.

Please keep mind from USHousingData.com (<https://www.ushousingdata.com/property-taxes/michigan>), out of Total 83 Michigan counties, that Ingham County has the highest property tax rate. Additionally, from Tax-Rates.org (https://www.tax-rates.org/michigan/ingham_county_property_tax), I quote "Ingham County has **one of the highest median property taxes** in the United States and is ranked 222nd of the 3143 counties in order of median property taxes." (end quote)

Since Meridian Township is located within Ingham County, whether owning a home or renting, Meridian Township residents are bearing the heavy financial burden of the highest Ingham County property tax rates in the state of Michigan.

Additionally, from last month's, March 18th Meridian Township Board Meeting packet, specifically on the last page 338, Meridian Township is currently at 8.0629 tax mills, which is almost at the 10 tax mills upper limit, excluding debt.

Please note as well with the economic reality of ongoing inflation over of the last several years and that continues, our property tax assessments have risen by the maximum 5% for 2023 and 2024 calendar years and before that 3.3% in 2022 calendar year and just recently 3.1% in 2025 calendar year. These high inflation rate multipliers on our properties' assessments have placed a very heavy financial tax burden on the Meridian Township residents these last 4 years. As a result, keeping in mind all these properties costs factors, Meridian Township residents have been and are currently very, very overwhelmed with our overall high and exorbitant property taxes.

In your upcoming decision with the 2 Task Force proposals, this newly constructed facility project will forever significantly, financially impact the Meridian Township residents now and into the future for perpetuity. I ask the Board to chose an option that is lowest in costs. Please, please no more tax millages because the Meridian

Township residents are currently very overwhelmed with very high property taxes and can not bear these rising property tax financial burdens.

So, again, I respectfully ask the Board Members to please remain steadfast and continue to place primary and utmost importance on being fiscally and financially responsible to the Meridian Township residents.

Thank you,
Beth Bechtel
Haslett, MI

From: [REDACTED]
To: [Board](#)
Cc: [REDACTED]
Subject: Alternative plans for Senior Center and Senior/Community Center
Date: Tuesday, April 15, 2025 5:49:46 PM
Attachments: [Alternative plans for Senior and Community Centers.pdf](#)
[Remarks to Township Board 4-15-2025.rtf](#)

Greetings--

Attached are concept plans for modifications to the facilities proposed by Progressive for a combined Senior/Community Center and a stand-alone Senior Center that could be expanded at a later date.

The key change is provision for separate entrances for senior activities and community-wide activities. The Advisory Board of the current Senior Center believes that this change is essential for the safety of our members, especially those with mobility impairments.

Also attached is the text of the remarks I intend to make this evening in support of the modified plan.

Thank you for your consideration,

Barbara O'Kelly (she/her)

[REDACTED]
Okemos, MI 48864
[REDACTED]

Good evening—

I'm Barbara O'Kelly of Woodhill in Okemos and a member of the Advisory Board of the current Meridian Senior Center.

This evening I'm asking you again to direct your architectural firm, Progressive, to submit design sfor the stand-alone Senior Center and combined Community Center with a separate, central entrance more convenient for seniors. I have put together sample modifications of Progressive's concepts that are also more compact, saving on construction costs.

Picture, if you would, the combined Center on a Friday afternoon during the summer, with only one main entrance for everyone. Suppose the Senior Center has its regular euchre games scheduled for 2:00, and the Youth Program has invited the community to see the culmination of the summer basketball camp in the gym at 2:00, with about 100 people between players and spectators. After dropping off their player at the door, most parents will grab the first available parking space, missing the sign that reserves that section for seniors. I'd anticipate congestion at the doors and confusion about which direction to turn.

Then suppose a fire alarm is triggered by something burning near the emergency exit from the Senior Center. The building needs to be emptied rapidly. Seniors have to use the main entrance. Spectators in the gym should use its emergency exits, but they're probably not familiar with the building, and their first instinct is to get out the way they came in. We've all seen news reports of injuries and even deaths when everyone in a large crowd heads for the same exit in an emergency. I would be afraid to come to a senior center when anything else is going on in the community center as proposed here.

The Advisory Board would be happy to meet with a representative of the Department of Public Safety to discuss their concerns with two entrances and ways to address them.

We sincerely hope the Township Board will address our concerns. We would really like to bring able to support a new township facility.

Respectfully submitted,
Barbara O'Kelly

[REDACTED]
Okemos, MI 48864
[REDACTED]

From: Tim Dempsey <[REDACTED]>
Sent: Tuesday, April 22, 2025 2:17 PM
To: Todd Schulz <[REDACTED]>
Cc: Angela Demas <[REDACTED]>; Dan Opsommer <[REDACTED]>; Kathy Ann Sundland <[REDACTED]>; Marna Wilson <[REDACTED]>; Nickolas Lentz <[REDACTED]>; Peter Trezise <[REDACTED]>; Phil Deschaine <[REDACTED]>; Scott Hendrickson <[REDACTED]>
Subject: RE: Potential millage for Senior/Community Center

Todd,

Yes, you are interpreting the voting provision correctly.

Since this is a 50-year agreement, the Township would typically only review/revisit when there's an issue around interpreting an unclear or disputable provision. To my knowledge, that's not been the case to date.

Tim



Tim Demnsev
Township Manager
[REDACTED]
W [REDACTED]
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Todd Schulz <[REDACTED]>
Sent: Monday, April 21, 2025 4:35 PM
To: Tim Dempsey <[REDACTED]>
Cc: Angela Demas <[REDACTED]>; Dan Opsommer <[REDACTED]>; Kathy Ann Sundland <[REDACTED]>; Marna Wilson <[REDACTED]>; Nickolas Lentz <[REDACTED]>; Peter Trezise <[REDACTED]us>; Phil Deschaine <[REDACTED]>; Scott Hendrickson <[REDACTED]>
Subject: Re: Potential millage for Senior/Community Center

Hi Tim,

Thank you for sharing a copy of the land transfer agreement. Very helpful.

A couple questions:

- Based on your email response (item 6) it appears we vote on township millage/debt questions that do not appear on our tax bill - but do not vote on Lansing tax increases that would appear on our bill. Am I interpreting this correctly?
- How often and when does the board review this agreement.

Appreciate your assistance.

Todd

[REDACTED]

Sent from my iPhone

On Apr 18, 2025, at 1:45 PM, Tim Dempsey <[REDACTED]> wrote:

Todd,

Attached is a copy of the full agreement. If you have any questions, please let me know and we'll respond.

Thank you,

Tim



Tim Dempsey
Township Manager

W [REDACTED]
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Todd Schulz <[REDACTED]>
Sent: Friday, April 18, 2025 8:55 AM
To: Tim Dempsey <[REDACTED]>
Cc: Angela Demas <[REDACTED]> [Dan Opsommer](#)
<[REDACTED]>; [Kathy Ann Sundland](#) <[REDACTED]>; [Marna Wilson](#)
<[REDACTED]>[us](#)>; [Nickolas Lentz](#) <[REDACTED]>; [Peter Trezise](#)
<[REDACTED]>; [Phil Deschaine](#) <[REDACTED]>; [Scott Hendrickson](#)
<[REDACTED]>
Subject: Re: Potential millage for Senior/Community Center

You don't often get email from [REDACTED] Hi Tim,

Thank you for the prompt reply.

We are aware of the land transfer agreement but would like to learn more. Is there someone from the township who can assist?

Appreciate your help.

Todd

[REDACTED]

Sent from my iPhone

On Apr 18, 2025, at 8:08 AM, Tim Dempsey
<[REDACTED]> wrote:

Good Morning Mr. Schulz,

On behalf of Meridian Township, I want to thank you for your

attendance at Tuesday night's meeting, your initial email, and the follow-up email below.

I would like to clarify a few issues that may be helpful. While you have an Okemos address, you actually reside within the jurisdiction of the City of Lansing (see highlighted area on the map below). This is due to a Conditional Land Transfer Agreement signed in 1999 between the Township and City of Lansing that allowed for your neighborhood to be developed. This Agreement is in place until 2049 (longer if renewed), and results in the following implications:

1. The City of Lansing provides water, sewer, trash/recycling, and road maintenance. The exception is for street plowing which the Ingham County Road Department does under an agreement with the City.
2. The Township provides police and fire protection.
3. Residents pay City operating taxes and not Meridian Township taxes. By comparison, city operating and debt millages total 23.2 mills, more than double the current Township tax rate of 10.0682.
4. You pay Okemos school taxes as a resident of that school district.
5. Residents are exempt from the City of Lansing income tax.
6. Residents are considered voters of Meridian Township and vote on Township Board elections and millage/debt referendums.

I hope this provides some clarity, especially around the property taxation issue.

Thanks again for your input and I'm happy to answer any questions. Tim

From: Todd Schulz <[REDACTED]>
Sent: Wednesday, April 16, 2025 8:13 AM
To: Board <Board@meridian.mi.us>
Subject: Potential millage for Senior/Community Center

Some people who received this message don't often get email from [REDACTED]

Dear Meridian Township Board members,

Thank you for the opportunity to address the board at your April 15 meeting on the topic of a potential millage to fund a new senior center and/or community center.

I encourage the board to continue asking “what problem are we trying to solve?”

After listening to the board’s April 15 conversation, the problem seems to be:

Fewer than 400 township residents (of 44,000) will lose access in the near future to a space where they exercise and enjoy friendship and fellowship.

In the scope of township life, this is a relatively minor logistical challenge impacting a relative handful of residents. And, in a stroke of good fortune, we apparently have \$5 million to develop a solution.

It’s difficult to square these facts with the ongoing discussion about building big, shiny new buildings that would cost already overburdened taxpayers \$10 to \$30 million to construct and millions more in ongoing operational expenses.

Despite a small and vocal group pushing this outsized reaction, there is not broader support or justification for saddling residents with even more long-term debt for unnecessary facilities.

And the idea we might some day, somehow receive a millage rollback thanks to revenue generated by these projects - a possibility staff described as “very theoretical” - is a fantasy.

Please do not advance this question to the August ballot.

Instead, step back, scale appropriately and empower our capable township staff to find a right-sized solution to this straightforward issue, using the \$5 million grant (also taxpayer money).

This will free the board to focus on larger issues, such as improving quality of life for all township residents by reducing our property tax burden.

Thank you for your consideration and leadership.

Todd Schulz

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Board](#)
Subject: I'm in favor of a Community Center
Date: Thursday, April 17, 2025 2:50:22 PM

Some people who received this message don't often get email from [REDACTED]
[REDACTED]

Distinguished members of our Board of Trustees,

I hope this message finds you well. I am writing to advocate for the development of a community center that serves all age groups, rather than a senior center that caters exclusively to seniors.

A community center would provide a versatile space for various activities, fostering intergenerational connections and promoting inclusivity. It could host events, classes, and recreational activities that benefit not only seniors but also families, youth, and individuals of all ages. This approach encourages community engagement, strengthens social ties, and enhances the overall well-being of our residents.

Investing in a community center aligns with our goal of creating a vibrant, cohesive community where everyone feels welcome and valued. I believe this initiative would have a lasting positive impact on our beautiful township.

Thank you for considering this opinion. I look forward to further discussion on the topic.

Best regards,

Jason Arends

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Apologies for misunderstanding
Date: Thursday, April 17, 2025 2:55:27 PM

Good afternoon all,

Thank you, Barb, for including me and for bringing this matter to our attention. As expected, this project includes many complex elements, but I wanted to offer a few points of clarification regarding the funding timeline.

The \$5 million in funding provided by the State must be **fully expended by September 30, 2026**. While this is a tight deadline and millage dependent, we are assured that eligible expenses—including engineering, site preparation, water and sewer connections, construction supplies, and related costs—will allow us to meet this requirement.

I hope this helps provide some clarity. Please don't hesitate to reach out if you have any questions.

Wishing you all a great day!

Best regards,
Courtney

Courtney Wisinski
Director of Parks and Recreation
[REDACTED]
Work: [REDACTED]
2100 Gaylord C. Smith Court | Haslett, MI 48840

Subscribe to Parks & Recreation's E-Newsletter, *The Playbook*: <https://bit.ly/SignUpMTwpNewsletters>

From: SUZANNE LEIALOHA <[REDACTED]>
Sent: Thursday, April 17, 2025 6:17 AM
To: Okelly, Barbara Ann <[REDACTED]>; Board <Board@meridian.mi.us>; John Hood <[REDACTED]>; Courtney Wisinski <[REDACTED]>; Tim Schmitt <[REDACTED]>; Dan Opsommer <[REDACTED]>
Cc: [REDACTED]; Steve Vagnozzi <[REDACTED]>; [REDACTED] jean mcdonald <[REDACTED]>; Sonya Boruszewski <[REDACTED]>; Jane Cheritt <[REDACTED]>
Subject: Re: Apologies for misunderstanding

You don't often get email from [REDACTED]

Thanks, Barb, for the clarification.

Suzanne L

On 04/16/2025 7:04 PM EDT Okelly, Barbara Ann <[REDACTED]> wrote:

Greetings--

For many months I've been insisting that a decision regarding a new Senior or Senior/Community Center was needed by September 30, 2025, when the \$5M from the State of Michigan needs to be encumbered—i.e., committed to a contractor. Last night, after the Township Board meeting, I learned that the funds have **already** been encumbered: Meridian Township is the primary contractor for the new facility, and they have a contract with the State. So the real deadline is indeed September 30, **2026**, when a shovel needs to be in the ground.

I apologize for circulating misinformation all this time.

Barbara

Barbara O'Kelly (she/her)

[REDACTED]
Okemos, MI 48864

[REDACTED]

From: [REDACTED]
To: [Board](#); [REDACTED]
Subject: \$3,500: The median U.S. property tax bill in 2024, up 2.8% from 2023, according to Realtor.com.
Date: Wednesday, April 30, 2025 12:57:55 PM

Some people who received this message don't often get email from [REDACTED]

- **\$3,500:** The median U.S. property tax bill in 2024, up 2.8% from 2023, according to [Realtor.com](#).

Hello
Interesting statistic worth discussion.
Thx!
Ciney Rich



FOR IMMEDIATE RELEASE
April 14, 2025

CONTACT: Holly Cordill, Executive Director
517.347.7300 | cordill@meridianhistoricalvillage.org

Friends of Historic Meridian to Host Victorian Tea Event
Victorian Tea Fundraiser to Support the Meridian Historical Village

Meridian Township, MI – The Friends of Historic Meridian will host a Victorian Tea on Sunday, May 4, from 2:00 pm to 4:00 pm in the Barnes House of the Meridian Historical Village (5151 Marsh Road, Okemos). This year's theme is Tea Time in the Tavern: A Step Back in Time.

Attendees will enjoy a selection of tea, sweet treats, and finger sandwiches. Seating is limited, and registration is required. The cost is \$15 per person, and tickets can be purchased online at <https://www.zeffy.com/en-US/ticketing/victorian-tea-2025>.

Tickets can also be purchased with cash or check at the Friends of Historic Meridian's office within the Meridian Historical Village. The office is open on Saturdays from 10:00 am to 2:00 pm. Please note that ticket sales will close on Sunday, April 27.

For more information, please contact the Friends of Historic Meridian at 517.347.7300 or visit their website at <https://www.meridianhistoricalvillage.org/>.

###

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.





FOR IMMEDIATE RELEASE
April 17, 2025

CONTACT: Amber Clark, Neighborhoods & Economic
Development Director
517.853.4568 | clark@meridian.mi.us

Meridian Township Seeking Applicants for Youth Commission

New Commission Welcomes Innovative and Motivated Students

Meridian Township, Mich. – Meridian Township is now accepting applications for its new Youth Commission, which was established by the Township Board in 2025.

The purpose of the Youth Commission is to engage the youth of Meridian Township by actively involving them in the functions of municipal governance. This commission was established in response to numerous requests from local students who expressed a desire to participate in local government.

"We are incredibly fortunate to have great schools and service-oriented families in our community, which leads to young folks who want to get involved," said Meridian Township Supervisor Scott Hendrickson. "Young people have unique viewpoints on the direction of our Township, often with a long lens, and we want to make sure that their voices are heard. The Youth Commission will provide a great opportunity to add to our community conversations in a constructive and meaningful way."

Members of the Youth Commission will work with the Township Board to promote environmental stewardship, mental health awareness, community events, cultural appreciation, diversity, and adaptability of government through the perspectives of younger individuals. The commission will also establish goals and formulate plans for long-term community success.

Youth Commission Applicant Requirements:

- Currently between the ages of 14 and 19.
- Currently a Meridian Township resident and/or attending a school within the Township.
- Available to attend at least one meeting each month.

Interested applicants are encouraged to apply online at meridian.mi.us/government/boards-and-commissions/youth-commission. A document with more information about the commission is available at that link. The deadline to apply is July 30, 2025.

Once applications are received, they will be reviewed by Amber Clark, the Neighborhoods and Economic Development Director for Meridian Township. The Township Board will then appoint the selected candidates for a one-year term.

For questions, please contact Director Clark at clark@meridian.mi.us or 517.853.4568.

###

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FOR IMMEDIATE RELEASE
April 21, 2025

CONTACT: LeRoy Harvey, Environmental Programs Coordinator
517.853.4466 | harvey@meridian.mi.us

Meridian Township to Host Annual Spring Recycling Day

Popular Event Returns on April 26

Meridian Township, Mich. --Meridian Township will soon host its annual Spring Recycling Day for Mid-Michigan residents. This event will take place on Saturday, April 26 from 9:00 am to 1:00 pm.

This annual drive-through event will take place in the shared parking lot between Marketplace on the Green (1995 Central Park Drive, Okemos) and High Caliber Karting and Entertainment (1982 West Grand River Avenue, Okemos).

Accepted items include:

- Metals: washers, dryers, stoves, water heaters, air conditioners, small fridges/freezers, dehumidifiers, mowers and snow blowers, bikes and bike parts
 - o Air conditioners, small fridges/freezers, and dehumidifiers can be returned for a suggested donation of \$10 unless you are a Consumers Energy customer. Consumers Energy customers can bring a copy of their utility bill and may be eligible for a rebate.
- Document shredding: Staples, paper clips, small spiral binders, are accepted
- Paint: Fees apply. Please keep in original can and don't mix colors
- Egg cartons: Dozen-size egg cartons only

Unaccepted items include:

- Gasoline, oil, or light bulbs in metal appliances
- X-rays, 3-ring binders, large binder clips, VHS tapes, or CDs
- Oil-based paint or stains

Meridian Township thanks its event sponsors, Absolute Solar, Clerical Technical Union of MSU, Granger Waste Services, Hammond Farms Landscape Supply, Haslett Public Schools, My Green Michigan Food Waste Recycling, Power MI Drive by Consumers Energy, Okemos Public Schools.

For questions or information about the Spring Recycling Day, please contact Green Meridian at 517.853.4466 or recycle@meridian.mi.us. Visit the following link to view more information about this event: <https://www.meridian.mi.us/Home/Components/Calendar/Event/12041/1301/>.

###

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.





CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

Meeting Notice: Pension Board

MONDAY, May 12, 2025

CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Pension Board Meeting

Notice is hereby given that the Pension Board of the Charter Township of Meridian is conducting a regular organizational meeting on Monday, May 12, 2025, at 4:00 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864.

Information may be examined at the Department of Accounting and Budgeting, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the meeting to the Pension Board, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to blonde@meridian.mi.us, or at the meeting.

Publish: City Pulse
May 8, 2024

Angela Demas
Township Clerk

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

**LEGAL AD NOTICE: Variance Request 25-03
2299 West Grand River Ave.**

WEDNESDAY, May 21, 2025

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Variance Request 25-03
2299 West Grand River Avenue
Public Hearing**

Notice is hereby given that the Zoning Board of Appeals of the Charter Township of Meridian will hold a public hearing on Wednesday, May 21, 2025 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517.853.4560) to hear all persons interested in a variance request from Playmakers Inc. The applicant is proposing to repair/maintain a nonconforming sign at 2299 West Grand River Avenue. The subject site is zoned C-2, Commercial.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to the Zoning Board of Appeals, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to chapman@meridian.mi.us, or at the public hearing.

**Publish: City Pulse
April 30, 2025**

**Angela Demas
Township Clerk**

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Wetland Use Permit #25-01
Meridian Township Public Works

Sanctuary 2 Pathway

CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE

Wetland Use Permit #25-01 – Meridian Township Public Works
Public Comment

Notice is hereby given that the Director of Community Planning and Development for the Charter Township of Meridian will hold a public hearing on Wednesday, May 14, 2025, at 3:00PM p.m. in the Meridian Township Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos to hear all persons interested in a wetland use permit request. The Meridian Township Public Works Department has requested a wetland use permit to fill in a 274 cubic yards regulated wetland to construct a paved pedestrian-bicycle trail project. The trail is proposed to connect the Sanctuary and Okemos Preserve subdivisions, running between Robin's Way and Elderberry Drive.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to Director of Community Planning and Development Timothy Schmitt, AICP, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to schmitt@meridian.mi.us.

Publish:

City Pulse
May 7, 2025

Angela Demas
Township Clerk

1 Affidavit, please



9.B

**CONSENT AGENDA
PROPOSED BOARD MINUTES**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meetings of April 15, 2025 & April 29, 2025, Closed Session minutes of April 29, 2025 and Special Meeting of April 12, 2025 as submitted. (1)**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of April 15, 2025 & April 29, 2025 Closed Session minutes of April 29, 2025 and Special Meeting of April 12, 2025 with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN
SPECIAL MEETING TOWNSHIP BOARD RETREAT -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
SATURDAY, April 12, 2025, 8:00AM

PRESENT: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Trezise, and Trustee Wilson

ABSENT: Trustee Sundland

STAFF: Manager Dempsey, Deputy Manager Opsommer

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the April 12, 2025, Special Township Board meeting to order at 8:02 am.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Supervisor Hendrickson called the roll of the Board.

Supervisor Hendrickson, Treasurer Deschaine, Trustee Lentz, Trustee Wilson, and Trustee Trezise present at 8:03 am.

Clerk Demas present at 8:04 am.

Trustee Sundland absent.

4. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Opened public comment at 8:03 am.

Closed public comment at 8:03 am.

5. APPROVAL OF AGENDA

Trustee Wilson moved to approve the Agenda. Supported by Trustee Lentz.

VOICE VOTE: YEAS: Supervisor Hendrickson, Treasurer Deschaine, Trustee Lentz, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 5-0

6. BOARD DISCUSSION ITEMS

A. Township Board Retreat

Larry Merrill gave an interactive presentation for the Township Board Retreat.

At 9:30 am Supervisor Hendrickson called a 5-minute recess. The Board reconvened at 9:37 am.

Board members discussed roles of the Township Board and Township Manager.

At 10:47 am Supervisor Hendrickson called a 5-minute recess. The Board reconvened at 10:53 am.

Board members discussed time the Board spends on strategy, policy, management, and operations for the Township.

At 12:07 pm Supervisor Hendrickson called a recess for lunch. The Board reconvened at 12:34 pm.

Board members discussed focusing more on strategic planning, community outreach, and developing a Board annual plan.

Larry Merrill will create a Key Performance Indicator (KPI) report based on the Board's discussion to be presented at the June 30 Township Board meeting.

7. COMMENTS FROM THE PUBLIC

Opened public comment at 2:04 pm.

Closed public comment at 2:04 pm.

8. OTHER MATTERS AND BOARD MEMBER COMMENTS

Board members thanked Larry Merrill for the Township Governance Retreat presentation.

9. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Wilson.

VOICE VOTE

YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 6-0

The meeting adjourned at 2:04 pm.

Scott Hendrickson
Township Supervisor

Angela Demas
Township Clerk

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
TUESDAY, April 15, 2025, 6:00PM

- PRESENT: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Trezise, and Trustee Wilson
- ABSENT: Trustee Sundland
- STAFF: Manager Dempsey, Deputy Manager Opsommer, Director Schmitt, Chief Hamel, Director Wisinski, Director Tithof, Director Clark, Director Blonde, Director Gebes

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the April 15, 2025, Regular Township Board meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Deputy Clerk Gordon called the roll of the Board.

Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Wilson, and Trustee Trezise present at 6:01 pm.

Trustee Sundland absent

4. PRESENTATION

NONE

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Opened Public Comment at 6:02 pm

Michael Osborn spoke about representation.

Todd Schultz spoke in opposition to a senior/community center and senior center.

Janelle Kraig spoke in support of a senior center, opposed a senior/community center.

Steve Vagnozzi spoke in support of a senior center, opposed a senior/community center.

Neil Bowlby spoke in support of a senior center, opposed a senior/community center.

Beth Bechtel spoke in support of a senior center, opposed a senior/community center.

Donna Carrion spoke about the senior center.

Bonnie Jordan spoke in support of a senior center.

Barbara O'Kelly spoke in support of a senior center.

Mark Linetta spoke in support of a senior center.

Closed public comment at 6:30pm

6. TOWNSHIP MANAGER REPORT

Manager Dempsey gave updates on:

- Prescribed burn at Red Cedar Glen preserve, neighboring property owners have been notified.
- Lake Lansing boat launch is open this week, but will be closed next week for final paving
- Ingham County Health Department issued a notice about local measles exposure, details can be found on their website.
- Township offices will close at noon on Good Friday.
- Upcoming Flashlight Easter Egg Hunt this Saturday.
- Current fundraiser for Celebrate Meridian Fundraiser occurring at Culvers.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Clerk Demas attended the Land Preservation Advisory Board meeting.

Trustee Trezise attended Lansing Area Economic Partnership (LEAP) meeting.

Treasurer Deschaine attended the Board retreat and thanked Board members.

Trustee Wilson attended the Community Resource Commission meeting.

8. APPROVAL OF AGENDA

Trustee Wilson moved to approve the Agenda with the addendum of moving 13B up to 13A. Supported by Trustee Lentz.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 6-0

9. CONSENT AGENDA

Clerk Demas provided information regarding the amended minutes.

Treasurer Deschaine addressed the Treasurer's report.

Supervisor Hendrickson addressed the Planning Commission appointment.

Clerk Demas moved to amend the minutes. Supported by Treasurer Deschaine.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 6-0

Trustee Trezise moved to approve the Consent Agenda as amended with the changes to the Minutes. Supported by Trustee Wilson.

ROLL CALL VOTE: YEAS: Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Trezise, Trustee Wilson, and Supervisor Hendrickson

NAYS: NONE

Motion carried: 6-0

10. QUESTIONS FOR THE ATTORNEY

NONE

11. HEARINGS

NONE

12. ACTION ITEMS

- A. Special Use Permit #25-03 – Okemos Land Investments– 4360 South Hagadorn Road Recreational Marijuana Retailer

Director Schmitt outlined the process as it has occurred to date. He clarified the timeline he provided at the previous meeting. Staff recommended approval.

Board members concluded that the proposed Special Use Permit meets the criteria.

Trustee Trezise moved to adopt the resolution approving Special Use Permit 25-03, a request to establish a recreational marijuana retailer at 4360 South Hagadorn Road (Parcel ID 33-02-02-29-151-003). The subject property is zoned RP, Research and Office Park, and the property is located within the Marijuana Business Overlay District #4. Supported by Trustee Lentz.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustee Lentz, Trustee Trezise, Trustee Wilson, Supervisor Hendrickson, and Clerk Demas

NAYS: NONE

Motioned Carried: 6-0

- B. 1st Quarter Budget Amendments

Director Blonde gave an overview of the requested amendments.

Board members asked follow up questions regarding the amendments requested. Director Blonde provided clarity. Board members did not ask for any changes to the proposed amendments.

Trustee Wilson moved to suspend the rules for the purposes of discussion. Supported by Trustee Trezise.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motioned Carried: 6-0

Trustee Wilson moved to approve the 1st Quarter 2025 Budget Amendments with a decrease in budgeted fund balance for the General Fund in the amount of \$264,422 which projects a use of fund balance of \$224,168. Based on 2024 results, the projected fund balance at December 31,2025 will be \$13,251,425.36. Supported by Trustee Lentz.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustee Lentz, Trustee Trezise, Trustee Wilson, Supervisor Hendrickson, and Clerk Demas

NAYS: 0

Motioned Carried: 6-0

At 6:58 pm Supervisor Hendrickson called a 5-minute recess. The Board reconvened at 7:04 pm.

13. BOARD DISCUSSION ITEMS

A. Senior/Community Center

Director Schmitt gave an overview of the discussion that has occurred to date.

Deputy Manager Opsommer presented an overview of the millage and what is needed cover the cost of the project and continuing operations.

Treasurer Deschaine gave a presentation about costs, taxes, community, and consensus regarding the senior/community center.

Board members asked questions about how cost per hour was determined, revenue projections, and the possibility of millage reduction.

Board members expressed concerns about the potential for operating under a deficit, asking the taxpayers to support an amenity that will not be provided for the entire community, and asking for a project to be phased in over two separate millage requests.

Board members suggested ideas for a reduced project that could accommodate the community including a scaled-back plan or looking into the inclusion of a community space into the senior center proposal.

Board members discussed with staff about ways to afford a senior center outside of a millage. Staff explained that the alternative would be to use the general fund.

Supervisor Hendrickson asked staff to return with a financial outlook for a roughly 30% reduced size senior/community center and to give each plan a name to make it easier to follow discussion.

At 8:51 Supervisor Hendrickson called a 5-minute recess. The Board reconvened at 8:57.

B. Joint Board and Local Government/Schools Meeting Topics

Manager Dempsey briefed the Board on the topics suggested for discussion and asked Board members for the topics they would like to add to the discussion.

Board members suggested asking Ingham County about affordable housing projects, brownfield projects, and methods other communities are using to encourage redevelopment.

C. Personnel Policy Update

Director Tithof gave a brief introduction. Supervisor Hendrickson indicated that discussion would focus upon pages 43-69. Attorney Mills noted that updates were made to the Unlawful Harassment Policy based on updates from the Equal Employment Opportunity Commission and clarifies the complaint process. She also clarified questions about the Social Media Policy.

Staff will provide a final draft and resolution for the May 20 Township Board meeting.

D. Brownfield/Housing TIF Program and Procedures Amendment

Director Clark gave an overview of the updates staff has made since the previous discussion and answered Board questions about properties covered by this program.

Board members expressed concerns about determining affordability, tracking residents who qualify and their qualifications, sales of property that qualifies for this program, and ability for owners of qualified properties to leverage the property.

Board members made suggestions about use of and percentage of tax recapture.

14. COMMENTS FROM THE PUBLIC

Opened public comment at 9:49 pm.

Barbara O'Kelly spoke in support of a senior center and senior/community center.

Josh Nahum thanked the Board for their support.

Closed public comment at 9:53 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

NONE

16. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Wilson.

VOICE VOTE

YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 6-0

The meeting adjourned at 9:53 pm.

Scott Hendrickson
Township Supervisor

Angela Demas
Township Clerk

CHARTER TOWNSHIP OF MERIDIAN
JOINT LOCAL GOVERNMENTS AND SCHOOL DISTRICTS MEETING -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
TUESDAY, April 29, 2025, 6:00PM

PRESENT: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Sundland, Trustee Trezise, and Trustee Wilson

ABSENT: Trustee Lentz

STAFF: Manager Dempsey, Deputy Manager Opsommer, Chief Hamel, Captain Crane, Director Wisinski, Director Gebes

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the April 29, 2025, Regular Township Board meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Clerk Demas called the roll of the Board.

Supervisor Hendrickson, Treasurer Deschaine, Trustee Sundland, Trustee Wilson, and Trustee Trezise present at 6:02 pm.

Trustee Lentz absent.

4. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Opened public comment at 6:02 pm.

Closed public comment at 6:02 pm.

5. APPROVAL OF AGENDA

Treasurer Deschaine moved to approve the Agenda. Supported by Trustee Wilson.

VOICE VOTE: YEAS: Supervisor Hendrickson, Treasurer Deschaine, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 6-0

6. INTRODUCTION OF LOCAL GOVERNMENTS AND SCHOOL DISTRICTS PRESENT

The following people introduced themselves and participated in the Joint Local Governments and School Districts Meeting:

Brad Funkhouser, CATA CEO

Andrew Brieshke, CATA Deputy CEO

Tanya Pratt, Ingham County Commissioner

Kelly Jones, Ingham County Road Department

Tom Moore, CADL Head Librarian

Jenny Marr, CADL Executive Director

John Hood, Okemos Public Schools Superintendent

Tom Buffett, President Okemos School Board

Katie Cavanaugh, Okemos School Board Trustee

Dori Leyko, East Lansing Schools Superintendent

Estrella Torrez, East Lansing School Board

Greg Bird, Haslett School Board President

Ryan Fewins-Bliss, Bath Township Supervisor

Brenda Butler, Bath Township Clerk

Christopher Mumby, City of Lansing Deputy Mayor

Deborah Stuart, City of Mason Manager

Mark Steinberg, Williamstown Township Trustee

7. DISCUSSION OF ISSUES OF JOINT INTEREST

A. Major Road Projects

Discussion about local roads and major road projects in Meridian Township and other areas in Ingham County took place.

B. Red Cedar Cleanup Project

Director Wisinski gave a presentation about the Red Cedar Multi-Jurisdictional

Waterway Program.

Discussion about the Red Cedar Cleanup Project took place.

C. MSU-Lake Lansing Trail

Deputy Manager Opsommer gave a presentation about the MSU to Lake Lansing Trail.

Discussion about phases I, II, and III of the MSU to Lake Lansing Trail took place.

D. Opportunities for New/Additional Intergovernmental Cooperation

Discussion took place about recreational space opportunities, support of regional projects, inquiries about Village of Okemos and Haslett Village Square development plans, and Tax Increment Financing (TIF) and affordable housing options.

E. Affordable and Workforce Housing/Housing Tax Increment Financing

Discussion took place about single family affordable housing opportunities, current and past projects, funding incentives, and challenges with securing affordable housing opportunities.

F. Economic Redevelopment in Distressed Areas

Discussion took place about economic development in local areas, Brownfield Redevelopment plans, and gaining state funding opportunities.

G. Artificial Intelligence in Local Government/Schools

Discussion took place about the use of artificial intelligence (AI) internally, regulation of AI in schools, and the appropriate use of AI.

At 7:52 pm Supervisor Hendrickson called a 10-minute recess. The Board reconvened at 8:04 pm.

8. COMMENTS FROM THE PUBLIC

Opened public comment at 8:04 pm.

Closed public comment at 8:04 pm.

9. OTHER MATTERS AND BOARD MEMBER COMMENTS

10. CLOSED SESSION

At 8:05 pm the Board entered closed session.

Trustee Wilson moved to enter closed session under MCL 15.268(1)(h) to consult with the Township attorney regarding a confidential written legal opinion. Supported by Treasurer Deschaine.

ROLL CALL VOTE **YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Sundland, Trustee Trezise, and Trustee Wilson**

NAYS: NONE

Motion carried: 6-0

The Board returned to open session at 8:54 pm.

Treasurer Deschaine moved to authorize Manager to retain labor and employment counsel. Supported by Trustee Wilson.

ROLL CALL VOTE **YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Sundland, Trustee Trezise, and Trustee Wilson**

NAYS: NONE

Motion carried: 6-0

11. ADJOURNMENT

Trustee Wilson moved to adjourn. Seconded by Treasurer Deschaine.

VOICE VOTE **YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Sundland, Trustee Trezise, and Trustee Wilson**

NAYS: NONE

Motion carried: 6-0

The meeting adjourned at 8:55 pm.

Scott Hendrickson
Township Supervisor

Angela Demas
Township Clerk



8.C

To: Board Members
From: Bernadette Blonde, Finance Director
Date: May 8, 2025

Charter Township of Meridian
Board Meeting
5/8/2025

MOVED THAT THE TOWNSHIP BOARD APPROVE THE TOWNSHIP
INVOICES/EXPENSES AS FOLLOWS:

COMMON CASH	\$	749,038.52
PUBLIC WORKS	\$	282,331.70
TRUST & AGENCY	\$	-
TOTAL CHECKS:	\$	1,031,370.22
CREDIT CARD TRANSACTIONS 04/10/2025 to 04/29/2025	\$	15,085.09
TOTAL PURCHASES:	\$	<u>1,046,455.31</u>
ACH PAYMENTS	\$	<u>1,273,833.69</u>

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 05/08/2025 - 05/08/2025
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
1. A T & T	APR 7 - MAY 6 - INTERNET F2	149.00	114516
	APR 7 - MAY 6 2025 - INTERNET P1	195.25	114516
	APR 9 - MAY 8 - INTERNET F1	195.25	114516
	APR 15 - MAY 14 - INTERNET S1	195.25	114526
	TOTAL	734.75	
2. ACROSS THE STREET PRODUCTIONS	BLUE CARD ONLINE TRAINING - FFS HAVILAND, HARRISON	1,155.00	
3. AETNA LIFE & CASUALTY	OVRPMT ACCT 008433 - M. MINSHALL 4/18/2024	111.54	
4. ALYSHA COWLES	FARMERS MARKET	16.00	114527
5. AT & T	MAR 11 2025 - APR 10 2025 - INTERNET ASE	3,763.02	114528
	APR 7 - MAY 6 - TELEPHONE + INTERNET M1 8310011392	1,276.87	114528
	TOTAL	5,039.89	
6. AT & T MOBILITY	APR 5 - MAY 4 - WIRELESS 287252740666 517.332.6526	76.50	114517
	MAR 7 - APR 6 - FIRSTNET 287312082574 517.331.8841	124.28	114517
	TOTAL	200.78	
7. AUTO VALUE OF EAST LANSING	SEWER EASEMENT MACHINE - FLEET REPAIR PARTS	19.67	
	PARKS UNIT #724 - FLEET REPAIR PARTS	156.94	
	PARKS UNIT #738 - FLEET REPAIR PARTS	170.39	
	PARKS UNIT #739 - FLEET REPAIR PARTS	170.39	
	BATTERY - FLEET REPAIR PARTS	370.28	
	SHOP SUPPLY - FLEET REPAIR PARTS	33.19	
	SHOP SUPPLY - FLEET REPAIR PARTS	59.19	
	ADMIN UNIT #658 - FLEET REPAIR PARTS	195.73	
	BATTERY RETURN CREDIT - FLEET REPAIR PARTS	(370.28)	
	STOCK CENTRAL FIRE - FLEET REPAIR PARTS	221.90	
	SHOP SUPPLY - FLEET REPAIR PARTS	6.87	
	SHOP SUPPLY - FLEET REPAIR PARTS	75.48	
	STOCK - FLEET REPAIR PARTS	88.76	
	STOCK - FLEET REPAIR PARTS	133.14	
	FIRE UNIT #663 - FLEET REPAIR PARTS	43.56	
	ENGINEERING UNIT #127 - FLEET REPAIR PARTS	69.58	
	SHOP SUPPLY - FLEET REPAIR PARTS	81.40	
	LOCKNUT SET - FLEET REPAIR PARTS	82.99	
	STOCK - FLEET REPAIR PARTS	326.99	
	RETURN LOCKNUT SOCKET - FLEET REPAIR PARTS	(82.99)	
	UNIT #122 - FLEET REPAIR PARTS	69.58	
	PARKS UNIT #87 - FLEET REPAIR PARTS	68.34	
	STOCK - FLEET REPAIR PARTS	224.76	
	SEWER UNIT #742 - FLEET REPAIR PARTS	497.99	
	SEWER UNIT #742 - FLEET REPAIR PARTS	328.86	
	UNIT #668 - FLEET REPAIR PARTS	48.97	
	POLICE UNIT #721 - FLEET REPAIR PARTS	11.98	
	STOCK - FLEET REPAIR PARTS	245.43	
	STOCK - FLEET REPAIR PARTS	142.68	
	SHOP SUPPLY - FLEET REPAIR PARTS	29.19	
	FUEL ISLAND - FLEET REPAIR PARTS	22.76	
	SHOP SUPPLY - FLEET REPAIR PARTS	235.00	
	SHOP SUPPLY - FLEET REPAIR PARTS	23.39	
	PARKS UNIT #62 - FLEET REPAIR PARTS	20.19	
	TOTAL	3,822.30	
8. AVI SYSTEMS INC	4/10/2025 TO 4/9/2026 - CABLECAST SUPPORT ANNUAL R	1,600.00	114518
9. BENJAMIN CONNERS	FAILED PAYROLL 4/18/2025 DIRECT DEPOSIT	1,300.00	114525

05/01/2025 03:19 PM
 User: GRAHAM
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 05/08/2025 - 05/08/2025
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
10. BLUE CROSS	BLUE SHIELD OF MICHIGAN		
	OVRPMT ACCT 008526 - J. ISHAM 5/6/2024	653.64	
	5/1/2025 TO 5/31/2025 PPO RETIREE HEALTH INSURANCE	2,590.56	114529
	TOTAL	3,244.20	
11. BOARD OF WATER & LIGHT	04/01/2025 TO 04/30/2025 STREETLIGHT SERVICE	826.92	
12. BOBCAT OF LANSING	MOTOR POOL - PARKS 699	733.85	
13. BOUNDTREE MEDICAL	ORDER 106073547 - ADULT BVM, SHARPS CONTAINER, SUR	199.02	114530
	ORDER #106073547 - XL GLOVES	75.50	114530
	ORDER 106107527 - MISC. AMBULANCE SUPPLIES	1,657.72	
	TOTAL	1,932.24	
14. BOYNTON FIRE SAFETY SERVICE	SERVICE CENTER -2025 ANNUAL FIRE SAFETY INSPECTION	370.00	
	PUBLIC SAFETY - 2025 ANNUAL FIRE SAFETY INSPECTION	240.00	
	2025 BACKFLOW ANNUAL RE-CERTIFICATION - MUNICIPAL	65.00	114531
	2025 INSP FIRE EXTINGUISHERS, SUPRESSION SYSTEMS & 4/15/25 N. FIRE - ANNUAL FIRE EQUIP INSP	380.00	
	2025 FIRE EXT, ALARM, SPRINKLER, BACKFLOW INSPECT	285.00	
	760.00		
	TOTAL	2,100.00	
15. BRD PRINTING, INC	FARMERS MARKET MESH BANNERS 5'X2'	160.61	
16. BS&A SOFTWARE	ONLINE SERVICE/SUPPORT 5/1/2025-2/1/2026	2,744.50	
17. BULL ENTERPRISES	MAR 2025 - CARPET/GROUT CLEANING - PARKS/MUN BLDG	5,595.00	
18. CAPITAL AREA TRANSPORTATION	REDI-RIDE PASSES FOR MERIDIAN CARES PROGRAM	600.00	114584
19. CARLISLE WORTMAN ASSOC	CHIPPEWAS MIDDLE SCHOOL PLAN REVIEW SERVICES 3/4/2	675.00	114532
20. CAROL WALKER	FARMERS MARKET	4.00	114533
21. CDW	ABSOLUTE SECURE ACCESS (NETMOTION) ANNUAL LICENSE	4,477.00	
22. CINTAS CORPORATION #725	4/9/25 - MECHANICS UNIFORMS	30.50	114534
	4/16/25 - MECHANICS UNIFORMS	114.47	
	MECHANICS UNIFORM RENTAL	50.78	
	TOTAL	195.75	
23. CITY PULSE	4/9/2025 - TWP NOTICES	120.62	114535
24. CMP DISTRIBUTORS INC.	RIFLE PURCHASE PROGRAM SAFE - SQUIRES	221.45	114519
25. COMCAST	MAY 1 2025 TO MAY 31 2025 - INTERNET + TV M1	637.86	114536
	APR 29 2025 - MAY 28 2025 - TELEPHONE + INTERNET S	344.80	114536
	APR 29 - MAY 28 2025 - TV	38.43	114536
	APR 19 2025 - MAY 18 2025 - INTERNET SCADA	309.90	114536
	TOTAL	1,330.99	
26. COMCAST	APR 14 - MAY 13 - INTERNET + TV HOMTV	483.61	114520
27. CONSUMERS ENERGY	[REDACTED] - EMERGENCY UTILI	387.21	114581
	[REDACTED] - EMERGENCY UTILITY	176.59	114581
	[REDACTED] - EMERGENCY UTILITY	80.00	114581
	TOTAL	643.80	
28. CONWAY SHIELD INC	FF & LT HELMET SHIELDS	282.50	
29. COURTNEY WISINSKI	REIMB MPARKS CONF 3/3/25 TO 3/6/25	122.21	

05/01/2025 03:19 PM
 User: GRAHAM
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 05/08/2025 - 05/08/2025
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
30. CREATIVE FINANCIAL STAFFING LLC	WEEK ENDING 4/13/2025 TEMPORARY STAFFING SERVICES	1,442.89	114537
	WEEK ENDING 4/20/2025 TEMPORARY STAFFING SERVICES	1,337.05	
	WEEK ENDING 4/27/2025 - TEMP STAFFING SERV - UTILI	1,187.45	
	TOTAL	3,967.39	
31. CRYSTAL FLASH	BILL OF LADING #624275 - ACCT 97833 - FLEET FUEL	13,202.10	114538
32. DAVID BORNEMAN, LLC	SPRING 2025 PRESCRIBED BURN AT DAVIS FOSTER PRESER	5,525.00	
33. DAVID CHAPMAN AGENCY	ADDED 4 VEHICLES TO TWP INSURANCE	1,716.00	
34. DAWN C WILLIAMS	OVRPMT ACCT 008531 AMBULANCE 5/6/2024	335.82	
35. DINGES FIRE COMPANY	6 FT. & 8 FT. FIBERGLASS PIKE POLES NEW FIRE ENGIN	557.01	114539
36. DOUGHNATION BAKERY	FARMERS MARKET	54.00	114540
37. FAHEY SCHULTZ BURZYCH RHODES PLC	CENTRAL PARK DR DEVELOPMENT - LEGAL FEES	285.00	114541
	DEFECTIVE FIRE TRUCK LITIGATION - LEGAL FEES	368.00	114541
	CLERK MATTERS - LEGAL FEES	760.00	114541
	LAND PRESERVATION ACQUISITION/CLOSING - LEGAL FEES	69.00	114541
	POLICE FOIA - LEGAL FEES	456.00	114541
	POLICY RESEARCH & DRAFTING - LEGAL FEES	1,955.00	114541
	ADMINISTRATIVE FOIA - LEGAL FEES	133.00	114541
	BROWNFIELD MATTERS - LEGAL FEES	1,695.00	114541
	PUBLIC WORKS - LEGAL FEES	506.00	114541
	BWL FRANCISE - LEGAL FEES	3,726.00	114541
	CLERK - LEGAL FEES	21.67	114541
	COMMUNITY PLANNING & DEVELOPMENT - LEGAL FEES	1,763.43	114541
	FOIA/OMA - LEGAL FEES	195.00	114541
	HUMAN RESOURCES/LABOR - LEGAL FEES	1,039.97	114541
	MANAGER - LEGAL FEES	931.64	114541
	PUBLIC WORKS - LEGAL FEES	1,061.64	114541
	SUPERVISOR - LEGAL FEES	714.98	114541
	TOWNSHIP BOARD - LEGAL FEES	21.67	114541
	HANNAH HOSP LLC (24-002200) - LEGAL FEES	67.00	114541
	RED CEDAR FLATS (MTT 24-002436) - LEGAL FEES	1,040.00	114541
	LOEKS THEATERS INC (MTT 24-001412) - LEGAL FEES	396.00	114541
	TRANSEND PROPERTIES XI LLC (MTT 24-001887) - LEGAL	46.00	114541
	LTG NORTHVIEW LLC (MTT 24-002640) - LEGAL FEES	67.00	114541
	R&B INVESTMENTS LLC (24-003099) - LEGAL FEES	67.00	114541
	WALMART (MTT 24-001264) - LEGAL FEES	689.00	114541
	SENIOR CENTER - LEGAL FEES	460.00	114541
	24-CV-750 - LEGAL FEES	46.00	114541
	GRIEVANCES - LEGAL FEES	207.00	114541
	TOTAL	18,788.00	
38. FORESIGHT GROUP	POLICE - GRAPHICS - 3 UNITS	1,171.12	
39. FRESHIES BAKERY	FARMERS MARKET	85.00	114544
40. GANNETT MEDIA CORP	LEGAL AD 3/31/25	161.45	114545
41. GIGUERE HOMES INC.	REFUND 1269 HATCH RD - PERF BOND	2,500.00	
	REFUND 6494 HEATHFIELD DR - PERF BOND	2,500.00	
	REFUND 6105 HARKSON DR - PERF BOND	2,500.00	
	TOTAL	7,500.00	
42. HASLETT BEAUTIFICATION ASSOCIATION	2024 GREEN GRANT - HASLETT BEAUTIFICATION ASSOCIAT	123.38	114546

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Vendor Name	Description	Amount	Check #
43. HAWORTH INC	PSB FIRST FLOOR - OFFICE FURNITURE	2,470.84	
	PSB FIRST FLOOR OFFICE FURNITURE	18,726.02	
	TOTAL	21,196.86	
44. HIGHWATER FARMS	FARMERS MARKET	14.00	114547
45. HOBBS & BLACK ASSOCIATES INC	FIRE DORM ADDITION ARCHITECTURE PLANS	15,616.25	
46. HUTSON INC	PARKS - UNIT #92 - REPAIR PARTS	182.33	114548
47. INGHAM COUNTY ROAD DEPARTMENT	SIGNALS OKEMOS/TAMARACK & OKEMOS/MOUNT HOPE INTERS	11,190.80	
48. INGHAM COUNTY TREASURER	SCHULTZ PATHWAY - DRAIN CROSSING PERMIT FEE	2,050.00	114549
49. JACK DOHENY COMPANIES INC	MOTOR POOL - WATER - VACTOR	450.00	
50. JACOB FARLEY	FARMERS MARKET	10.00	114550
51. JAMAR TECHNOLOGIES INC	TRAFFIC DATA RECORDERS	6,490.00	114551
52. JEFFORY BROUGHTON	RADIO WORK IN NEW FIRE ENGINE	1,754.80	
53. JUDY JULIA CIESLAK	COMPLETE PETTING ZOO FLASHLIGHT EASTER EGG HUNT	725.00	114514
54. JUNGLE JANE PROMOTIONS	2024 INVOICE - 50TH ANNIVERSARY MARKET TOTE BAG	4,795.87	114583
55. JUSTFOIA, INC	FOIA SYSTEM ANNUAL RENEWAL 5/13/2025-5/12/2026	12,733.89	
56. KEVIN THOMAS	FARMERS MARKET	70.00	114552
57. LAFONTAINE FORD OF LANSING	MOTOR POOL - POLICE UNIT 715	166.61	114553
	MOTOR POOL REPAIR PARTS - PARKS UNIT 670	81.71	114553
	MOTOR POOL REPAIR PARTS - SEWER UNIT 674	186.48	114553
	MOTOR POOL REPAIR PARTS - SEWER UNIT 674	55.19	114553
	MOTOR POOL REPAIR PARTS - SEWER UNIT 674	110.38	114553
	MOTOR POOL - POLICE 702	183.81	
	MOTOR POOL - POLICE 670	37.66	
	TOTAL	821.84	
58. LANSING SANITARY SUPPLY INC	JANITORIAL SUPPLIES FOR PARKS BUILDINGS - CUSTODIAL SUPPLIES	3,106.39	114554
		575.04	
	TOTAL	3,681.43	
59. LANSING UNIFORM COMPANY	UNIFORM ITEMS - BAZAN	211.85	114555
	FIRE UNIFORMS - DENNIS	279.80	
	FIRE UNIFORMS (PENNELLS)	255.80	114555
	UNIFORM PANTS - TYNDALL	94.95	114555
	TOTAL	842.40	
60. LISKEY'S AUTO & TRUCK SERVICE INC	FIRE UNIT 135 - FRONT WHEEL ALIGNMENT	110.00	114556
61. LUNGHAMER FORD OF OWOSSO, LLC	2025 FORD F450 4X4 SUPERCAB W/CRANE BOX	111,631.00	114557
62. MABA	4/8/2025 TO 4/7/2026 - MEMBERSHIP AMBER CLARK	150.00	114558
63. MACQUEEN EMERGENCY GROUP	MOTOR POOL - FIRE 701	582.51	
64. MADISON NATIONAL LIFE INS CO	MAY 2025 LIFE/DISABILITY INSURANCE	4,074.93	114582
65. MANNIK AND SMITH GROUP INC	PROF SERV THRU JAN 31 2025 - 2023 LOCAL ROAD ENGIN	2,557.75	114559
	PROF SERV THRU MARCH 7 2025 - 2023 LOCAL ROAD PROG	1,305.00	114559
	TOTAL	3,862.75	

Vendor Name	Description	Amount	Check #
66. MARSH POINTE APARTMENTS	EMERGENCY RENTAL ASSISTANCED	283.00	114521
67. MARYANN SEDAO	FARMERS MARKET	104.00	114560
68. MAURICE CARADINE	FARMERS MARKET	15.00	114561
69. MERIDIAN TOWNSHIP RETAINAGE	MICH PAVING - 2025 CRUSH & SHAPE LOCAL ROAD PROGRA	7,406.75	
70. MI GREAT LAKES FISH COMPANY	FARMERS MARKET	123.00	114562
71. MICHIGAN ASSOCIATION OF PLANNING	2025 RENEWABL ENERGY SUMMIT - BRIAN SHORKEY	100.00	114563
72. MICHIGAN PAVING	2025 CRUSH & SHAPE LOCAL ROAD PROGRAM CONTRACT	74,067.50	
73. MICHIGAN SEPTIC LLC	4/15/2025 - PUMP OUT PIT TOILETS AT HARRIS NATURE	383.00	114515
74. MICHIGAN TOWNSHIP ASSOCIATION	REFERENCE GUIDES FOR CLERKS OFFICE	120.70	114564
75. MID MICHIGAN EMERGENCY EQUIPMENT	2025 POLICE INTERCEPTOR UPFITTING	13,266.10	
	2025 POLICE INTERCEPTOR UPFITTING	13,541.10	
	TOTAL	26,807.20	
76. MIDWEST POWER EQUIPMENT	MOTOR POOL PARTS - PARKS UNIT #708	65.97	
	MOTOR POOL PARTS - PARKS UNIT #708	30.83	
	TRUCK 128 FIELD AND SAMPLING SUPPLIES	51.55	
	TOTAL	148.35	
77. MITCHELL REPAIR INFORMATION CO LLC	3/1/25 TO 2/28/26 - PRODEMAND - ONLINE SUBSCRIPTIO	1,908.00	
78. MORRIES OKEMOS FORD	VEHICLE MAINTENANCE - UNIT 122	107.25	114565
79. MY GREEN MICHIGAN LLC	APRIL 2025 - COMPOST SERVICE MARKETPLACE	177.00	
80. ON DEMAND MOSQUITO MAN INC	2025 - MOSQUITO TREATMENTS FOR PARKS AND BUILDINGS	1,795.00	
81. OVERHEAD DOOR OF LANSING	BUILDINGS - C. FIRE - BAY C WEST DOOR	345.00	114566
82. PIONEER MFG.CO/PIONEER ATHLETICS	ATHLETIC FIELD PAINT TOWNSHIP FIELDS	8,733.81	
83. PRINTING SYSTEMS INC	ELECTION - 410 LOCAL PROPOSAL PETITION PADS	242.85	114567
84. PROGRESSIVE AE	PROF SERV THRU MARCH 28 2025 - SENIOR CENTER CONCE	9,763.70	114568
85. PRO-TECH MECHANICAL SERVICES	FURNACE REPAIR - HISTORICAL VILLAGE GENERAL STORE	2,193.12	
86. QUALITY TIRE INC	MOTOR POOL TIRES - PARKS UNIT 689	401.73	114569
	MOTOR POOL TIRE DISPOSAL FEES	40.00	114569
	MOTOR POOL - TIRES - PARKS UNIT 670	697.04	114569
	TOTAL	1,138.77	
87. RACHEL JOHNSON	FARMERS MARKET	17.00	114570
88. REBEKAH KELLY	MAMC MEMBER EDUCATION DAY REIMBURSEMENT	50.00	
89. REDWOOD LANDSCAPING	2025 SPRING CLEANUP - SIGNAGE PLATER BED	1,000.00	
90. REFFAY TRUST ACCOUNT	2025 SEASON SOCCER REFS	3,750.00	
91. REGIONAL ALLIANCE FOR FIREFIGHTER	REGISTRATION FIRE OFFICER II COURSE (FF KOZLOWSKI)	535.00	114571
	REGISTRATION FIRE OFFICER II COURSE (FF MCNALLEY)	535.00	114571
	REGISTRATION FIRE OFFICER II COURSE (FF ARNETT)	535.00	114571
	REGISTRATION FIRE OFFICER II COURSE (FF FARHAT)	535.00	114571
	TOTAL	2,140.00	

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Vendor Name	Description	Amount	Check #
92. ROBINSON CAPITAL MANAGEMENT LLC	3/1/25 TO 3/31/25 - INVESTMENT ADVISORY ACCOUNT MG	2,083.33	
93. SPALDING DEDECKER ASSOCIATES	PROF SERV FEB 24 2025 TO MAR 30 2025 - 2025 LOCAL	18,731.50	114572
	PROF SERV FEB 24 TO MAR 30 2025 - 2026 LOCAL ROAD	46,360.00	
	TOTAL	65,091.50	
94. SPARROW ADVANTAGE	OVRPMT ACCT 009403 - J. PEREIRA 11/9/2024	359.29	
95. ST MARTHA CONFERENCE OF	EMERGENCY RENTAL ASSISTANCE	254.00	114522
	EMERGENCY RENTAL ASSISTANCE	450.00	114522
	TOTAL	704.00	
96. ST THOMAS AQUINAS PARISH	EMERGENCY RENTAL ASSISTANCE	500.00	114523
97. STEPHEN GROSE	FARMERS MARKET	142.00	114573
98. STONE CIRCLE BAKEHOUSE	FARMERS MARKET	33.00	114574
99. STRYKER MEDICIAL	ANNUAL PAYMENT - 10-YEAR CONTRACT	214,677.43	
	NIBP CUFF, ELECTRODES (ADULT, PEDS)	639.60	114575
	AED TRAINER PADS	279.06	114575
	FILTERLINES (QTY: 2 PACKAGES) & ELECTRODES (QTY: 1	2,039.44	
	TOTAL	217,635.53	
100 TEAM FINANCIAL GROUP	MARCH 2025 COPIER CONTRACT	2,552.82	114576
101 THE BANK OF NEW YORK MELLON	APRIL 9 2025 TO APRIL 8 2026 - MERIDIANTW13 UNLIMI	750.00	
102 THE CHEESE PEOPLE OF GRAND RAPIDS	FARM MARKET VENDOR	54.00	114577
103 THE HARKNESS LAW FIRM PLLC	APRIL 2025 - PROSECUTING SERVICES CONTRACT	6,689.80	
104 TIM DEMPSEY	REIMB MTA CONF 4/1/25 TO 4/2/25	405.08	
105 UDDERLY MAGIC LLC	FARMERS MARKET	14.00	114578
106 UNIQUE INTERIORS	PSB PAINTING - FIRST FLOOR LT OFFICE	850.00	114579
	PSB PAINTING - FIRST FLOOR	5,400.00	114579
	PSB - FIRST FLOOR HOLDING ROOM	1,250.00	114579
	TOTAL	7,500.00	
107 VERIZON WIRELESS	MAR 24 TO APRIL 23 2025 WIRELESS MOBILE SERVICES 6	4,439.73	
108 WILSON FARM FRESH MEATS	FARMERS MARKET	82.00	114580
109 WINSLOW MOBILE HOME PARK	EMERGENCY RENTAL ASSISTANCE	385.00	114524
TOTAL - ALL VENDORS		749,038.52	

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Vendor Name	Description	Amount	Check #
1. ANGELA HEDDERICH	WATER/SEWER REFUND - KOALA DR	153.28	30019
2. CARRIAGE HILLS NORTH	WATER/SEWER REFUND - 6184 - 6190 CAPTAINS WAY	917.97	30020
3. CHAPTER 3 HOLDINGS LLC	WATER/SEWER REFUND - 4738 CENTRAL PARK DR	510.20	30021
4. CSM MECHANICAL LLC	2024 COUNTY PARK LIFT STATION REPLACEMENT	63,132.76	
5. DOUGLAS OR LYNNE NYBERG	OVRPMT WATER/SEWER - BAYONEE AVE	140.78	30022
6. EAST END CONDOMINIUM ASSOCIATION	WATER/SEWER REFUND - LEBARON CT BLDG #44	2,326.28	30023
7. ETNA SUPPLY COMPANY	WATER - HOSE REEL	122.86	30034
8. EVERETT FARMS HOMEOWNERS ASSOC	REFUND FINAL WATER - BARNSBURY RD	31.70	30024
9. FERGUSON WATERWORKS #3386	WATER - METER CHANGE OUT PROJECT - APRIL 2025	164,000.00	30035
	WATER - BRASS PARTS - METER INSTALLATIONS	2,492.16	
	WATER - CUSTOMER INSTALLATION PARTS	3,141.00	
	CUSTOMER INSTALLATION PARTS - MTR FLG GASKETS	214.99	30035
	WATER - CUSTOMER INSTALL BRASS ORDER	8,881.28	
	TOTAL	178,729.43	
10. FOODS FOR LIVING	REFUND FINAL WATER/SEWER - 2655 GRAND RIVER AVE	282.80	30025
11. HAMMOND FARMS	PRO-SOIL LAWN MIX - PUBLIC WORKS	197.50	30036
	STAPLES FOR EROSION BLANKET - PUBLIC WORKS	69.00	30036
	TOTAL	266.50	
12. IDC CORPORATION	SEWER - COUNTY PARK LIFT STATION PANEL ESTIMATE	10,000.00	30037
13. JACK DOHENY COMPANIES INC	REF 118973 - MISC TOOLS FOR THE VACTOR	562.20	30038
	REF 119643 - EXCAVATION TOOLS FOR THE VACTOR	390.44	30038
	PARTS FOR HYDRO EXCAVATION GUN/VACTOR	390.44	
	PARTS FOR CLEANING LIFT STATIONS	360.00	
	TOTAL	1,703.08	
14. JOHN ROSENBROOK	OVERPMT FINAL WATER/SEWER - BARNSBURY RD	6.69	30026
15. MADISON NATIONAL LIFE INS CO	MAY 2025 LIFE/DISABILITY INSURANCE	551.31	30041
16. MAULDON BROTHERS CONSTRUCTION LLC	2023 TIMBERLANE WATER MAIN REPLACEMENT CONTRACT	2,880.00	
17. MERIDIAN TOWNSHIP RETAINAGE	MAULDON BROTHERS - 2023 TIMBERLANE WATER MAIN REPL	4,670.00	
18. MICHIGAN RURAL WATER ASSOC	S1 & S2 REVIEW - WATER DISTRIBUTION LICENSE - R. S	760.00	30039
19. OLGER BROTHERS SAND & GRAVEL	WATER - SAND , GRAVEL & TOPSOIL	2,456.68	30040
20. REGIS CORP STORE #222	2023 METER CHANGE CREDIT - GR RIVER #300	88.02	30027
21. RENEE SAPUTO	FINAL METER CHNG CREDIT - W. LAKE DR	164.02	30028
22. RICHARD WILLIAMS	WATER/SEWER OVRPMT - CRYSTAL COVE DR SOUTH	1,005.74	30029
23. SME	PROF SERV FEB 3 2025 TO MAR 2 2025 MISCELLANEOUS T	5,954.55	
	PROF SERV MAR 3 2025 TO MAR 30 2025 MISCELLANEOUS	4,042.85	
	TOTAL	9,997.40	
24. SUE JENKINS	WATER/SEWER METER CREDIT - W. LAKE DR	511.56	30030
25. SUSAN LEDUC	OVRPMT FINAL WATER/SEWER - HIAWAATHA DR	82.76	30031
26. VERIZON WIRELESS	MARCH 24 TO APR 23 2025 WIRELESS MOBILE SERVICES 6	372.43	

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Vendor Name	Description	Amount	Check #
27. WILDWOOD LAKES	WATER/SEWER CYCLE 6 REFUND - 2405-2413 BURCHAM BLD	374.21	30032
28. WILLIAM CONANT	WATER/SEWER REFUND - SHAW ST	93.24	30033
TOTAL - ALL VENDORS		282,331.70	

Credit Card Report 04/10/2025 - 04/29/2025

Transaction Date	Account Name	Transaction Amount	Transaction Merchant Name
4/18/2025	LAWRENCE BOBB	\$793.80	THE HOME DEPOT 2723
4/21/2025	LAWRENCE BOBB	\$325.95	SUNBELT RENTALS #0315
4/22/2025	LAWRENCE BOBB	\$404.25	HAMMOND FARMS E LANSING
4/23/2025	LAWRENCE BOBB	\$209.98	MIDWEST POWER EQUIPMENT
4/25/2025	LAWRENCE BOBB	\$25.82	THE HOME DEPOT #2723
4/25/2025	LAWRENCE BOBB	\$48.74	THE HOME DEPOT #2723
4/10/2025	ROBERT STACY	\$197.50	HAMMOND FARMS E LANSING
4/15/2025	ROBERT STACY	\$115.20	HOMEDEPOT.COM
4/16/2025	ROBERT STACY	\$65.94	HOMEDEPOT.COM
4/26/2025	TYLER KENNEL	\$55.13	KLEEN RITE CORP
4/28/2025	TYLER KENNEL	\$292.00	A & L LOCKSMITH
4/21/2025	KYLE FOGG	\$23.88	THE HOME DEPOT #2723
4/23/2025	KYLE FOGG	\$214.68	THE HOME DEPOT #2723
4/21/2025	RYAN CAMPBELL	\$80.06	JETS PIZZA - MI-053 MOTO
4/21/2025	RUDY GONZALES	\$136.42	MCDONALD'S F2306
4/22/2025	RUDY GONZALES	\$89.97	MIDWEST POWER EQUIPMENT
4/10/2025	JACOB FLANNERY	\$9.98	THE HOME DEPOT #2723
4/18/2025	JACOB FLANNERY	\$149.31	THE HOME DEPOT #2723
4/21/2025	ASHLEY WINSTEAD	\$102.50	MICHIGAN ASSESSORS ASSOCI
4/23/2025	ASHLEY WINSTEAD	\$449.35	COSTAR GROUP INC
4/10/2025	CHRISTOPHER JOHNSON	\$134.95	HASLETT TRUE VALUE HARDWA
4/24/2025	CHRISTOPHER JOHNSON	\$37.44	COMPLETE BATTERY SOURCE
4/24/2025	CHRISTOPHER JOHNSON	\$41.94	COSTCO WHSE#1277
4/22/2025	TIMOTHY SCHMITT	\$687.86	INT'L CODE COUNCIL INC
4/11/2025	MIKE DEVLIN	\$215.88	WEB*HOSTMON-BLUEHOST
4/14/2025	MIKE DEVLIN	\$110.00	CHAMBERLINPONYRIDES
4/17/2025	MIKE DEVLIN	\$41.38	COSTCO WHSE#1277
4/17/2025	MIKE DEVLIN	\$168.93	COSTCO WHSE#1277
4/17/2025	MIKE DEVLIN	\$38.24	OFFICEMAX/OFFICEDEPT#3379
4/18/2025	MIKE DEVLIN	\$9.56	OFFICEMAX/OFFICEDEPT#3379
4/17/2025	MIKE DEVLIN	\$155.15	MEIJER STORE #025
4/24/2025	MIKE DEVLIN	\$27.96	MEIJER STORE #025
4/28/2025	MIKE DEVLIN	\$143.88	COSTCO WHSE#1277
4/14/2025	BRIAN PENNELL	\$32.00	AMERICAN RED CROSS
4/18/2025	BRIAN PENNELL	\$141.64	THE HOME DEPOT #2723
4/24/2025	BRIAN PENNELL	\$65.52	THE HOME DEPOT #2723
4/11/2025	COURTNEY WISINSKI	\$577.35	AMAZON MKTPL*6K6UC39B3
4/12/2025	COURTNEY WISINSKI	\$77.23	AMAZON MKTPL*SD22Q1JC3
4/17/2025	COURTNEY WISINSKI	\$60.98	QUALITY DAIRY#31
4/17/2025	COURTNEY WISINSKI	\$3.98	QUALITY DAIRY#31
4/19/2025	COURTNEY WISINSKI	\$167.06	MARCOS PIZZA 1235
4/21/2025	COURTNEY WISINSKI	(\$58.78)	AMAZON MKTPLACE PMTS
4/23/2025	COURTNEY WISINSKI	\$57.36	OFFICEMAX/OFFICEDEPT#3379
4/25/2025	COURTNEY WISINSKI	\$71.64	THE HOME DEPOT #2723
4/14/2025	KATIE LOVE	\$14.93	MEIJER STORE #025
4/14/2025	KATIE LOVE	\$75.00	POINT LAUNDRY LLC
4/24/2025	KATIE LOVE	\$70.00	MEIJER STORE #025
4/11/2025	ANGELA DEMAS	\$140.00	WWW.MICHIGANCLERKS.ORG
4/17/2025	ANGELA DEMAS	\$61.95	COREYS RESTAURANT & LOUNG
4/12/2025	TIMOTHY H DEMPSEY	\$37.98	BIGGBY COFFEE #121
4/14/2025	MIKE ELLIS	\$40.98	THE HOME DEPOT #2723
4/14/2025	STEPHEN GEBES	(\$109.99)	AMAZON MKTPLACE PMTS
4/19/2025	STEPHEN GEBES	\$481.85	ZOOM.COM 888-799-9666

4/10/2025	RICHARD GRILLO	\$420.00	4 ALL PROMOS
4/10/2025	RICHARD GRILLO	\$280.00	MICHIGAN ASSOC OF CHIEFS
4/10/2025	RICHARD GRILLO	\$170.19	FSP*SHANTY CREEK RESORT
4/14/2025	RICHARD GRILLO	\$265.66	4IMPRINT, INC
4/15/2025	RICHARD GRILLO	\$19.99	GANNETT MEDIA CO
4/17/2025	RICHARD GRILLO	\$249.99	AMAZON MKTPL*9950N0V73
4/17/2025	RICHARD GRILLO	\$251.30	AMAZON MKTPL*4Q9JC33N3
4/21/2025	RICHARD GRILLO	\$566.00	WWW.CHALLENGECOINSLTD.CO
4/23/2025	RICHARD GRILLO	\$82.99	GOOGLE *YOUTUBE TV
4/25/2025	RICHARD GRILLO	\$115.37	COURTYARD BY MARRIOTT
4/28/2025	RICHARD GRILLO	\$19.50	IN *JOHNSON, ROBERTS, & A
4/29/2025	RICHARD GRILLO	(\$21.02)	COURTYARD BY MARRIOTT
4/17/2025	YOUNES ISHRAIDI	\$91.00	AMERICAN WATER WORKS ASSO
4/12/2025	MICHELLE PRINZ	\$67.83	AMAZON MKTPL*MO06R48G3
4/13/2025	MICHELLE PRINZ	\$135.03	AMAZON MKTPL*NG8DT14V3
4/12/2025	MICHELLE PRINZ	\$128.74	HONEYBAKED HAM 1709-P2PE
4/14/2025	MICHELLE PRINZ	\$16.98	AMAZON MKTPL*WD2JL9F33
4/15/2025	MICHELLE PRINZ	\$19.99	GANNETT MEDIA CO
4/16/2025	MICHELLE PRINZ	\$13.55	AMAZON MKTPL*UQ1X48CH3
4/19/2025	MICHELLE PRINZ	\$19.99	GANNETT MEDIA CO
4/19/2025	MICHELLE PRINZ	\$19.99	GANNETT MEDIA CO
4/21/2025	MICHELLE PRINZ	\$265.88	AMAZON MKTPL*M75IM7NE3
4/23/2025	MICHELLE PRINZ	\$33.70	AMAZON MKTPL*0U6PK3213
4/24/2025	MICHELLE PRINZ	\$98.50	AMAZON MKTPL*GB3DK0BT3
4/25/2025	MICHELLE PRINZ	\$26.98	ASANA.COM
4/24/2025	MICHELLE PRINZ	\$30.76	GFS STORE #1901
4/27/2025	MICHELLE PRINZ	\$22.97	AMAZON MKTPL*R85ZX7P63
4/27/2025	MICHELLE PRINZ	\$34.98	AMAZON MKTPL*BM7U81Y53
4/28/2025	MICHELLE PRINZ	\$75.00	242 COMMUNITY CHURCH
4/29/2025	MICHELLE PRINZ	\$90.29	JIMMY JOHNS - 90055 - MOT
4/17/2025	CATHERINE ADAMS	(\$112.38)	AMAZON MKTPLPLACE PMTS
4/21/2025	CATHERINE ADAMS	\$54.90	AMAZON MKTPL*MW5QI4KP3
4/23/2025	CATHERINE ADAMS	\$75.00	FORESIGHT GROUP LLC
4/23/2025	CATHERINE ADAMS	\$48.53	AMAZON MKTPL*TJ6FK0JZ3
4/24/2025	CATHERINE ADAMS	\$58.89	TOP HAT CRICKET FARM INC
4/25/2025	CATHERINE ADAMS	\$178.32	AMAZON RETA* ZK8V74OR3
4/29/2025	CATHERINE ADAMS	\$256.96	FERGUSON ENT, INC 934
4/11/2025	ED BESONEN	\$400.00	MI STATE POLICE PMTS
4/17/2025	ED BESONEN	\$32.99	COVERT SCOUTING
4/24/2025	ED BESONEN	\$425.93	HOLIDAY INN EXPRESS
4/24/2025	BART CRANE	\$188.14	COMCAST
4/24/2025	BART CRANE	\$17.99	BEST BUY 00004168
4/10/2025	PHIL DESCHAIINE	\$60.00	INGHAM CO 55TH JDCL CT
4/10/2025	PHIL DESCHAIINE	\$60.00	INGHAM CO 55TH JDCL CT
4/10/2025	PHIL DESCHAIINE	\$60.00	INGHAM CO 55TH JDCL CT
4/10/2025	PHIL DESCHAIINE	\$80.00	INGHAM CO 55TH JDCL CT
4/10/2025	PHIL DESCHAIINE	\$80.00	INGHAM CO 55TH JDCL CT
4/10/2025	PHIL DESCHAIINE	\$23.64	COURTHOUSE PUB
4/27/2025	PHIL DESCHAIINE	\$532.80	COMFORT INNS
4/27/2025	PHIL DESCHAIINE	\$532.80	COMFORT INNS
4/21/2025	DANIEL OPSOMMER	\$258.00	RETRODUCK.COM
4/21/2025	ALLISON GOODMAN	\$48.32	MEIJER STORE #253
4/10/2025	DAN PALACIOS	\$19.98	THE HOME DEPOT #2723
4/14/2025	DAN PALACIOS	\$129.98	THE HOME DEPOT #2723
4/15/2025	DAN PALACIOS	\$30.95	THE HOME DEPOT #2723

4/16/2025	DAN PALACIOS	\$29.98	THE HOME DEPOT #2723
4/25/2025	DAN PALACIOS	\$42.95	THE HOME DEPOT #2723
4/21/2025	ROBERT MACKENZIE	\$72.04	BECKS TRAILER SUPERSTORE
4/25/2025	ROBERT MACKENZIE	\$22.96	AMAZON RETA* HW9529P03
4/29/2025	ROBERT MACKENZIE	\$50.00	OUTSHINER GRAND RIVER
4/25/2025	CURT SQUIRES	\$100.00	A1 DETAILING & CUSTOMS
4/11/2025	SAMANTHA DIEHL	\$11.94	SHUTTERFLY, INC.
4/14/2025	SAMANTHA DIEHL	(\$22.91)	BITLY.COM
4/16/2025	SAMANTHA DIEHL	\$11.95	FACEBK *ZX8DJNLCJ2
TOTAL		\$15,085.09	

ACH Transactions

Date	Payee	Amount	Purpose
4/10/2025	Blue Care Network	\$ 32,512.39	Employee Health Insurance
4/11/2025	Gallagher Benefit Services	\$ 3,820.66	Employee Vision Insurance
4/14/2025	MCT Utilities	\$ 2,062.71	Water/Sewer Utility Transactions
4/16/2025	State of Michigan	\$ 39,095.72	State Payroll Taxes April 2025
4/16/2025	Blue Care Network	\$ 42,230.10	Employee Health Insurance
4/16/2025	IRS	\$ 131,830.91	Payroll Taxes 4/18/2025
4/16/2025	Various Financial Institutions	\$ 363,985.73	Payroll Deductions 4/18/2025
4/17/2025	ELAN	\$ 26,015.31	Credit Card Payment
4/23/2025	MCT Utilities	\$ 361.37	Water/Sewer Utility Transactions
4/23/2025	Blue Care Network	\$ 16,912.03	Employee Health Insurance
4/30/2025	First American	\$ 2,228.71	Employee Vision Insurance
4/30/2025	Blue Care Network	\$ 11,498.13	Employee Health Insurance
4/30/2025	Various Financial Institutions	\$ 356,785.90	Payroll Deductions 5/2/2025
4/30/2025	IRS	\$ 126,817.90	Payroll Taxes 5/2/2025
5/1/2025	Blue Care Network	\$ 117,676.12	Employee Health Insurance
Total ACH Payments		<u><u>\$ 1,273,833.69</u></u>	



To: Board Members

**From: Dan Opsommer, Deputy Township Manager
Director of Public Works and Engineering**

Date: April 28, 2025

Re: Disposal of Surplus Equipment and Vehicle

The following Motor Pool equipment and vehicle have been declared surplus by the Department of Public Works.

The Meridian Township Police Department has owned and utilized a Remington 700 rifle for over 20 years for various purposes. The most recent purpose has been for use during the annual deer cull. The rifle has been a great tool for our Department. However, it has reached the end of its useful life. We have seen a steady degradation in the barrel leading to a slight decline in accuracy. We have contacted Michigan Police Equipment (MPE) and have identified a new rifle that will meet our needs. MPE has agreed to take our current rifle in on trade to reduce the cost of the replacement rifle, a Sig Sauer 716i. The rifle to be traded in is a Remington 700 serial number E6631050.

We are requesting authorization to sell the following equipment and vehicle at public auction, internet auction, direct sale/trade-in to another municipality or state government, or by sealed bid:

Unit # 89
1989 Eager Beaver Chipper
VIN # EK4929419G1600X25

Unit # 72
2016 John Deere 1600 Turbo Series 2 Batwing Mower
VIN # 1TC1600TAGF400071

Unit # 116
2012 Ford Explorer
VIN# 1FM5K8ARODGA26635

Remington 700
Serial Number E6631050

The following motion has been prepared for the Board's consideration:

MOVE TO APPROVE THE DISPOSAL OF THE SURPLUS EQUIPMENT AND VEHICLE.



To: Board Members

From: Dan Opsommer, Deputy Township Manager
Director of Public Works and Engineering

Date: May 1, 2025

Re: Authorization for Change in Consumers Energy Standard Lighting Contract Form 547

Consumers Energy is planning a project to replace an existing streetlight located at 6081 Birch Row Drive, East Lansing, MI 48823 that is not working properly. The streetlight will be replaced with a newer LED version. This work will be done at no cost to the Township.

This work requires a change to the existing streetlighting contract between the Township and Consumers Energy.

The following motions have been prepared for the Board's consideration:

MOVE TO APPROVE THE AUTHORIZATION FOR CHANGE IN CONSUMERS ENERGY STANDARD LIGHTING CONTRACT FORM 547 FOR 6081 BIRCH ROW DRIVE, EAST LANSING, MI 48823, AND TO AUTHORIZE THE TOWNSHIP SUPERVISOR AND CLERK TO EXECTURE THE CONTRACT.

Attachments:

1. Authorization for Change in Consumers Energy Standard Lighting Contract Form 547, 6081 Birch Row Drive



**AUTHORIZATION FOR CHANGE IN STANDARD LIGHTING
CONTRACT(COMPANY-OWNED) FORM 547**

Contract Number: 103025042856

Consumers Energy Company is authorized as of _____ by the Township of MERIDIAN, to make changes, as listed below, in the lighting system(s) covered by the existing Standard Lighting Contract between the Company and the Township of MERIDIAN, dated 1/6/2016.

Lighting Type: General Unmetered Light Emitting Diode Lighting Rate GU-LED

Except for the changes in the lighting system(s) as herein authorized, all provisions of the aforesaid Standard Lighting Contract dated 1/6/2016 shall remain in full force and effect.

Contract Number: 100000287605

Consumers Energy Company is authorized as of _____ by the Township of MERIDIAN, to make changes, as listed below, in the lighting system(s) covered by the existing Standard Lighting Contract between the Company and the Township of MERIDIAN, dated 3/18/2014.

Lighting Type: General Service Unmetered Lighting Rate GUL, Standard High Intensity Discharge

Except for the changes in the lighting system(s) as herein authorized, all provisions of the aforesaid Standard Lighting Contract dated 3/18/2014 shall remain in full force and effect.

Notification Number(s): 1072766329

Comments: Design: 11729021

Township of MERIDIAN

By: _____

(Signature)

(Printed)

Its: _____

(Title)

This Agreement may be executed and delivered in counterparts, including by a facsimile or an electronic transmission thereof, each of which shall be deemed an original. Any document generated by the parties with respect to this Agreement, including this Agreement, may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. Neither party will object to the admissibility of such images as evidence in any proceeding on account of having been stored electronically.

RESOLUTION

RESOLVED, that it is hereby deemed advisable to authorize Consumers Energy Company to make changes in the lighting service as provided in the Standard Lighting Contract between the Company and the Township of MERIDIAN, dated 1/6/2016, in accordance with the Authorization for Change in Standard Lighting Contract dated _____,

RESOLVED, that it is hereby deemed advisable to authorize Consumers Energy Company to make changes in the lighting service as provided in the Standard Lighting Contract between the Company and the Township of MERIDIAN, dated 3/18/2014, in accordance with the Authorization for Change in Standard Lighting Contract dated _____,

heretofore submitted to and considered by this commission council board; and

RESOLVED, further, that the _____ Clerk be and are authorized to execute such authorization for change on the behalf of the Township.

STATE OF MICHIGAN
COUNTY OF INGHAM

I, _____, clerk of the Township of MERIDIAN do hereby certify that the foregoing resolution was duly adopted by the

commission council board of said municipality, at the meeting held on _____.

Dated:

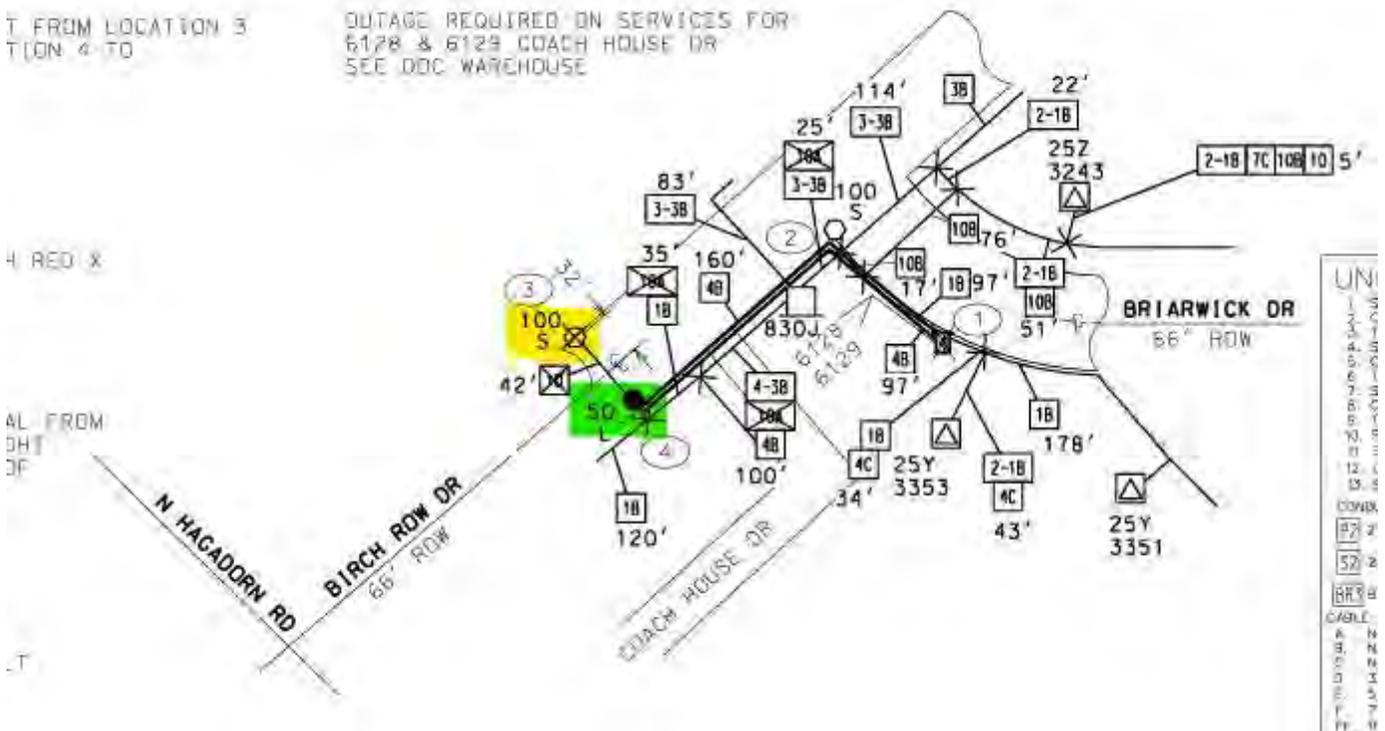
Municipal Customer Type: Township

GENERAL SERVICE UNMETERED LIGHTING RATE GUL, STANDARD HIGH INTENSITY DISCHARGE

- (1) 100 watt HPS Post Top Contemporary to Remove at location 3;

GENERAL UNMETERED LIGHT EMITTING DIODE LIGHTING RATE GU-LED

- (1) 50 watt LED Yellow Post Top Contemporary to Install at location 4;





To: Board Members
From: Scott Hendrickson, Township Supervisor
Date: May 8, 2025
Re: Economic Development Corporation Appointment

Currently, there is a vacancy on the Economic Development Corporation (EDC) and the attached application has been received for review and recommendation.

Director Clark spoke with Adam Hodges who has recently applied to join the EDC. He currently serves on the Meridian Township Corridor Improvement Authority and works as the General Manager of the Meridian Mall. Mr. Hodges is seeking a new opportunity to use his skills to make a positive contribution to Meridian Township.

Under State law, the Supervisor, with the advice and consent of the Township Board, puts appointments to the EDC forth.

The following motion has been prepared for Board consideration:

MOVE TO APPROVE THE APPOINTMENT MADE BY SUPERVISOR HENDRICKSON OF ADAM HODGES TO THE ECONOMIC DEVELOPMENT CORPORATION FOR A TERM ENDING 12/31/29.

Attachment:

1. Public Service Application

* 1. I am interested in service on one or more of the following public bodies as checked below:
Economic Development Corporation

* **2. Summarize your reasons for applying to do this type of service**

I am looking to further enhance my volunteering efforts within the communities that I work and reside.

* **3. Describe education, experience or training which will assist you if appointed.**

I am currently involved with the Meridian Township Corridor Improvement Authority. I have served in various capacities for the same company for over twenty years occupying management positions. I am looking for new opportunities and new challenges to further my involvement in the community. Therefore, I am pursuing this opportunity where I can use the skills that I have developed to make a positive contribution in Meridian Township.

(Attach resume if available)

[Adam Hodges Resume 2023 \(1\) clean \(002\).pdf](#)

* Full Name

Adam Hodges

* **Occupation**

General Manager

* **Place of Employment**

Meridian Mall / CBL Properties

* Home Address

██████████
██████████

* Phone (Day)

██████████

* Phone (Evening)

██████████

* **Email**

██

* **Please type your name in the box below as a digital signature**

Adam Hodges

* **Date and Time**

03/21/2025

Other than the Downtown Development Authority Board, the Corridor Improvement Authority, and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment. The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years.

Adam Hodges

Multiple-site **Manager** offering 20+ years' experience in property management, operations, maintenance and repair, customer service, security, compliance, and budget controls and sales. Career distinguished by promotion to positions of progressive responsibility/accountability. Knowledgeable of HR processes, including disciplinary, promotions, evaluations, and fair labor practices.

Key Strengths

**Property Management
Facility Management
Crisis Management
Employee Relations
Budget Planning
Staff Training / Mentoring
OSHA & EPA Regulations**

...

Education/Certification

**2013 – FEMA
IS-00901: Active Shooter**

**2015 – AED/CPR
Aerial/Scissor Lift**

**2000 – A.A. /Criminal Justice
Delta College,
University Center, MI**

...

Scope of Knowledge

**-Team Development
-Property Management
-Budgeting
-Asset Management
-Leasing
-Contacts
-Lease Administration
-Facility Maintenance
-Carpentry/Construction
-Blueprints/Schematics
-Some AutoCAD Training**

...

Qualifications

Leadership:

- Supervisory/training experience; team facilitator.
- Self-motivated, personable with the ability to generate enthusiasm and positively affect staff productivity.
- Reliable, sound judgment; delegate appropriately.
- Team development

Administrative:

- Recruit and hire operational staff; implement training programs; counsel and discipline employees.
- Prepare bid proposals and review contracts; facilitate policy changes for improvement.
- Budgeting; conduct cost feasibility research.

Communication:

- Well-developed interpersonal and social skills.
- Relate effectively at all levels of contact and diversity.
- Excellent company representative; calm, professional.

Performance:

- Quick to assess situations and make appropriate decisions in fast-paced, demanding environments.
- Streamline operations through optimum time, staff, and resource management.

Professional Experience

CBL Properties - 2017 to Current

General Manager

(2022 – Current) (Meridian Mall, Okemos, MI /
Laurel Park Place, Livonia, Michigan)

- Manage 1.5 million square feet of mall retail and outparcels in multiple locations.
- Team Development
- Budgeting / Budget Controls

Specialty Leasing Manager

(2021 – 2022) (Meridian Mall, Okemos, MI)

- Leasing Retail Space
- Lease Negotiations
- Sales of advertising space
- Assist with Property Management assignments.

Operations Manager

(2017 – 2021) (Meridian Mall, Okemos, MI)

- Oversee Facility Operations / Budget controls
- Sales reaching \$10,000 plus in sponsorships
- Contributing to reduction in costs related to operations budget
- Project bidding and management

ERMC, Corporate, Chattanooga, TN

2001 – 2017

Senior Director of Operations & Security

(2012 – 2017)

(Meridian Mall, Okemos, MI)

- Supervise 30+ managers and employees; facility maintenance, landscaping, janitorial and security
- Budget tracking/analysis
- Hire, train and coach employees; ensure staffing levels
- Facility repair and maintenance including central plant
- Perform daily inspections of property/equipment
- Supply and parts ordering and management

Operations/Security Director, Area Mgr.

(2007 – 2012)

(Meridian Mall, Okemos, MI)

Operations Director/Area Mgr.

(2005 – 2007)

(Laurel Park Place, Livonia, MI)

Security Director

(2003 – 2005)

(Midland Mall, Midland, MI)

Assistant Operations Director

(2001 – 2003)

(Midland Mall, Midland, MI)



To: Board Members
From: Amber Clark, Neighborhoods & Economic Development Director
Date: May 8, 2025
Re: Brownfield/Housing TIF Program and Procedures Amendment

Summary

The proposed amendment to the Brownfield Program Policies and Procedures will authorize "housing" as defined in PA 90 of 2023 as an eligible activity. The initial Program Policies and Procedures adopted in 2018 are the foundational basis of the amended document included with this memo.

Brownfield Policy Change Details

There are no substantive changes to the policy before the Township Board. The last edits incorporate the provisions discussed at the April 15, 2025, Township Board meeting. It is important to note that the amended policy does not constitute an Affordable Housing Policy for Meridian Township. The Township Board may desire to create a similar Affordable Housing Policy. The amended Program Policies and Procedures considered by the Board this evening is enforceable only through our local policy, based on PA 90 as amended by the State of Michigan.

Budgetary Implications

The policy amendment has minimal impact on the Brownfield Redevelopment Authority and General Fund budgets. Future Brownfield Plans will specify reimbursement eligibility amounts. Reimbursements will be limited to the new tax revenue generated by the development. The developer must complete approved activities, with a formal review of paid activities submitted to Township staff. Reimbursements must be requested and reviewed for all required elements before payments are made. The Meridian Township Brownfield Redevelopment Authority (MTBRA) will approve any reimbursement request once the developer completes the activities as determined by the Plan.

The following motion is proposed for Board consideration:

MOVE TO ADOPT THE MODIFICATIONS TO THE BROWNFIELD REDEVELOPMENT AUTHORITY PROGRAM POLICIES AND PROCEDURES, INCORPORATING THE PROPOSED CHANGES, PERMITTING HOUSING AS AN ELIGIBLE ACTIVITY UNDER PA 90 OF 2023.

Attachment:

1. Brownfield Redevelopment Authority Program Policies and Procedures.

Meridian Township Brownfield Redevelopment Authority (MTBRA)
Program Policies and Procedures
Adopted: MAY 2025

Section 1: Purpose

Michigan’s Brownfield Redevelopment Financing Act, 1996 Public Act 381 (Act 381), as amended PA 90, enables brownfield redevelopment in the State of Michigan and the establishment of brownfield authorities. The Act establishes brownfield redevelopment authorities with multiple tools to facilitate redevelopment. This includes tax increment financing to support eligible brownfield expenses incurred through reuse of a contaminated, blighted, historic, functionally obsolete property, and/ or rehabilitation or construction of housing.

The purpose of the Meridian Township Brownfield Redevelopment Authority (MTBRA) is to facilitate the redevelopment of sites classified as “Eligible Property” in PA 90 of 2023, PA 381 of 1996, and Part 201 of Public Act 451 of 1994 (Natural Resources and Environmental Protection Act), as amended.

Meridian Township identifies the need for additional housing availability to families and individuals earning up to 120% of the Area Median Income AMI, referred throughout as “Affordable” dwelling units or “Affordable” for-sale dwelling units.

Meridian Township staff will assist with the implementation of the policies and procedures described herein. Township staff will serve as a liaison between the MTBRA, the various entities involved with the redevelopment of a brownfield site and guide the developer through the brownfield process. “The developer” may be an entity, person, or person(s) authorized to conduct the Eligible Activities of an approved Brownfield Plan and the subsequent reimbursement agreement. It is strongly encouraged that the developer contact staff early in the project planning process to minimize delays in the approval process.

Section 2: MTBRA Board of Directors

Under the Bylaws established by the MTBRA, the MTBRA shall consist of one member each of the Planning Commission, Economic Development Corporation, and Environmental Commission, the Township Manager, and three members having an interest or expertise in the fields of engineering, finance, or law.

Section 3: Background

The Meridian Township Brownfield Redevelopment Authority (MTBRA) established April 18, 2017, pursuant to Michigan Public Act 381, MCL 125.265, as amended, (“Act 381”) to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the Township. Pursuant to Act 381, the MTBRA facilitates the approval of Brownfield Plans (“Plans”) which provide for the utilization of certain tax increment revenues to pay for or reimburse costs of Eligible Activities as defined in Section 2 of Act 381. Michigan Public Act 90 of 2023, an amendment to Act 381 that went into effect on July 19, 2023, provides new opportunities to support certain housing development activities using tax increment revenues (“Housing Tax Increment Financing”) by amending the definition of both “Eligible Property” and “Eligible Activities”, specifically to include projects constructing or rehabilitating housing units (rental and/or for-sale).

MTBRA POLICY

Section 4: Policies for Brownfield Activities

4. A. Eligible Activities:

The MTBRA is authorized to allow the use of Tax Increment Financing (TIF) revenues to pay for or reimburse public or private costs of “Eligible Activities” as identified in Public Act 381 and as amended in Public Act 90 of 2023.

4. B. To qualify for brownfield incentives:

- 1.) The proposed project site meets the definition of an eligible property as defined in Public Act 381 of 1996, as amended. [See Michigan Economic Development Corporation \(MEDC\) Brownfield TIF Guidelines and MCL 125.2652\(o\)](#).
- 2.) The proposed project site is located within the jurisdictional boundaries of Meridian Township.
- 3.) The proposed project for the eligible property is consistent with the master plan, zoning ordinance, and economic development strategy of Meridian Township, as determined by the MTBRA and Township Board.
- 4.) The existing character of the eligible property is such that redevelopment activities would be limited or not feasible without brownfield redevelopment assistance provided by Public Act 381, as amended, and/or other brownfield redevelopment programs. In addition, the developer commits to explore all other available private and public funding sources, as determined in consultation with the MTBRA.
- 5.) An analysis has been provided that demonstrates the required Eligible Activities can be satisfactorily completed within the available resources under this program, or if not, supplemental funding sources, such as private equity or financing, tax credits, or grants or loans, will be utilized to complement the financial resources available under the Act for the proposed redevelopment.
- 6.) The developer has provided evidence of a firm commitment to the project and a demonstration of sufficient experience, financial resources (including submittal of pro forma financial statement), and development capabilities to successfully implement the proposed redevelopment project.
- 7.) The proposed project site will have adequate access to the necessary public infrastructure and utilities needed to serve the proposed redevelopment project, as determined in consultation with the MTBRA.
- 8.) The MTBRA reserves the right to consider other factors applicable to the proposed redevelopment project.

**Meridian Township BRA
BRA Policies and Procedures**

Adopted:

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4. C. To qualify for housing brownfield incentives for multi-family/rental properties, a project would meet all the criteria in 4.B above and:

1.) The developer must demonstrate Potential Rental Loss (PRL) and the Total Housing Subsidy (THS) for every application received as defined by the Michigan State Housing Development Authority (MSHDA). Maximum reimbursement revenue is limited by PRL and other eligible costs as deemed necessary to complete the project. The overall proposed project should incorporate the financial impact of any PRL or other eligible activity reimbursements. For a mixed-use development, the costs of Housing Development Activities approved in the Plan for a dwelling occupied by an IQH will be eligible for full reimbursement with tax increment revenues under the Plan, as permitted by Act 381, as amended; however, for the portion of the development that is not Affordable, reimbursement of Housing Development Activities costs will only be available as a pro rata share of the square footage of the dwellings occupied by an IQH compared to the total square footage of common areas of the development.

2.) The proposed redevelopment project must provide no less than 20% of all dwelling unit types in an approved Plan (studio, one (1) bedroom, two (2) bedroom, etc.) evenly distributed throughout the project/development site. The Affordable dwelling units shall be leased to an Income Qualified Household (IQH) earning 120% of the Area Median Income (AMI) or below as defined by MSHDA. MTBRA may encourage greater percentages or more limited income affordability levels based on underwriting, overall project size, type of units, etc.

3.) The developer must agree to a restrictive covenant describing the rent and income restrictions as set forth in the Plan. The covenant must encumber the Housing Development/Property for a minimum of the Plan duration.

4.) The developer shall be responsible for verifying that the rental eligibility is met. At least annually, the developer shall provide the MTBRA with information and documentation of the income eligibility of each subsidized unit. The developer must also provide the MTBRA with any information or documentation provided to MSHDA, including the number of qualified units, certified rent rolls, etc. along with any other relevant information relating to the Plan or Eligible Activity, as directed by the MTBRA.

5.) Funding of the Potential Rent Loss (PRL) is only available for the Affordable dwelling units occupied by an IQH as approved in the Plan.

4. D. To qualify for housing brownfield incentives for single-family for sale properties a project would meet all the criteria in 4.B above and:

1.) The developer must demonstrate Potential Development Loss (PDL) Gap Cap and the Total Housing Subsidy (THS) for every application received, as defined by MSHDA. The PDL Gap Cap and the THS will be utilized to establish the reasonableness of certain housing activities for which tax capture is being planned. Maximum reimbursement revenue is limited by PDL, THS, and other Eligible Activity costs as deemed necessary to complete the project. The overall project should incorporate the financial impact of any PRL or other eligible activity reimbursements.

**Meridian Township BRA
BRA Policies and Procedures**

Adopted:

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2.) The developer shall propose no more than 20% of the Affordable for-sale dwelling units to be subsidized in an approved Plan. Affordable for-sale dwelling units must be evenly distributed throughout the project/development site. MTBRA may approve greater percentages or more limited income affordability levels based on underwriting, and overall project size.

3.) With the exception of a sale after seven (7) years per section 4 D, subsection 7 b; a restrictive covenant describing the income limitations and required sale to an IQH as defined by the MSHDA shall encumber the Housing Property for a minimum of the Plan duration, commencing on the date the Housing Property obtains a Certificate of Occupancy from the Township Building Official. This is the "Affordability Period" of any Affordable for-sale dwelling unit subsidized through the approved Brownfield Plan.

4.) Affordable for-sale dwelling units must be sold to an IQH during the Affordability Period, except as provided in section 4 D, subsection 7 b. IQH for-sale properties may not be rented or leased at any time.

5.) Plans contemplating Housing TIF that include Affordable for-sale dwellings shall only be proposed/submitted by the developer. **Individual homebuyers are not eligible, in addition, any for-sale subsidized property cannot be rented/leased by the IQH.** A restrictive covenant describing the prohibition for leasing the Housing Property must state the limitation for the Affordable for-sale dwellings subsidized through the approved Plan. MTBRA support will include, but may not be limited to, a PDL subsidy in an amount necessary to construct and sell an Affordable for-sale dwelling unit, to a purchaser who qualifies as an IQH. In all cases, the PDL subsidy shall initially be funded by the developer, or its lender(s) and the PDL subsidy shall be eligible for reimbursement with Housing TIF so long as all applicable conditions are satisfied by the developer. For a mixed-use development, the costs of Housing Development Activities approved in the Plan for a dwelling occupied by an IQH will be eligible for full reimbursement with tax increment revenues under the Plan, as permitted by Act 381, as amended; however, for the portion of the development that is not Affordable, reimbursement of Housing Development Activities costs will only be available as a pro rata share of the square footage of the dwellings occupied by an IQH compared to the total square footage of common areas of the development.

6.) The PDL subsidy amount is equal to the difference between the total Development cost and the amount an IQH can afford based on annual household income.

7.) Under the following conditions an Affordable for-sale dwelling may be sold prior to the end of the Affordability Period:

a.) The property may sell to an IQH for no more than the *MSHDA Income & Sales Price Limits as set for the MI Home Loan & MCC Program*, for Ingham County. The IQH shall provide the following documentation to the MTBRA to verify the sales price of the for-sale dwelling:

- i. Appraisals/Broker Price Opinions to confirm the value of the completed dwelling.
- ii. Annual Ingham County AMI limits as designated by MSHDA
- iii. Annual Ingham County Income and Sales Price Limits of the MI Home Loan & MCC Program as designated by MSHDA.

**Meridian Township BRA
BRA Policies and Procedures**

Adopted:

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- iv. After the closing of the dwelling sold to the new homebuyer, the property may be required to continue to provide the affordability income limitations as set by the MTBRA and MSHDA, if the dwelling sold is within the affordability period, and is not subject to the provisions of 4 D, subsection 7 b.

b.) After seven (7) years of the Affordability Period, the IQH may sell their dwelling unit at "Market Rate" (Market Rate refers to the prevailing or current market price of a dwelling unit of similar make and type), providing 25% of the net sale proceeds (sales price less any mortgage payoff and typical closing costs) to the MTBRA Affordable Housing Fund (see section 4 J) at the time of the sale. The IQH shall provide the following documentation to the MTBRA to verify the sales price of the dwelling unit:

- i. Appraisals/Broker Price Opinions to confirm the value of the completed dwelling.
- ii. Listing agreements to verify the for-sale price of the dwelling.
- iii. After the closing of the dwelling sold at market rate to the new property owner, the property may no longer be required to continue to provide the affordability income limitations as set by the MTBRA and MSHDA.

8.) Additionally, the developer shall be responsible for any applicable Meridian Township/MTBRA reporting requirements through the sale of the dwelling and, to the extent the developer has any continuing obligations during the affordability period, the developer shall continue meeting annual reporting requirements until the end of the duration of the affordability period or developer's obligations are completed. During the affordability period, the IQH may also have annual reporting requirements, which include, but are not limited to, confirmation that property taxes, utilities, are paid, etc.

4. E. To qualify for payment of interest on carrying costs of unreimbursed Eligible Activities:

The reimbursement of interest on unreimbursed Eligible Activities will be determined on a case-by-case basis, but only where a clear financial gap is demonstrated, and where actual interest expenses and carrying costs will be incurred by the applicant. The following criteria must be met to qualify for interest reimbursement:

- 1.) All costs for which interest is being requested must be Eligible Activities.
- 2.) The total amount of interest, and the interest rate, shall be determined in accordance with MEDC guidelines or MSHDA guidelines and shall be approved by the MTBRA. Provided reimbursement of interest is generally approved, pursuant to the above, the reimbursement of interest on costs of Eligible Activities *using local-only taxes* may be allowed only if either of the following criteria is met:

- a.) The specific activity or activities are not supported for interest reimbursement by the MEDC, Michigan Department of Environment, Great Lakes and Energy (EGLE), or MSHDA, and are supported by the MTBRA as a cost resulting from an activity that, by its nature, will have specific or general environmental benefits.

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BRA Policies and Procedures**

Adopted:

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b.) A significant financial gap has been identified by the applicant, and supported by the MTBRA, such that the requested interest would help close the gap.

4. F. To qualify for local-only reimbursement:

The MTBRA encourages costs of all Eligible Activities be reimbursed with both incremental local and state school operating taxes to the extent practicable; however, there are circumstances when reimbursement only with local tax increments will be approved, on a case-by-case basis, under the following circumstances:

- 1.) The activities are eligible under Act 381 as amended, the state declined to participate in the cost, or state policy prohibits their participation on a specific project, but the MTBRA supports the activity, which, by its nature, will have specific or general environmental benefits.
- 2.) When the activity or activities were approved in a Brownfield Plan, and subsequently denied for state school operating tax participation, local-only tax increment financing may be considered, provided the approved Brownfield Plan does not prohibit or cap the use of local-only tax increment finances to reimburse the particular activity proposed for local-only reimbursement.
- 3.) For any eligible activity completed prior to plan approval, but now included in a Brownfield Plan or Combined Brownfield Plan and Act 381 Work Plan submitted for approval, the MTBRA may support the inclusion of the costs for local-only reimbursement, and the following conditions must be met:
 - a.) The approved Plan states that certain or all Eligible Activities initiated or completed prior to plan approval, and subsequently denied for state school operating taxes participation, will be funded with local-only taxes.
 - b.) The entity that incurred the costs is the same as applying for Brownfield Plan approval; and
 - c.) Eligible Activities were conducted and expenses incurred prior to Brownfield Plan approval as allowed under Section 13b of Act 381 or due to unanticipated circumstances or compressed project timeline.

4. G. Unanticipated Eligible Environmental Response Activities

Pursuant to Act 381 as amended, local-only and state school operating tax increment revenues may be used to reimburse unanticipated eligible environmental response activities conducted after Brownfield Plan and/or Work Plan approvals provided the owner must have contacted EGLE and MTBRA prior to taking action and subsequently included the eligible environmental costs in an amended Work Plan, and Brownfield Plan if necessary, and secured all requisite approvals.

4. H. Administrative Costs Capture

1.) The annual capture of administrative fees from brownfield projects from local taxes is permitted under Public Act 381 of 1996, as amended. Each Brownfield Plan may include capture of

**Meridian Township BRA
BRA Policies and Procedures**

Adopted:

Page 7

administrative fees. Administrative fees will be used to cover actual expenses related to operating the Brownfield Redevelopment program.

2.) For reimbursement of reasonable and actual administrative expenses, the MTBRA will transfer to its Administrative Fund five percent (5%) of the annual total available TIF capture per project, during the entire capture period for the project. Actual administrative expenses will be captured with only local incremental taxes. These fees shall be paid before any annual reimbursements of costs are made to the applicant. For approved Plans that include the reimbursement of eligible housing activities, this fee will be increased to 10 percent (10%) of the annual total TIF capture due to additional reporting requirements.

3.) In accordance with MTBRA policy, capture of administrative fees may exceed actual brownfield program expenses in any one year, provided any reserves are maintained in the Administrative Fund and utilized to reimburse for future years' expenses or used as otherwise allowed by Act 381 as amended. At no time will surplus funds exceed one year's allowable maximum capture under Act 381 based on the previous year's allowable capture. Any fund reserves that exceed one year's allowable capture will be returned to the appropriate taxing jurisdictions.

4. I. Local Brownfield Revolving Fund Capture

The MTBRA intends to capitalize its Local Brownfield Revolving Fund (LBRF) by capturing tax increment revenue, as allowable by Act 381, as amended. The MTBRA will include provisions to capture five percent (5%) annual total available TIF capture per project (pursuant to total allowable per statute) for deposit into the LBRF in the approved Brownfield Plan.

LBRF funds will be used to further the purpose of the MTBRA's Brownfield program, which is to facilitate the redevelopment of previously developed sites classified as a "facility," functionally obsolete, or blighted as defined by Act 381, as amended. LBRF funds can only be used to fund Eligible Activities, as defined by Act 381, as amended. LBRF funds are eligible for use by all eligible properties located within the Meridian Township to assist with the completion of Eligible Activities. The LBRF funds typically will be distributed as revolving loans, which allows the funds to continually revolve throughout Meridian Township. LBRF funds may be distributed as grants in response to exceptional circumstances solely at the discretion of the MTBRA. The use of the funds will be determined on a case-by-case basis.

4. J. Affordable Housing Fund

The MTBRA will include a provision in the Brownfield Housing Redevelopment Reimbursement Agreements to allow an Affordable for-sale dwelling to be sold after the seven (7) year Affordability Period at market rate, provided that 25% of the net sale proceeds are paid to the Meridian Township's Affordable Housing Fund.

The Affordable Housing Fund may be used at the discretion of the MTBRA to support an IQH with down payment assistance or other housing needs, in the form of a forgivable loan to a homebuyer or other Affordable housing project subsidies as determined by the Township Board.

**Meridian Township BRA
BRA Policies and Procedures**

**Adopted:
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Section 5: Procedures:

The MTBRA recognizes the importance of development project schedules and will expedite the Brownfield Plan review and approval process to the greatest extent possible. The following are typical steps to access brownfield redevelopment incentives in Meridian Township. The steps may change if a combined Brownfield Plan/Work Plan is proposed.

- A. Concept Plan submittal and meeting – Review by committee of Township staff**
- B. Brownfield Plan application submittal**
- C. Brownfield Plan Development – Applicant and Staff**
- D. Brownfield Plan Introduction to MTBRA**
- E. Brownfield Plan Recommendation from MTBRA**
- F. Brownfield Plan – Public Hearing at Township Board**
- G. Brownfield Plan Approval by Township Board**
- H. Act 381/ Act 90 Work Plan(s) – Approval by Staff**

The applicant needs to execute a Reimbursement Agreement with the MTBRA (See **Section 7: Reimbursement Agreement**).

Work Plan(s) (or Combined Brownfield Plan and Work Plan(s)) must be completed in accordance with the requirements of Act 381, as amended, and guidance published by the EGLE, MSHDA, and MEDC, and be submitted to Staff. Staff will review the Work Plan and work with the developer and/or the developer’s representative (consultant) to finalize it. Staff will coordinate with the appropriate agency(s) for the submission and review of the Work Plan (or Combined Brownfield Plan).

Generally, conducting Eligible Activities can begin once the relevant elements of the approval process are complete. However, pursuant to Act 381, as amended, and in accordance with **Section 4: Policies**, conducting certain Eligible Activities prior to Brownfield Plan approval may still be reimbursed, with either or both local-only or state school operating Tax Incremental Revenues.

Section 6: Application Fee

The application fee is due after Project Concept Application approval and is based on total project investment:

- \$0- \$5 Million = \$5,000
- \$5M - \$10M = \$7,000
- \$10 M and over = \$12,000

Section 7: Reimbursement Agreement

Staff will provide the most current Reimbursement Agreement template. The applicant should fill in required information using the template, then work with MTBRA staff to finalize. The Reimbursement Agreement **must be approved by the MTBRA** and fully executed in accordance with Township contract procedures.

**Meridian Township BRA
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If capture of state school operating taxes for reimbursement of eligible costs is approved, the reimbursement agreement with the MTBRA must be signed and executed before submission of an Act 381/Act 90 Work Plan or Combined Brownfield Plan, for those activities.

Section 8: Reimbursement Process

All Eligible Activities must be completed within the time specified in the Reimbursement Agreement.

Request for reimbursement for Eligible Activities shall be submitted in the form required by the MTBRA. The form shall generally include a detailed list of approved costs, actual costs, and proof of payment. Staff will forward the submitted completed request, with a recommendation, to the MTBRA for certification and approval.

The MTBRA will only reimburse the actual costs to conduct approved Eligible Activities. The BRA uses only the incremental taxes generated by the redevelopment project to reimburse approved Eligible Activities, and the yearly reimbursement amount is based on the actual yearly incremental taxes collected on a project, less any applicable administrative and revolving fund capture noted herein.

Once TIF capture begins, and any or all eligible expenses have been approved, reimbursement may begin in accordance with the terms of the Reimbursement Agreement.

CONTACT INFORMATION

Amber Clark Neighborhoods & Economic Development Director
517-853-4568 or clark@meridian.mi.us

Timothy Schmitt Director of Community Planning and Development
(517) 853-4506 or schmitt@meridian.mi.us



To: Board Members

From: Dan Opsommer, Deputy Township Manager
Director of Public Works & Engineering

Timothy R. Schmitt, AICP, Director of Community Planning and Development

Courtney Wisinski, Director of Parks & Recreation

Date: May 2, 2025

Re: Senior/Community Center

At the Board's April 15 meeting, the Board reviewed and discussed the two recommendations from the Senior Community Center Task Force, both located at the Central Fire Station site, 5000 Okemos Road. The relevant packet materials from the April 3 and April 15 meetings are attached to this cover memorandum for your reference.

At the April 15 Board meeting, the Board discussed the costs associated with both options and the resulting millage rates that are required. The Board's consensus was to ask staff to bring back 2-3 options for a Senior and Community Center that reduces the total square footage of the facility to lower the cost and resulting millage rates.

For this evening's discussion, we have provided the Board with:

1. The financial projections for five different options, which is the first attachment to this cover memorandum.
2. A comparison all five options based on the cost per hour to operate the new center over the first 10 years, which is the second attachment to this cover memorandum.

Please note that our bond agent did update their interest rate projections since the April 15 Township Board meeting, which caused the millage rates for the Senior Center Task Force Recommendation (i.e. Option 1) and Senior and Community Center Task Force Recommendation (i.e. Option 2) to increase slightly.

Due to the requirement to spend \$5 million grant from the state of Michigan by September 30, 2026, the Board must put the millages before voters during the August 5, 2025 election in order for us to meet this deadline for the grant. If we were to wait until the November 2025 election, we would not be able to finish the design, bid the project, and begin construction prior to the September 30, 2026 deadline for the grant.

We look forward to discussing this with the Board in greater depth.

The following motions have been prepared for the Board's consideration:

**Memo to Township Board
May 2, 2025
Senior/Community Center**

Option 1 Operating Millage:

MOVE TO ADOPT THE RESOLUTION AUTHORIZING THE BALLOT PROPOSAL FOR A 10-YEAR SENIOR CENTER OPERATING MILLAGE AND TO SUBMIT THE QUESTION TO THE VOTERS AT AN ELECTION TO BE HELD ON AUGUST 5, 2025.

Option 1 Project Bond:

MOVE TO ADOPT THE RESOLUTION AUTHORIZING THE BALLOT PROPOSAL FOR THE SENIOR CENTER BOND.

Options 2-4b Operating Millage (the motion maker must fill in the blank with the option they are selecting):

MOVE TO ADOPT THE RESOLUTION AUTHORIZING THE BALLOT PROPOSAL FOR A 10-YEAR COMMUNITY AND SENIOR CENTER OPERATING MILLAGE OPTION __ AND TO SUBMIT THE QUESTION TO THE VOTERS AT AN ELECTION TO BE HELD ON AUGUST 5, 2025.

Options 2-4b Project Bond (the motion maker must fill in the blank with the option they are selecting):

MOVE TO ADOPT THE RESOLUTION AUTHORIZING THE BALLOT PROPOSAL FOR THE COMMUNITY AND SENIOR CENTER BOND OPTION __.

Attachments:

1. Five Options for the Board to Selection Millages From
2. Cost Per Hour of Operation Comparison
3. Option 1: Resolution Authorizing Ballot Proposal for a 10-Year Senior Center Operating Millage
4. Option 1: Resolution Authorizing Ballot Proposal for a 10-Year Senior Center Project Bond
5. Option 2: Resolution Authorizing Ballot Proposal for a 10-Year Community and Senior Center Operating Millage
6. Option 2: Resolution Authorizing Ballot Proposal for a 20-Year Community and Senior Center Project Bond
7. Option 3: Resolution Authorizing Ballot Proposal for a 10-Year Community and Senior Center Operating Millage
8. Option 3: Resolution Authorizing Ballot Proposal for a 20-Year Community and Senior Center Project Bond
9. Option 4a: Resolution Authorizing Ballot Proposal for a 10-Year Community and Senior Center Operating Millage
10. Option 4a: Resolution Authorizing Ballot Proposal for a 20-Year Community and Senior Center Project Bond
11. Option 4b: Resolution Authorizing Ballot Proposal for a 10-Year Community and Senior Center Operating Millage
12. Option 4b: Resolution Authorizing Ballot Proposal for a 20-Year Community and Senior Center Project Bond

Memo to Township Board
May 2, 2025
Senior/Community Center

13. Project Bond Millage Impact Summary
14. Cover Memorandum for Agenda Item 13.A from the April 15, 2025 Meeting
15. Board Packet Materials for Agenda Item 13.A from the April 3, 2025 Meeting

Five Millage Options for a Senior Center or a Senior & Community Center

Option	Description	Operating Costs					Construction Costs				Total 10-Year Operating and Construction Cost	Total Millage Rate
		Existing Community Services Millage Revenue	Existing Community Services Millage Fund Balance	Revenue from the New Operating Millage	New Operating Millage Rate	Total Operating Funds Over First 10 Years	State of Michigan Grant	Revenue from the New Bond Proposal	Project Bond Millage Rate	Total One-Time Construction Cost		
Option 1	Senior Center Task Force Recommendation	\$2,105,051	\$550,000	\$2,530,531	0.101	\$5,185,582	\$5,000,000	\$4,800,000	0.2371	\$9,800,000	\$14,985,582	0.3381
Option 2	Senior & Community Center Task Force Recommendation	\$2,105,051	\$550,000	\$9,984,322	0.3985	\$12,639,373	\$5,000,000	\$24,100,000	0.7062	\$29,100,000	\$41,739,373	1.1047
Option 3	Senior & Community Center Project - Removal of the Youth Recreation Room and the Activity/Meeting Room	\$2,105,051	\$550,000	\$9,177,559	0.3663	\$11,832,609	\$5,000,000	\$21,500,000	0.63	\$26,500,000	\$38,332,609	0.9963
Option 4a	Senior & Community Center Project - Single-Court Gym, Removal of the Youth Recreation Room and the Activity/Meeting Room (The Gym <u>Can</u> be Expanded to Include a Second Court)	\$2,105,051	\$550,000	\$8,706,529	0.3475	\$11,361,580	\$5,000,000	\$19,000,000	0.5576	\$24,000,000	\$35,361,580	0.9051
Option 4b	Senior & Community Center Project - Single-Court Gym, Removal of the Youth Recreation Room and the Activity/Meeting Room (The Gym <u>Cannot</u> be Expanded to Include a Second Court)	\$2,105,051	\$550,000	\$8,706,529	0.3475	\$11,361,580	\$5,000,000	\$18,000,000	0.5277	\$23,000,000	\$34,361,580	0.8752

* Option 1 is a 10-year bond. All of the other options presented are 20-year bonds.

Cost Per Hour of Operation Comparison

Option	Description	Total Cost Over the First 10 Years	Hours of Operation Over the First 10 Years	Cost/Hour Over the First 10 Years
Option 1	Senior Center Task Force Recommendation	\$14,985,582	20857	\$718
Option 2	Senior & Community Center Task Force Recommendation	\$41,739,373	37543	\$1,112
Option 3	Senior & Community Center Project - Removal of the Youth Recreation Room and the Activity/Meeting Room	\$38,332,609	37543	\$1,021
Option 4a	Senior & Community Center Project - Single-Court Gym, Removal of the Youth Recreation Room and the Activity/Meeting Room (The Gym <u>Can</u> be Expanded to Include a Second Court)	\$35,361,580	37543	\$942
Option 4b	Senior & Community Center Project - Single-Court Gym, Removal of the Youth Recreation Room and the Activity/Meeting Room (The Gym <u>Cannot</u> be Expanded to Include a Second Court)	\$34,361,580	37543	\$915

Option 1

**CHARTER TOWNSHIP OF MERIDIAN
(Ingham County, Michigan)**

**RESOLUTION AUTHORIZING BALLOT PROPOSAL FOR A 10-YEAR
SENIOR CENTER OPERATING MILLAGE**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on May 8, 2025, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board of the Charter Township of Meridian (the "Township") has determined that it is in the best interest of the Township to provide for the operation and maintenance of a Township senior center; and

WHEREAS, the Township Board has determined that construction and operational funding for the project are intertwined such that construction should proceed only if operational funding is secured; and

WHEREAS, the Township Board wishes to submit the question of approving a new additional millage to the voters at an election to be held on August 5, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT:

1. The following millage proposal shall be submitted to the electors of the Township at the August 5, 2025 election:

MERIDIAN TOWNSHIP SENIOR CENTER OPERATING MILLAGE

For the purposes of funding expansions and improvements to existing senior center services and operation and maintenance of a senior center and related improvements, shall the Constitutional limitation upon the total amount of taxes which may be assessed in one (1) year upon all property within the Charter Township of Meridian be increased and a new additional millage of up to 0.101 mill (\$0.101 per \$1,000 of taxable value) be levied for the period of ten (10) years (2025-2034) inclusive? If approved and levied in full, this Millage will raise an estimated \$236,438 in the first calendar year of the levy of which a portion may be disbursed to local tax increment financing authorities such as the Meridian Township Brownfield Redevelopment Authority. Adoption of this proposal is conditioned on adoption of the Township Senior Center Project Bond proposal at this election.

Yes ____
No ____

Option 1

**CHARTER TOWNSHIP OF MERIDIAN
(Ingham County, Michigan)**

**RESOLUTION AUTHORIZING BALLOT PROPOSAL FOR
SENIOR CENTER BOND**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on May 8, 2025, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board of the Charter Township of Meridian (the "Township") has determined that it is in the best interest of the Township to provide for the acquisition, construction, and financing of a Township senior center; and

WHEREAS, the Township Board has determined that it would be necessary to borrow money and issue its bonds to finance the acquisition and construction of this project; and

WHEREAS, the Township Board has determined that it would be necessary to borrow money and issue its bonds to finance the acquisition and construction of this project; and

WHEREAS, the Township Board wishes to submit the question of issuing bonds to the voters at an election to be held on August 5, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT:

1. The following proposition shall be submitted to the electors of the Township at the August 5, 2025 election:

MERIDIAN TOWNSHIP SENIOR CENTER PROJECT BOND

For the purposes of paying the cost of constructing a new senior center facility, including, but not limited to the cost of acquiring, designing, constructing, furnishing and equipping this, and related improvements, parking and site improvements, shall the Charter Township of Meridian, Ingham County, Michigan, borrow a principal amount not to exceed \$4,940,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 10 years from the date of issue of each series? Adoption of this proposal is conditioned on adoption of the Township Senior Center Operating millage at this election.

The estimated millage to be levied in the first year of the levy is 0.2371 mill (\$0.2371 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds over approximately 10 years is 0.2354 mill (\$0.2354 per \$1,000 of taxable value).

Option 2

**CHARTER TOWNSHIP OF MERIDIAN
(Ingham County, Michigan)**

**RESOLUTION AUTHORIZING BALLOT PROPOSAL FOR A 10-YEAR
COMMUNITY AND SENIOR CENTER OPERATING MILLAGE**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on May 8, 2025, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board of the Charter Township of Meridian (the "Township") has determined that it is in the best interest of the Township to provide for the operation and maintenance of a Township community and senior center; and

WHEREAS, the Township Board has determined that construction and operational funding for the project are intertwined such that construction should proceed only if operational funding is secured; and

WHEREAS, the Township Board wishes to submit the question of approving a new additional millage to the voters at an election to be held on August 5, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT:

1. The following millage proposal shall be submitted to the electors of the Township at the August 5, 2025 election:

MERIDIAN TOWNSHIP COMMUNITY AND SENIOR CENTER OPERATING MILLAGE

For the purposes of funding expansions and improvements to existing senior center services and operation and maintenance of a new community and senior center and related improvements and services, shall the Constitutional limitation upon the total amount of taxes which may be assessed in one (1) year upon all property within the Charter Township of Meridian be increased and a new additional millage of up to 0.3985 mill (\$0.3985 per \$1,000 of taxable value) be levied for the period of ten (10) years (2025-2034) inclusive? If approved and levied in full, this Millage will raise an estimated \$932,877 in the first calendar year of the levy of which a portion may be disbursed to local tax increment financing authorities such as the Meridian Township Brownfield Redevelopment Authority. Adoption of this proposal is conditioned on adoption of the Township Community and Senior Center Project Bond proposal at this election.

Yes ____
No ____

Option 2

**CHARTER TOWNSHIP OF MERIDIAN
(Ingham County, Michigan)**

**RESOLUTION AUTHORIZING BALLOT PROPOSAL FOR
COMMUNITY AND SENIOR CENTER BOND**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on May 8, 2025, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board of the Charter Township of Meridian (the "Township") has determined that it is in the best interest of the Township to provide for the acquisition, construction, and financing of a Township community and senior center; and

WHEREAS, the Township Board has determined that it would be necessary to borrow money and issue its bonds to finance the acquisition and construction of this project; and

WHEREAS, the Township Board has determined that construction and operational funding for the project are intertwined such that construction should proceed only if operational funding is secured; and

WHEREAS, the Township Board wishes to submit the question of issuing bonds to the voters at an election to be held on August 5, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT:

1. The following proposition shall be submitted to the electors of the Township at the August 5, 2025 election:

MERIDIAN TOWNSHIP COMMUNITY AND SENIOR CENTER PROJECT BOND

For the purposes of paying the cost of constructing a new community and senior center facility, including, but not limited to the cost of acquiring, designing, constructing, furnishing and equipping this, and related improvements, parking and site improvements, shall the Charter Township of Meridian, Ingham County, Michigan, borrow a principal amount not to exceed \$24,600,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 20 years from the date of issue of each series? Adoption of this proposal is conditioned on adoption of the Township Community and Senior Center Operating millage at this election.

Option 2

Angela Demas, Township Clerk
Charter Township of Meridian

Option 3

**CHARTER TOWNSHIP OF MERIDIAN
(Ingham County, Michigan)**

**RESOLUTION AUTHORIZING BALLOT PROPOSAL FOR A 10-YEAR
COMMUNITY AND SENIOR CENTER OPERATING MILLAGE**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on May 8, 2025, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board of the Charter Township of Meridian (the "Township") has determined that it is in the best interest of the Township to provide for the operation and maintenance of a Township community and senior center; and

WHEREAS, the Township Board has determined that construction and operational funding for the project are intertwined such that construction should proceed only if operational funding is secured; and

WHEREAS, the Township Board wishes to submit the question of approving a new additional millage to the voters at an election to be held on August 5, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT:

1. The following millage proposal shall be submitted to the electors of the Township at the August 5, 2025 election:

MERIDIAN TOWNSHIP COMMUNITY AND SENIOR CENTER OPERATING MILLAGE

For the purposes of funding expansions and improvements to existing senior center services and operation and maintenance of a new community and senior center and related improvements and services, shall the Constitutional limitation upon the total amount of taxes which may be assessed in one (1) year upon all property within the Charter Township of Meridian be increased and a new additional millage of up to 0.3663 mill (\$0.3663 per \$1,000 of taxable value) be levied for the period of ten (10) years (2025-2034) inclusive? If approved and levied in full, this Millage will raise an estimated \$857,498 in the first calendar year of the levy of which a portion may be disbursed to local tax increment financing authorities such as the Meridian Township Brownfield Redevelopment Authority. Adoption of this proposal is conditioned on adoption of the Township Community and Senior Center Project Bond proposal at this election.

Yes ____
No ____

Option 3

- 2. An election is called to be held on August 5, 2025.
- 3. The Township Clerk is authorized and directed to certify the proposition to the County Clerk.
- 4. The Township Clerk is hereby further authorized and directed to cause Notice of the Last Day of Registration and Notice of Election to be posted and also to be published in such a manner and at such times as required by law.
- 5. The Township Clerk, Township Attorney, and all other Township officials are authorized and directed to take any and all actions necessary to have the proposal placed on the ballot for the election to be held on August 5, 2025.
- 6. All existing or previous resolutions and parts of resolutions, insofar as they may conflict with the provisions of this resolution, are hereby rescinded to the extent necessary to avoid such conflict.

YEAS: _____

NAYS: _____

ABSTAIN: _____

RESOLUTION DECLARED ADOPTED.

 Scott Hendrickson, Township Supervisor
 Charter Township of Meridian

CERTIFICATION

STATE OF MICHIGAN)
) ss
 COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk for 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 Township Board of the Charter Township of Meridian on the 8th day of May 2025.

 Angela Demas, Township Clerk
 Charter Township of Meridian

Option 3

**CHARTER TOWNSHIP OF MERIDIAN
(Ingham County, Michigan)**

**RESOLUTION AUTHORIZING BALLOT PROPOSAL FOR
COMMUNITY AND SENIOR CENTER BOND**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on May 8, 2025, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board of the Charter Township of Meridian (the "Township") has determined that it is in the best interest of the Township to provide for the acquisition, construction, and financing of a Township community and senior center; and

WHEREAS, the Township Board has determined that it would be necessary to borrow money and issue its bonds to finance the acquisition and construction of this project; and

WHEREAS, the Township Board has determined that construction and operational funding for the project are intertwined such that construction should proceed only if operational funding is secured; and

WHEREAS, the Township Board wishes to submit the question of issuing bonds to the voters at an election to be held on August 5, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT:

1. The following proposition shall be submitted to the electors of the Township at the August 5, 2025 election:

MERIDIAN TOWNSHIP COMMUNITY AND SENIOR CENTER PROJECT BOND

For the purposes of paying the cost of constructing a new community and senior center facility, including, but not limited to the cost of acquiring, designing, constructing, furnishing and equipping this, and related improvements, parking and site improvements, shall the Charter Township of Meridian, Ingham County, Michigan, borrow a principal amount not to exceed \$21,955,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 20 years from the date of issue of each series? Adoption of this proposal is conditioned on adoption of the Township Community and Senior Center Operating millage at this election.

Option 3

Angela Demas, Township Clerk
Charter Township of Meridian

Option 4a

**CHARTER TOWNSHIP OF MERIDIAN
(Ingham County, Michigan)**

**RESOLUTION AUTHORIZING BALLOT PROPOSAL FOR A 10-YEAR
COMMUNITY AND SENIOR CENTER OPERATING MILLAGE**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on May 8, 2025, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board of the Charter Township of Meridian (the "Township") has determined that it is in the best interest of the Township to provide for the operation and maintenance of a Township community and senior center; and

WHEREAS, the Township Board has determined that construction and operational funding for the project are intertwined such that construction should proceed only if operational funding is secured; and

WHEREAS, the Township Board wishes to submit the question of approving a new additional millage to the voters at an election to be held on August 5, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT:

1. The following millage proposal shall be submitted to the electors of the Township at the August 5, 2025 election:

MERIDIAN TOWNSHIP COMMUNITY AND SENIOR CENTER OPERATING MILLAGE

For the purposes of funding expansions and improvements to existing senior center services and operation and maintenance of a new community and senior center and related improvements and services, shall the Constitutional limitation upon the total amount of taxes which may be assessed in one (1) year upon all property within the Charter Township of Meridian be increased and a new additional millage of up to 0.3475 mill (\$0.3475 per \$1,000 of taxable value) be levied for the period of ten (10) years (2025-2034) inclusive? If approved and levied in full, this Millage will raise an estimated \$813,487 in the first calendar year of the levy of which a portion may be disbursed to local tax increment financing authorities such as the Meridian Township Brownfield Redevelopment Authority. Adoption of this proposal is conditioned on adoption of the Township Community and Senior Center Project Bond proposal at this election.

Yes ____
No ____

Option 4a

**CHARTER TOWNSHIP OF MERIDIAN
(Ingham County, Michigan)**

**RESOLUTION AUTHORIZING BALLOT PROPOSAL FOR
COMMUNITY AND SENIOR CENTER BOND**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on May 8, 2025, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board of the Charter Township of Meridian (the "Township") has determined that it is in the best interest of the Township to provide for the acquisition, construction, and financing of a Township community and senior center; and

WHEREAS, the Township Board has determined that it would be necessary to borrow money and issue its bonds to finance the acquisition and construction of this project; and

WHEREAS, the Township Board has determined that construction and operational funding for the project are intertwined such that construction should proceed only if operational funding is secured; and

WHEREAS, the Township Board wishes to submit the question of issuing bonds to the voters at an election to be held on August 5, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT:

1. The following proposition shall be submitted to the electors of the Township at the August 5, 2025 election:

MERIDIAN TOWNSHIP COMMUNITY AND SENIOR CENTER PROJECT BOND

For the purposes of paying the cost of constructing a new community and senior center facility, including, but not limited to the cost of acquiring, designing, constructing, furnishing and equipping this, and related improvements, parking and site improvements, shall the Charter Township of Meridian, Ingham County, Michigan, borrow a principal amount not to exceed \$19,415,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 20 years from the date of issue of each series? Adoption of this proposal is conditioned on adoption of the Township Community and Senior Center Operating millage at this election.

Option 4a

Angela Demas, Township Clerk
Charter Township of Meridian

Option 4b

**CHARTER TOWNSHIP OF MERIDIAN
(Ingham County, Michigan)**

**RESOLUTION AUTHORIZING BALLOT PROPOSAL FOR A 10-YEAR
COMMUNITY AND SENIOR CENTER OPERATING MILLAGE**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on May 8, 2025, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board of the Charter Township of Meridian (the "Township") has determined that it is in the best interest of the Township to provide for the operation and maintenance of a Township community and senior center; and

WHEREAS, the Township Board has determined that construction and operational funding for the project are intertwined such that construction should proceed only if operational funding is secured; and

WHEREAS, the Township Board wishes to submit the question of approving a new additional millage to the voters at an election to be held on August 5, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT:

1. The following millage proposal shall be submitted to the electors of the Township at the August 5, 2025 election:

MERIDIAN TOWNSHIP COMMUNITY AND SENIOR CENTER OPERATING MILLAGE

For the purposes of funding expansions and improvements to existing senior center services and operation and maintenance of a new community and senior center and related improvements and services, shall the Constitutional limitation upon the total amount of taxes which may be assessed in one (1) year upon all property within the Charter Township of Meridian be increased and a new additional millage of up to 0.3475 mill (\$0.3475 per \$1,000 of taxable value) be levied for the period of ten (10) years (2025-2034) inclusive? If approved and levied in full, this Millage will raise an estimated \$813,487 in the first calendar year of the levy of which a portion may be disbursed to local tax increment financing authorities such as the Meridian Township Brownfield Redevelopment Authority. Adoption of this proposal is conditioned on adoption of the Township Community and Senior Center Project Bond proposal at this election.

Yes _____

No _____

Option 4b

**CHARTER TOWNSHIP OF MERIDIAN
(Ingham County, Michigan)**

**RESOLUTION AUTHORIZING BALLOT PROPOSAL FOR
COMMUNITY AND SENIOR CENTER BOND**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on May 8, 2025, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board of the Charter Township of Meridian (the "Township") has determined that it is in the best interest of the Township to provide for the acquisition, construction, and financing of a Township community and senior center; and

WHEREAS, the Township Board has determined that it would be necessary to borrow money and issue its bonds to finance the acquisition and construction of this project; and

WHEREAS, the Township Board has determined that construction and operational funding for the project are intertwined such that construction should proceed only if operational funding is secured; and

WHEREAS, the Township Board wishes to submit the question of issuing bonds to the voters at an election to be held on August 5, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT:

1. The following proposition shall be submitted to the electors of the Township at the August 5, 2025 election:

MERIDIAN TOWNSHIP COMMUNITY AND SENIOR CENTER PROJECT BOND

For the purposes of paying the cost of constructing a new community and senior center facility, including, but not limited to the cost of acquiring, designing, constructing, furnishing and equipping this, and related improvements, parking and site improvements, shall the Charter Township of Meridian, Ingham County, Michigan, borrow a principal amount not to exceed \$18,395,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 20 years from the date of issue of each series? Adoption of this proposal is conditioned on adoption of the Township Community and Senior Center Operating millage at this election.

Option 4b

Angela Demas, Township Clerk
Charter Township of Meridian

**Charter Township of Meridian
County of Ingham, State of Michigan
Estimated Debt Service and Millage Impact Summary ¹**

	Option 1: Senior Center Task Force Recommendation	Option 2: Senior & Community Center Task Force Recommendation	Option 3: Senior & Community Center Project - Removal of the Youth Recreation Room and the Activity/Meeting Room	Option 4a: Senior & Community Center Project - Single-Court Gym, Removal of the Youth Recreation Room and the Activity/ Meeting Room (The Gym Can be Expanded to Include a Second Court)	Option 4b: Senior & Community Center Project - Single-Court Gym, Removal of the Youth Recreation Room and the Activity/ Meeting Room (The Gym Cannot be Expanded to Include a Second Court)
Est Bond Size:	\$4,940,000	\$24,600,000	\$21,955,000	\$19,415,000	\$18,395,000
Amortization Length:	10-Year	20-Year	20-Year	20-Year	20-Year
Estimated Rate:	3.89%	4.49%	4.49%	4.49%	4.49%
Total Interest:	\$979,170	\$12,739,421	\$11,370,153	\$10,056,476	\$9,527,045
Total Debt Service:	\$5,919,170	\$37,339,421	\$33,325,153	\$29,471,476	\$27,922,045
Construction Deposit:	\$4,800,000	\$24,100,000	\$21,500,000	\$19,000,000	\$18,000,000
Est. Financing Cost ²:	\$140,000	\$500,000	\$455,000	\$415,000	\$395,000
Average Debt Service:	\$295,959	\$1,866,971	\$1,666,258	\$1,473,574	\$1,396,102
Max Annual Debt Service:	\$616,813	\$2,048,600	\$1,828,376	\$1,618,394	\$1,531,329
Average Millage ³:	0.2354	0.7055	0.6296	0.5568	0.5275
Maximum Millage ³:	0.2371	0.7063	0.6306	0.5576	0.5283

Notes:

- 1 All assumptions are preliminary and are subject to change.
- 2 Financing cost includes Cost of Issuance and Underwriter's Discount.
- 3 Based on actual Tax Year 2025/Fiscal Year 2026 Taxable Value with a 1.00% Taxable Value growth rate.

**Charter Township of Meridian
County of Ingham, State of Michigan
Estimated Debt Service and Millage Impact Schedule
Senior Center Project Project
--\$4,800,000 Project/ 10-Year Amortization--**

Assumptions	
Dated Date (Est):	10/1/2025
1st Interest Payment:	4/1/2026
1st Principal Payment:	4/1/2026
Bond Term:	10-Year
Estimated Rate:	3.89%

Project Costs	
Construction Fund Deposit:	\$4,800,000
Estimated Financing Cost ³:	\$140,000

Debt Levy Information	
Maximum Annual Millage:	0.2371
Average Annual Millage:	0.2354
Max Annual Debt Service:	\$616,813
Avg Annual Debt Service:	\$295,959

Proposed 2025 Bonds

Tax Year	Fiscal Year	Est. Projected TV ¹	Growth Rate	Principal Payment Due April -1	Annual Interest Payment	Total Annual Debt Service	Mills Required for Proposed Bonds
2025	2026	\$2,403,760,054		\$400,000	\$169,874	\$569,874	0.2371
2026	2027	2,427,797,655	1.000%	415,000	156,486	571,486	0.2354
2027	2028	2,452,075,631	1.000%	435,000	142,331	577,331	0.2354
2028	2029	2,476,596,387	1.000%	455,000	127,231	582,231	0.2351
2029	2030	2,501,362,351	1.000%	475,000	111,162	586,162	0.2343
2030	2031	2,526,375,975	1.000%	500,000	94,010	594,010	0.2351
2031	2032	2,551,639,735	1.000%	525,000	75,619	600,619	0.2354
2032	2033	2,577,156,132	1.000%	550,000	55,943	605,943	0.2351
2033	2034	2,602,927,693	1.000%	580,000	34,703	614,703	0.2362
2034	2035	2,628,956,970	1.000%	605,000	11,813	616,813	0.2346
				\$4,940,000	\$979,170	\$5,919,170	

Notes:

- 1 Based on actual Tax Year 2025/Fiscal Year 2026 Taxable Value with a 1.00% Taxable Value growth rate.
- 2 Assumptions, debt service schedules and taxable value growth assumptions are estimated and are subject to change.
- 3 Finance cost includes Cost of Issuance and Underwriter's Discount.

**Charter Township of Meridian
County of Ingham, State of Michigan
Estimated Debt Service and Millage Impact Schedule
Senior & Community Center
--\$24,100,000 Project/ 20-Year Amortization--**

Assumptions	
Dated Date (Est):	10/1/2025
1st Interest Payment:	4/1/2026
1st Principal Payment:	4/1/2026
Bond Term:	20-Year
Estimated Rate:	4.49%

Project Costs	
Construction Fund Deposit:	\$24,100,000
Estimated Financing Cost ³:	\$500,000

Debt Levy Information	
Maximum Annual Millage:	0.7063
Average Annual Millage:	0.7055
Max Annual Debt Service:	\$2,048,600
Avg Annual Debt Service:	\$1,866,971

Proposed 2025 Bonds

Tax Year	Fiscal Year	Est. Projected TV ¹	Growth Rate	Principal Payment Due April -1	Annual Interest Payment	Total Annual Debt Service	Mills Required for Proposed Bonds
2025	2026	\$2,403,760,054		\$690,000	\$1,007,632	\$1,697,632	0.7062
2026	2027	2,427,797,655	1.000%	730,000	984,305	1,714,305	0.7061
2027	2028	2,452,075,631	1.000%	770,000	959,324	1,729,324	0.7052
2028	2029	2,476,596,387	1.000%	815,000	932,431	1,747,431	0.7056
2029	2030	2,501,362,351	1.000%	860,000	903,489	1,763,489	0.7050
2030	2031	2,526,375,975	1.000%	910,000	872,351	1,782,351	0.7055
2031	2032	2,551,639,735	1.000%	960,000	838,798	1,798,798	0.7050
2032	2033	2,577,156,132	1.000%	1,015,000	802,646	1,817,646	0.7053
2033	2034	2,602,927,693	1.000%	1,075,000	763,362	1,838,362	0.7063
2034	2035	2,628,956,970	1.000%	1,135,000	720,668	1,855,668	0.7059
2035	2036	2,655,246,540	1.000%	1,200,000	674,477	1,874,477	0.7060
2036	2037	2,681,799,005	1.000%	1,265,000	624,705	1,889,705	0.7046
2037	2038	2,708,616,995	1.000%	1,340,000	571,324	1,911,324	0.7056
2038	2039	2,735,703,165	1.000%	1,415,000	514,043	1,929,043	0.7051
2039	2040	2,763,060,197	1.000%	1,495,000	452,331	1,947,331	0.7048
2040	2041	2,790,690,799	1.000%	1,585,000	385,274	1,970,274	0.7060
2041	2042	2,818,597,707	1.000%	1,675,000	311,216	1,986,216	0.7047
2042	2043	2,846,783,684	1.000%	1,780,000	229,960	2,009,960	0.7060
2043	2044	2,875,251,521	1.000%	1,885,000	142,487	2,027,487	0.7052
2044	2045	2,904,004,036	1.000%	2,000,000	48,600	2,048,600	0.7054
				\$24,600,000	\$12,739,421	\$37,339,421	

Notes:

- 1 Based on actual Tax Year 2025/Fiscal Year 2026 Taxable Value with a 1.00% Taxable Value growth rate.
- 2 Assumptions, debt service schedules and taxable value growth assumptions are estimated and are subject to change.
- 3 Finance cost includes Cost of Issuance and Underwriter's Discount.

**Charter Township of Meridian
County of Ingham, State of Michigan
Estimated Debt Service and Millage Impact Schedule**

**Senior & Community Center Project - Removal of the Youth
Recreation Room and the Activity/Meeting Room**

--\$21,500,000 Project/ 20-Year Amortization--

Assumptions	
Dated Date (Est):	10/1/2025
1st Interest Payment:	4/1/2026
1st Principal Payment:	4/1/2026
Bond Term:	20-Year
Estimated Rate:	4.49%

Project Costs	
Construction Fund Deposit:	\$21,500,000
Estimated Financing Cost ³:	\$455,000

Debt Levy Information	
Maximum Annual Millage:	0.6306
Average Annual Millage:	0.6296
Max Annual Debt Service:	\$1,828,376
Avg Annual Debt Service:	\$1,666,258

Proposed 2025 Bonds

Tax Year	Fiscal Year	Est. Projected TV ¹	Growth Rate	Principal Payment Due April -1	Annual Interest Payment	Total Annual Debt Service	Mills Required for Proposed Bonds
2025	2026	\$2,403,760,054		\$615,000	\$899,309	\$1,514,309	0.6300
2026	2027	2,427,797,655	1.000%	650,000	878,529	1,528,529	0.6296
2027	2028	2,452,075,631	1.000%	690,000	856,212	1,546,212	0.6306
2028	2029	2,476,596,387	1.000%	725,000	832,204	1,557,204	0.6288
2029	2030	2,501,362,351	1.000%	770,000	806,371	1,576,371	0.6302
2030	2031	2,526,375,975	1.000%	810,000	778,576	1,588,576	0.6288
2031	2032	2,551,639,735	1.000%	860,000	748,611	1,608,611	0.6304
2032	2033	2,577,156,132	1.000%	905,000	716,304	1,621,304	0.6291
2033	2034	2,602,927,693	1.000%	960,000	681,248	1,641,248	0.6305
2034	2035	2,628,956,970	1.000%	1,010,000	643,192	1,653,192	0.6288
2035	2036	2,655,246,540	1.000%	1,070,000	602,045	1,672,045	0.6297
2036	2037	2,681,799,005	1.000%	1,130,000	557,623	1,687,623	0.6293
2037	2038	2,708,616,995	1.000%	1,195,000	509,980	1,704,980	0.6295
2038	2039	2,735,703,165	1.000%	1,265,000	458,832	1,723,832	0.6301
2039	2040	2,763,060,197	1.000%	1,335,000	403,694	1,738,694	0.6293
2040	2041	2,790,690,799	1.000%	1,415,000	343,822	1,758,822	0.6302
2041	2042	2,818,597,707	1.000%	1,495,000	277,715	1,772,715	0.6289
2042	2043	2,846,783,684	1.000%	1,585,000	205,280	1,790,280	0.6289
2043	2044	2,875,251,521	1.000%	1,685,000	127,233	1,812,233	0.6303
2044	2045	2,904,004,036	1.000%	1,785,000	43,376	1,828,376	0.6296
				\$21,955,000	\$11,370,153	\$33,325,153	

Notes:

- 1 Based on actual Tax Year 2025/Fiscal Year 2026 Taxable Value with a 1.00% Taxable Value growth rate.
- 2 Assumptions, debt service schedules and taxable value growth assumptions are estimated and are subject to change.
- 3 Finance cost includes Cost of Issuance and Underwriter's Discount.

**Charter Township of Meridian
County of Ingham, State of Michigan**

Estimated Debt Service and Millage Impact Schedule

**Senior & Community Center Project - Single-Court Gym, Removal of
the Youth Recreation Room and the Activity/Meeting Room (The Gym
Can be Expanded to Include a Second Court)
--\$19,000,000 Project/ 20-Year Amortization--**

Assumptions	
Dated Date (Est):	10/1/2025
1st Interest Payment:	4/1/2026
1st Principal Payment:	4/1/2026
Bond Term:	20-Year
Estimated Rate:	4.49%

Project Costs	
Construction Fund Deposit:	\$19,000,000
Estimated Financing Cost ³ :	\$415,000

Debt Levy Information	
Maximum Annual Millage:	0.5576
Average Annual Millage:	0.5568
Max Annual Debt Service:	\$1,618,394
Avg Annual Debt Service:	\$1,473,574

Proposed 2025 Bonds

Tax Year	Fiscal Year	Est. Projected TV ¹	Growth Rate	Principal Payment Due April -1	Annual Interest Payment	Total Annual Debt Service	Mills Required for Proposed Bonds
2025	2026	\$2,403,760,054		\$545,000	\$795,283	\$1,340,283	0.5576
2026	2027	2,427,797,655	1.000%	575,000	776,885	1,351,885	0.5568
2027	2028	2,452,075,631	1.000%	610,000	757,150	1,367,150	0.5575
2028	2029	2,476,596,387	1.000%	640,000	735,942	1,375,942	0.5556
2029	2030	2,501,362,351	1.000%	680,000	713,133	1,393,133	0.5569
2030	2031	2,526,375,975	1.000%	720,000	688,504	1,408,504	0.5575
2031	2032	2,551,639,735	1.000%	760,000	661,949	1,421,949	0.5573
2032	2033	2,577,156,132	1.000%	800,000	633,394	1,433,394	0.5562
2033	2034	2,602,927,693	1.000%	845,000	602,474	1,447,474	0.5561
2034	2035	2,628,956,970	1.000%	895,000	568,860	1,463,860	0.5568
2035	2036	2,655,246,540	1.000%	945,000	532,461	1,477,461	0.5564
2036	2037	2,681,799,005	1.000%	1,000,000	493,188	1,493,188	0.5568
2037	2038	2,708,616,995	1.000%	1,055,000	451,078	1,506,078	0.5560
2038	2039	2,735,703,165	1.000%	1,115,000	405,960	1,520,960	0.5560
2039	2040	2,763,060,197	1.000%	1,180,000	357,289	1,537,289	0.5564
2040	2041	2,790,690,799	1.000%	1,250,000	304,385	1,554,385	0.5570
2041	2042	2,818,597,707	1.000%	1,325,000	245,885	1,570,885	0.5573
2042	2043	2,846,783,684	1.000%	1,405,000	181,681	1,586,681	0.5574
2043	2044	2,875,251,521	1.000%	1,490,000	112,585	1,602,585	0.5574
2044	2045	2,904,004,036	1.000%	1,580,000	38,394	1,618,394	0.5573
				\$19,415,000	\$10,056,476	\$29,471,476	

Notes:

- 1 Based on actual Tax Year 2025/Fiscal Year 2026 Taxable Value with a 1.00% Taxable Value growth rate.
- 2 Assumptions, debt service schedules and taxable value growth assumptions are estimated and are subject to change.
- 3 Finance cost includes Cost of Issuance and Underwriter's Discount.

**Charter Township of Meridian
County of Ingham, State of Michigan
Estimated Debt Service and Millage Impact Schedule
Senior & Community Center Project - Single-Court Gym, Removal of
the Youth Recreation Room and the Activity/Meeting Room (The Gym
Cannot be Expanded to Include a Second Court)
--\$18,000,000 Project/ 20-Year Amortization--**

Assumptions	
Dated Date (Est):	10/1/2025
1st Interest Payment:	4/1/2026
1st Principal Payment:	4/1/2026
Bond Term:	20-Year
Estimated Rate:	4.49%

Project Costs	
Construction Fund Deposit:	\$18,000,000
Estimated Financing Cost ³ :	\$395,000

Debt Levy Information	
Maximum Annual Millage:	0.5283
Average Annual Millage:	0.5275
Max Annual Debt Service:	\$1,531,329
Avg Annual Debt Service:	\$1,396,102

Proposed 2025 Bonds

Tax Year	Fiscal Year	Est. Projected TV ¹	Growth Rate	Principal Payment Due April -1	Annual Interest Payment	Total Annual Debt Service	Mills Required for Proposed Bonds
2025	2026	\$2,403,760,054		\$515,000	\$753,502	\$1,268,502	0.5277
2026	2027	2,427,797,655	1.000%	545,000	736,089	1,281,089	0.5277
2027	2028	2,452,075,631	1.000%	575,000	717,437	1,292,437	0.5271
2028	2029	2,476,596,387	1.000%	610,000	697,330	1,307,330	0.5279
2029	2030	2,501,362,351	1.000%	645,000	675,645	1,320,645	0.5280
2030	2031	2,526,375,975	1.000%	680,000	652,336	1,332,336	0.5274
2031	2032	2,551,639,735	1.000%	720,000	627,216	1,347,216	0.5280
2032	2033	2,577,156,132	1.000%	760,000	600,125	1,360,125	0.5278
2033	2034	2,602,927,693	1.000%	800,000	570,804	1,370,804	0.5266
2034	2035	2,628,956,970	1.000%	850,000	538,928	1,388,928	0.5283
2035	2036	2,655,246,540	1.000%	895,000	504,409	1,399,409	0.5270
2036	2037	2,681,799,005	1.000%	945,000	467,256	1,412,256	0.5266
2037	2038	2,708,616,995	1.000%	1,000,000	427,400	1,427,400	0.5270
2038	2039	2,735,703,165	1.000%	1,060,000	384,568	1,444,568	0.5280
2039	2040	2,763,060,197	1.000%	1,120,000	338,337	1,458,337	0.5278
2040	2041	2,790,690,799	1.000%	1,185,000	288,154	1,473,154	0.5279
2041	2042	2,818,597,707	1.000%	1,255,000	232,722	1,487,722	0.5278
2042	2043	2,846,783,684	1.000%	1,330,000	171,929	1,501,929	0.5276
2043	2044	2,875,251,521	1.000%	1,410,000	106,532	1,516,532	0.5274
2044	2045	2,904,004,036	1.000%	1,495,000	36,329	1,531,329	0.5273
				\$18,395,000	\$9,527,045	\$27,922,045	

Notes:

- 1 Based on actual Tax Year 2025/Fiscal Year 2026 Taxable Value with a 1.00% Taxable Value growth rate.
- 2 Assumptions, debt service schedules and taxable value growth assumptions are estimated and are subject to change.
- 3 Finance cost includes Cost of Issuance and Underwriter's Discount.



To: Board Members

From: Dan Opsommer, Deputy Township Manager
Director of Public Works & Engineering

Timothy R. Schmitt, AICP, Director of Community Planning and Development

Courtney Wisinski, Director of Parks & Recreation

Date: April 9, 2025

Re: Senior/Community Center

At the Board’s April 3 meeting, the Board reviewed and discussed the two recommendations from the Senior Community Center Task Force, both located at the Central Fire Station site, 5000 Okemos, Road. The packet materials from the April 3 meeting are attached to this cover memorandum for your reference.

At the April 15 Board meeting, we will be discussing the costs associated with both options and the resulting millage rates that are required. Before we get into new millage rates, we want to remind the Board that the following Township millages have officially been levied for the last time:

1. CATA Redi Ride: 0.2 mill

This millage was levied for the last time on the winter 2023 tax bill. This millage had been reduced to 0.1971 under the Headlee Amendment in the state Constitution when it was last levied on the winter 2023 tax bill.

2. Central Fire Station Construction Bond Millage: 0.2 mill

This millage was levied for the last time on the winter 2024 tax bill at 0.0624 mill, which was the millage rate that was necessary to finish retiring the bonds for the construction of the Central Fire Station.

All of the figures below account for the \$5 million grant the Township has received from the state of Michigan, the approximately \$550,000 fund balance from the existing Community Services Millage, and the estimated \$2,105,050 in revenue the existing Community Services Millage will bring in over the next 10 years.

**Memo to Township Board
April 9, 2025
Senior/Community Center**

Senior Center

For the Senior Center option, the estimate cost to operate the facility over 10 years is \$4,630,210. This equates to a millage rate of 0.101 mill.

The estimated construction cost is \$9,800,000, or \$629 per square foot. Once you subtract the \$5 million grant from the state of Michigan, the remaining construction cost of \$4,800,000 equates to a millage rate of 0.2336 to fund the construction over a 10-year period.

<u>Senior Center</u>			
Millage	Rate	First Year Revenue	Total Revenue
Operating Millage	0.1010	\$236,438.06	\$2,530,530.76
Construction Bond Millage	0.2336	\$546,850.80	\$4,800,000.00
Totals	0.3346	\$783,288.86	\$7,330,530.76

Here is a table that shows the approximate increase that property owners would see based on market and taxable value:

<u>Senior Center</u>		
Market Value of Home	Taxable Value of Home	Senior Center Annual Increase to Tax Bill
\$200,000.00	\$100,000.00	\$33.46
\$250,000.00	\$125,000.00	\$41.83
\$300,000.00	\$150,000.00	\$50.19
\$350,000.00	\$175,000.00	\$58.56
\$400,000.00	\$200,000.00	\$66.92

Senior & Community Center

For the Senior & Community Center option, the estimate cost to operate the facility over 10 years is \$12,088,130. This equates to a millage rate of .3985 mill.

The estimated construction cost is \$29,100,000, or \$541 per square foot. Once you subtract the \$5 million grant from the state of Michigan, the remaining construction cost of \$24,100,000 equates to a millage rate of .6949 to fund the construction over a 20-year period.

<u>Senior & Community Center</u>			
Millage	Rate	First Year Revenue	Total Revenue
Operating Millage	0.3985	\$932,876.90	\$9,984,321.85
Construction Bond Millage	0.6949	\$1,626,740.68	\$24,100,000.00
Totals	1.0934	\$2,559,617.58	\$34,084,321.85

Memo to Township Board
April 9, 2025
Senior/Community Center

Here is a table that shows the approximate increase that property owners would see based on market and taxable value:

Senior & Community Center		
Market Value of Home	Taxable Value of Home	Increase to Tax Bill
\$200,000.00	\$100,000.00	\$109.34
\$250,000.00	\$125,000.00	\$136.68
\$300,000.00	\$150,000.00	\$164.01
\$350,000.00	\$175,000.00	\$191.35
\$400,000.00	\$200,000.00	\$218.68

Below is a table that shows how the approximate revenue various millage rates would generate in the first year:

Millage Rate	First Year Revenue
0.33	\$793,240.81
0.5	\$1,201,880.02
0.67	\$1,610,519.23
0.75	\$1,802,820.03
0.875	\$2,103,290.04
1	\$2,403,760.05
1.1	\$2,644,136.05

At the Board April 3 meeting, there was some discussion about the cost and square footage differential between the two recommendations. The Senior & Community Center conceptual design that the Task Force recommended is 3.45 times the size of the Senior Center in terms of the square footage of the two facilities. The Senior & Community Center conceptual design that the Task Force recommended would cost 2.97 times more to construct than the Senior Center. As our consultants and Progressive AE were explaining at the previous Board meeting, the reason for this differential is the fixed cost to grade the site and bring water and sanitary sewer into the site is the same between the two. Therefore, this makes the Senior Center more costly to construct per square foot.

There was also some discussion about the total cost differential between the two recommendations at the previous Board meeting. A lot of this differential is attributed to the difference in the hours that the two facilities would be open.

The Senior Center would be open eight hours per day, Monday-Friday, or 40 hours per week. The Senior & Community Center would be open 12 hours per day, Monday-Saturday, or 72 hours per week. Here is a table that compares the total cost (construction and operation, including all existing revenue) on a per hour basis:

Memo to Township Board
April 9, 2025
Senior/Community Center

Recommendation	Total Cost Over the First 10 Years	Hours of Operation Over the First 10 Years	Cost/Hour Over the First 10 Years
Senior Center	\$14,430,210.95	20857.2	\$691.86
Senior & Community Center	\$41,188,130.33	37542.96	\$1,097.09

Therefore, the Senior & Community Center conceptual design that the Task Force recommended would cost 1.59 times more per hour of operation over the first 10 years than the Senior Center.

We look forward to discussing this with the Board in greater depth.

Attachments:

1. Resolution Authorizing Ballot Proposal for a 10-Year Senior Center Operating Millage
2. Resolution Authorizing Ballot Proposal for a 10-Year Senior Center Project Bond
3. Resolution Authorizing Ballot Proposal for a 10-Year Community and Senior Center Operating Millage
4. Resolution Authorizing Ballot Proposal for a 20-Year Community and Senior Center Project Bond
5. Construction Bond Millage Impact Summary
6. Board Packet Materials for Agenda Item 13.A from the April 3, 2025 Meeting



To: Township Board Members

From: Courtney Wisinski, Director of Parks & Recreation
Dan Opsommer, Deputy Township Manager and Director of Public Works
Timothy R. Schmitt, AICP, Community Planning and Development Director

Date: March 28, 2025

Re: Senior Community Center Task Force Recommendation

Over the course of the last eight months, Staff and the Senior Community Center Task Force have been gathering and synthesizing information in order to return the Township Board with a recommendation on the topic. There has been a tremendous amount of discussion at the Task Force level and Staff wholeheartedly thanks the members for their work on this project.

At the March 11, 2025 Senior Community Center Task Force meeting, the following recommendations were made to the Township Board regarding the potential Senior Community Center:

- Recommend to the Township Board that the Central Fire Station site, between the Okemos Post Office and the Central Fire Station, be the location for the Senior Center or Senior Community Center
- Recommend to the Township Board the Staffing/Operational plan presented by Staff as presented, acknowledging that future adjustments may be necessary based upon changes outside of the Senior Community Center Task Force's purview
- Recommend to the Township Board the 'Senior Center South' conceptual building layout for either the Senior Center or Senior Community Center building.
- Recommend to the Township Board the Senior Center, No Gym building program.
- Recommend to the Township Board the Senior Community Center, Single Gym building program.

The packets and background information for each of the Senior Community Center Task Force meetings can be found [HERE](#) for reference and are linked throughout the document based on the area of discussion, along with additional links to the video of the meeting. There are **six** areas of focus that were discussed over the course of the meetings that Staff will summarize.

Building Site

Throughout the course of the last several years, a number of sites were mentioned for the potential home of the new senior community center. There was further discussion with the Task Force on the sites, notably at the [October](#) meeting (video [HERE](#)), which resulted in a lengthy discussion and a recommendation to pursue two sites in earnest, the MAC Legends

driving range on Grand River Avenue, which is on the market for sale, and the site adjacent to the Central Fire Station, which the Township already owns. Staff prepared an offer, based on an appraisal, for the MAC Legends site and the owners of the property did not accept the offer, so further planning focused on the Fire Station site solely, which the Task Force ultimately recommended to the Board. Director Schmitt will be prepared to walk through all the potential sites at the Board meeting, but the Fire Station site is the site that the rest of the work was based on.

Building Programs

At the beginning of the process to get to a building layout was the building program, i.e. what is actually going to be in the building. This discussion started initially with Needs Assessment discussions in [October](#) (video [HERE](#)) and [November](#) and culminated with the formal discussion of the building program in [January](#) (video [HERE](#)) and [February](#) (video [HERE](#)) and even into [March](#) (video [HERE](#)) with the final discussions and recommendations. Our partners at Progressive worked through the initial conceptual building programs and with the Task Force's input, offered potential reductions in the size of both options, which were ultimately adopted as the final recommendations. The final program statements that were recommended are attached and Progressive will go through them at the Board meeting to discuss the high-level programming of the building.

Building Layout Options

The biggest item to come of the Task Force's work is the conceptual building program and layout. Discussion on that occurred at the [January](#) (video [HERE](#)) and [February](#) (video [HERE](#)) meetings. The Township's consultant Progressive developed two primary concept plan options for the Task Force to discuss. One had the senior center portion of the building on the north side of the property and the other had the senior center portion of the building on the southern portion of the property. As noted previously, the Task Force recommended the 'Senior Center South' plan. This building can easily be built as either a standalone senior center or a senior community center. The conceptual plan is attached, along with cost projections for both a senior center only and a senior community center option. These rough layouts can and will be refined, if the Township moves forward with the project. But until we get much more committed to the project, major changes to these layouts are not expected at this point, unless there are major errors that need to be fixed. Progressive will be at the meeting to walk the Board through the building layout and building programs.

Programming

Programming of the building occurred at multiple points briefly, but the focused discussion was at the [December](#) meeting (video [HERE](#)). This is the most fluid of the items, as the Parks and Recreation Department will be addressing this item on a regular basis, based on the usage of the building and trends in the community. The biggest direction from the Task Force in this area was the hours of operation. The entirety of the financial picture was based on the Task Force's recommendation of:

- Senior Center only – Monday through Friday, 8 hours per day
- Senior Community Center – Monday through Saturday, 14 hours per day

These hours of operation directly impacted staffing and programming discussions, so this decision needed to be made relatively early in the process. If the hours of operation were to be changed, Staff would need to revisit the staffing and operations plans. Director Wisinski will be available at the Board meeting to discuss programming on a high-level basis.

Revenue

There was discussion at multiple points about potential revenues from the facility and how those revenues could be used to offset the operations costs going forward on the facility. Staff is currently modeling \$0 in the operating budget from revenue. This conservative approach is being recommended so we don't have a situation where we build it and they don't come, leading to budget shortfalls. Very rough revenue projections were discussed at the [March](#) meeting (video [HERE](#)).

The main takeaway is that the revenue generating spaces are the meetings rooms and the gym and those would be the only spaces that can offset any substantial amount of operations cost. At the outset, any revenue monies can be used to begin establishing a strong fund balance for the building fund, to help offset longer term costs. Staff's expectation after that is that in year three or four of the facility being open, we can revisit how to account for the revenue in the operating budget of the facility, as we will have good data on how much is being collected. Director Wisinski prepared the attached projections and will be available to discuss them at the Township Board meeting.

Operations and Staffing

Operations and Staffing are inextricably linked and were discussed together at the [January](#) (video [HERE](#)) and [February](#) (video [HERE](#)) and [March](#) meetings (video [HERE](#)). Staff presented a very conservative staffing plan and operating budget, showing what the facility would need to operate as standalone facility. The staffing plan for both options is as follows:

Senior Center Only	Senior Community Center
FT – Senior Center Manager	FT – Senior Center Manager
FT – Senior Center Programmer/Assistant	FT – Senior Center Programmer/Assistant
FT – Utility Worker	FT – Administrative Assistant*
PT – Seasonal support staff	FT – Program Coordinator
0.35 – Building and Grounds Superintendent	2X FT – Recreation Specialists
	3X FT – Utility Workers
	2X PT – Seasonal support staff
	0.35 – Building and Grounds Superintendent
Total – 3.8 Staff	Total – 10.3 Staff

*We would need a minimum of two administrative assistants if we have separate entrances for the senior center and senior community center

Staff has reviewed these extensively and discussed them with the Task Force and we believe this is the minimum necessary to add this size of a new building to our portfolio. Directors Opsommer and Wisinski will be available to discuss the staff plans.

The operations costs have been modeled extensively, based on work originally done for the Younkers proposal in 2024. Starting in year three, total operating costs are estimated to follow this model. Staff will be able to speak directly to each category at the Board meeting.

Annual Operating Budget - Year 1 of Opening

Category	Senior Center Only (20,007 SF)	Senior Community Center (53,784 SF)
Utilities & Insurance	\$64,047.00	\$165,159.00
IT Equipment & Infrastructure	\$16,900.00	\$20,700.00
Personnel	\$316,472.50	\$863,020.50
Motor Pool & Building and Grounds Maintenance	\$149,722.00	\$317,886.00
Office Supplies/Community & Event Promotion/Programing Supplies	\$22,000.00	\$52,500.00
Total:	\$569,141.50	\$1,419,265.50

There is a small scenario where some of these costs could be reduced. Currently, there is approximately \$550,000 in fund balance from the existing Community Services Millage, which is partially used to fund the existing senior center. There are options to utilize these funds to offset some costs from the operations noted above, potentially lowering some operations costs. If we purchase the network hardware for the new building, fund preventative maintenance of the parking lot, grounds maintenance during construction, and all of the motor pool acquisitions for the Senior Center option and over half of the motor pool acquisitions for the Senior & Community Center, we can potentially save 7.86% on the annual operation costs for the Senior Center option and 3.51% for the Senior & Community Center option. This would, however, put the facility in the position of not having a fund balance of any substantive size for the first few years. This is an item that Staff is happy to discuss further.

This is a major distillation of seven months of the Task Force’s work, but accurately represents the path taken to get to the recommendations that were made. Staff and our partners Progressive look forward to discussing this matter and talking next steps to move this major initiative forward.

Senior & Community Center Revenue Metrics and Assumption Description – Amended

Facility Annual Revenue			
Revenue Type	Senior Only	Senior & Community Center (full capacity)	Senior & Community Center (65% capacity)
Membership Single Resident Fees	\$6,500	\$6,500	\$6,500
Membership Single Non-Resident Fees	\$8,400	\$8,400	\$8,400
Massage/Reflex	\$1,733	\$1,733	\$1,733
Fitness/Exercise Programs	\$2,224	\$2,224	\$2,224
Sponsorships (assumed 4 per year at \$300)	\$1,200	\$1,200	\$1,200
Meeting Rooms	\$0	\$514,800	\$334,620
Basketball/Volleyball/Pickleball/Camps/Drop-ins	\$0	\$131,600	\$85,540
Revenue Subtotal	\$20,057	\$666,457	\$440,217

Senior Center Memberships and Revenue

- Current fees are \$25/year resident and \$35/year non-resident
- Assumed **500 members**
 - 53% Resident
 - 47% Non-resident
- **Massage/Reflexology** numbers based on October Metric Report
 - (722 duplicated participants * 16% usage) (\$15/person) = \$1,733
- **Fitness/Exercise Programs** include jazzercise, Tai Chi I&II, and yoga
 - (722 duplicated participants * 44% usage) (\$7/person)
- **Sponsorship:** \$300 per event, assuming 4 events per year
- The meeting rooms will not be for rent

Senior & Community Center

- No additional annual membership

SCC Gym

- **Pickleball**
 - 250 players at \$50 per year = \$12,500
- **Basketball Leagues** (Dec-Apr)
 - 300 players at \$75 per year = \$22,500
 - Based on clinics held in Haslett school gyms
- **Volleyball Leagues** per Team (Dec-Apr)
 - 24 teams at \$150 per team = \$3,600
- **Camps/Clinics**
 - Sporties 550 per outdoor season

- Basketball Camp 500 per season
- Rugby/volleyball/baseball/softball/soccer clinics 500 per season
 - 1000 participants at \$80/person = \$80,000
- **Drop-ins**
 - 25 people per week * 52 weeks per year = 1300 players at \$10/person/visit = \$13,000

SCC Meeting Rooms (assumptions)

- **40-person multi-purpose room**
 - M-F 4pm – 8pm (20 hours * \$50 = \$1,000/week*52 weeks = \$52,000 annually)
 - S-Sun 8am – 8pm (8 per day * 2 days * \$50 = \$800/week*52 weeks= \$41,600 annually)
 - \$93,600 annually Monday-Sunday
 - Conservative number of hours Saturday/Sunday (8) based on weekend needs
- **100-person sectioned meeting room**
 - M-F 4pm – 8pm (20 hours * \$75 = \$1,500/week*52 weeks = \$78,000)
 - S-Sun 8am – 8pm (8 per day * 2 days * \$75 = \$1,200/week*52 weeks = \$62,400)
 - \$140,400 annually Monday-Sunday
 - Conservative number of Saturday/Sunday hours (8) based on weekend needs
- **120-person multi-purpose room**
 - M-F 4pm – 8pm (20 hours * \$150 = \$3,000/week*52 weeks = \$156,000 annually)
 - S-Sun 8am – 8pm (8 per day * 2 days * \$150 = \$2,400/week*52 weeks = \$124,800 annually)
 - \$280,800 annually Monday-Sunday
 - Conservative number of Saturday/Sunday hours (8) based on weekend needs

SCC - Meeting Rooms				
Room/Use	Cost per Hour	Average Hours per Week	Weekly Revenue	Annual Revenue
40 Space – 4/night M-F & 8/day S-Sun	\$50	36	\$1,800	\$93,600
100 Space – 4/day/night M-F & 8/day S/Sun	\$75	36	\$2,700	\$140,400
120 Space – 4/night & 8/day S/Sun	\$150	36	\$5,400	\$280,800
Meeting Annual Room Revenue Subtotal			\$9,900	\$514,800

Gym Use			
Activity	Cost per Person/Team	Average Participants per Year	Annual Revenue
Pickleball	\$50	250	\$12,500
Basketball Leagues (Dec-April)	\$75	300	\$22,500
Volleyball (Dec-Apr) (per team)	\$150	24	\$3,600
Camp/Clinics	\$80	1000	\$80,000
Drop-ins	\$10	1300	\$13,000
Gym Annual Revenue Subtotal			\$131,600

SCC Meeting/Gym Annual Revenue **\$646,400** Does not include MSC Activities

Meridian Township Senior Center - No Gym

CONCEPTUAL PROGRAM 03-10-2025

Notes

CONCEPTUAL PROGRAM 03-10-2025					Notes
Greeting & Reception					870
Vestibule (Main Entry)	1 @	150 s.f.	=	150 s.f.	150 Weather barrier
Vestibule (Secondary Entry)	1 @	120 s.f.	=	120 s.f.	120 Weather barrier
Lobby with Seating for Four	1 @	400 s.f.	=	400 s.f.	400 Soft seating area for waiting
Reception Desk / Work Station	1 @	200 s.f.	=	200 s.f.	200 Large enough for two staff
Administrative Offices					1,160
Director	1 @	150 s.f.	=	150 s.f.	150
Admin. Assistant Work Station	1 @	100 s.f.	=	100 s.f.	100
Admin. Office	1 @	120 s.f.	=	120 s.f.	120
Admin. Assistant / Receptionist (area listed above)	1 @	0 s.f.	=	0 s.f.	0
Work / Copy Room	1 @	190 s.f.	=	190 s.f.	190
Break Room / Lounge with Kitchenette	1 @	500 s.f.	=	500 s.f.	500
Storage	1 @	100 s.f.	=	100 s.f.	100
Activity Areas					5,550
Primary Activity / Conversation and Lounge	1 @	1,100 s.f.	=	1,100 s.f.	1,100 Soft seating, tables & chairs
Hospitality / Self-Serve Coffee	1 @	300 s.f.	=	300 s.f.	300 Sink, small refrig, coffee maker
Fireside Seating Area	1 @	575 s.f.	=	575 s.f.	575
Library Shelving	1 @	250 s.f.	=	250 s.f.	250
Billiards Room	1 @	400 s.f.	=	400 s.f.	400 Two 8' tables, recreational area
Table Tennis Room	1 @	730 s.f.	=	730 s.f.	730 Two tables, recreational area
Storage	1 @	100 s.f.	=	100 s.f.	100
Multi-Purpose Room for 40	1 @	720 s.f.	=	720 s.f.	720 18 sf / person
Table / Chair Storage	1 @	100 s.f.	=	100 s.f.	100
Activity / Classroom for up to 35	1 @	525 s.f.	=	525 s.f.	525 15 sf / person
Small Group Meeting / Conference Room for up to 12	1 @	250 s.f.	=	250 s.f.	250 Moveable tables and chairs
Senior Women's Toilet Room	1 @	200 s.f.	=	200 s.f.	200 3 toilets, 2 sinks
Senior Men's Toilet Room	1 @	200 s.f.	=	200 s.f.	200 1 toilet, 2 urinals, 2 sinks
Janitor Closet	1 @	100 s.f.	=	100 s.f.	100
Senior Focused Wellness					3,050
Multi-Purpose Activity Room	1 @	1,300 s.f.	=	1,300 s.f.	1,300 Group exercise
Equipment Storage	1 @	250 s.f.	=	250 s.f.	250
Wellness Equipment Room	1 @	1,300 s.f.	=	1,300 s.f.	1,300 Exercise Equipment
Massage / Reflexology Room(s)	2 @	100 s.f.	=	200 s.f.	200
Building Support					910
Women's Toilets	1 @	200 s.f.	=	200 s.f.	200
Men's Toilets	1 @	200 s.f.	=	200 s.f.	200
Family Toilet	1 @	110 s.f.	=	110 s.f.	100
Custodial	1 @	110 s.f.	=	110 s.f.	110
General Building Storage	1 @	300 s.f.	=	300 s.f.	300
Program Area Sub-Totals					11,540
Factor for Walls, Mechanical, Electrical and Public Circulation (35% of program area)					4,039
Total Senior Center Building Area					15,579

Meridian Township

Senior Center + Community Center with Gym

CONCEPTUAL PROGRAM 03-10-2025

Notes

Senior Center Conceptual Program Areas		
Greeting & Reception		870
Administrative Offices		1,160
Activity Areas		5,550
Senior Focused Wellness		3,050
Building Support		910
Program Area Sub-Totals		11,540
Factor for Walls, Mechanical, Electrical and Public Circulation (35% of program area)		4,039
Total Senior Center Building Area		15,579

Community Center Greeting & Reception					1,170
Vestibule (Community Center Main Entry)	1 @	150 s.f.	=	150 s.f.	150
Lobby with Seating for Six	1 @	500 s.f.	=	500 s.f.	500
Reception Desk / Work Station	1 @	200 s.f.	=	200 s.f.	200
Equipment Lending Room / Storage	1 @	200 s.f.	=	200 s.f.	200
Vending	1 @	120 s.f.	=	120 s.f.	120
Community Center Administrative Offices (Additional to Senior Center Offices)					1,230
Market Manager Work Station	1 @	100 s.f.	=	100 s.f.	100
Intern Work Station	1 @	100 s.f.	=	100 s.f.	100
Intern Work Station	1 @	100 s.f.	=	100 s.f.	100
Admin. Assistant / Receptionist (area listed in reception)	1 @	0 s.f.	=	0 s.f.	0
Admin Office (Parks & Rec Specialist Office)	1 @	120 s.f.	=	120 s.f.	120
Admin Office (Parks & Rec Specialist Office)	1 @	120 s.f.	=	120 s.f.	120
Admin Office (Parks & Rec Specialist Office)	1 @	120 s.f.	=	120 s.f.	120
Parks & Rec Specialist New Center Work Station	1 @	100 s.f.	=	100 s.f.	100
Parks & Rec Specialist New Center Work Station	1 @	100 s.f.	=	100 s.f.	100
Conference Room (8) people	1 @	270 s.f.	=	270 s.f.	270
Storage	1 @	100 s.f.	=	100 s.f.	100
Meeting Rooms					3,280
Multi-Purpose Room for 120 (Tables and chairs on a flat floor)	1 @	2,160 s.f.	=	2,160 s.f.	2,160
Raised Platform	1 @	200 s.f.	=	200 s.f.	200
Ramp / Steps	1 @	120 s.f.	=	120 s.f.	120
Table / Chair Storage	1 @	200 s.f.	=	200 s.f.	200
Warming Kitchen	1 @	600 s.f.	=	600 s.f.	600
					18 sf / person
					16" higher than main floor
					Required by ADA
Community Center Activity Space					2,280
Activity / Meeting Room for up to 120 (with folding partitions to subdivide)	1 @	2,160 s.f.	=	2,160 s.f.	2,160
Table / Chair Storage	1 @	120 s.f.	=	120 s.f.	120
					18 sf / person
Community Multi-Sport Gym					14,900
Open Court Area (2 Full Court Basketball, 2 Volleyball, 6 Pickleball)	1 @	14,600 s.f.	=	14,600 s.f.	14,600
As the level of competition changes, so do the court dimensions. High school courts are normally 84 feet long by 50 feet wide, or 4,200 sq ft. With the recommended safety zone of 3 – 10 feet, the total square footage for each court is between 5,100 and 6,800 square feet. Includes areas for spectator seating on bleachers					
Gym Equipment Storage	1 @	300 s.f.	=	300 s.f.	300
Youth Recreation Program					5,000
Community Center Support					1,610
Women's Toilets with Changing / Locker Area	1 @	700 s.f.	=	700 s.f.	700
Men's Toilets with Changing / Locker Area	1 @	700 s.f.	=	700 s.f.	700
Family Toilet / Changing	1 @	110 s.f.	=	110 s.f.	100
Custodial	1 @	110 s.f.	=	110 s.f.	110
					No showers
					No showers
Community Center Program Area Sub-Totals					28,300
Factor for Walls, Mechanical, Electrical and Public Circulation (35% of program area)					9,905
Total Community Center Building Area					38,205

Total Building Area If Programs Are Combined					53,784
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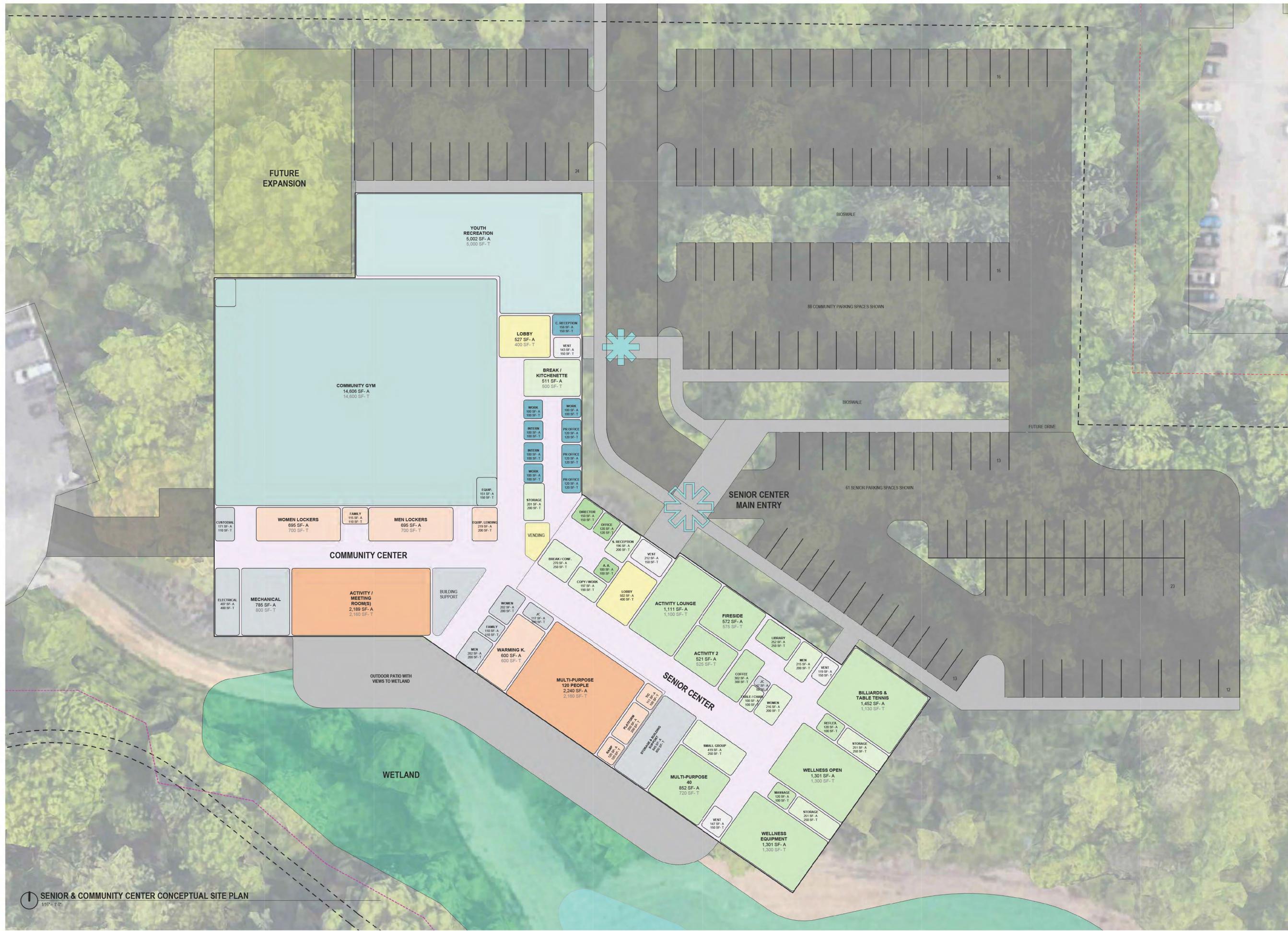
SENIOR CENTER CONCEPTUAL PLAN
1/16" = 1'-0"



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SENIOR & COMMUNITY CENTER CONCEPTUAL SITE PLAN
 1/16" = 1'-0"

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1 SENIOR & COMMUNITY CENTER CONCEPTUAL SITE PLAN
1" = 40'



Greenville YMCA

Budget Benchmarking



Greenville YMCA features a multipurpose room, meeting rooms, offices and breakroom, single full size basketball gym with volleyball, elevated jogging track, yoga room, fitness room and locker rooms.



Estimate for Summer 2024 Bidding		\$/SF	Cost
Building SF = 32340			
2024 Estimated Cost	\$	357	\$ 11,545,380
2026 Escalated Construction Cost	\$	387	\$ 12,526,737
Including FF&E/AE Design Fees/Contingency (+22%)		\$ 473	
Site Clearing, Grading & Storm Water Mitigation (Inc. fees, contingency, escalation, etc)			\$ 1,946,000

Senior Center (No Gym)	15,579	SF	\$ 597	\$ 9,300,000
Senior & Community Center (One Gym)	53,784	SF	\$ 509	\$ 27,400,000

The probable costs are extrapolated from existing projects as indicated and combined on Programming square foot numbers. A thorough investigation and a complete design will be necessary to determine the exact scope of work and associated costs applied to a specific site.

Portage Zhang Senior Center

Budget Benchmarking



The Portage Zhang Senior Center features a multipurpose room with a capacity to seat 330 people, a courtyard with an outdoor fireplace, an outdoor terrace for warm-weather activities, recreational space for pickleball, basketball, and other activities, fitness space, a center promenade for indoor walking, a commercial kitchen, a coffee shop, dedicated space for games and reading, and a health clinic.



	\$/SF	Cost
Bid Summer 2020		
Building SF = 36,694		
2020 Construction Cost	\$ 305	\$ 11,200,000
2026 Escalated Construction Cost	\$ 440	\$ 15,250,000
Including FF&E/AE Design Fees/Contingency (+22%)	\$ 536	
Site Clearing, Grading & Storm Water Mitigation (Inc. fees, contingency, escalation, etc)		\$ 1,946,000

Senior Center (No Gym)	15,579	SF	\$ 661	\$ 10,300,000
Senior & Community Center (One Gym)	53,784	SF	\$ 573	\$ 30,800,000

The probable costs are extrapolated from existing projects as indicated and combined on Programming square foot numbers. A thorough investigation and a complete design will be necessary to determine the exact scope of work and associated costs applied to a specific site.



To: Board Members
From: Courtney Wisinski, Director of Parks and Recreation
Date: May 1, 2025
Re: Updated Memorandum of Understanding between Meridian Township and the Friends of Historic Meridian

The Friends of Historic Meridian, founded in 1974, is a non-profit organization dedicated to fostering an active appreciation of local history. The organization operates eight historic buildings that make up the Meridian Historical Village, located in Central Park in Okemos. Each year, the Village hosts more than 2,700 elementary students, and its chapel serves as a venue for multiple weddings.

The Township owns both the land and the buildings within the Historical Village. These structures are leased to the Friends of Historic Meridian for \$1 per term. A Memorandum of Understanding (MOU) between Meridian Township and the Friends of Historic Meridian was adopted on February 8, 2012, to guide the maintenance and operational responsibilities of the Village.

Over time, the volunteer base supporting the Friends of Historic Meridian has diminished, increasing the need for assistance in maintaining the aging buildings. In response, the Parks and Recreation Director and Superintendent met with the President of the Friends of Historic Meridian and the Historical Village Executive Director to review the existing MOU and lease agreement. The group worked collaboratively to update the roles and responsibilities to better reflect the current maintenance needs.

Amendments to the MOU and Lease are noted with strikes and new information in bold print and underlined. These amendments include:

Memorandum of Understanding

- Added non-building structures to list of buildings including the windmill, corn crib, wishing well, gazebo and outhouse.
- Terms of Agreement have been changed from a two (2) year agreement to a five (5) year agreement.
- Removed the Friends of Historic Meridian's responsibility of conducting annual inspections as an extensive building assessment completed in 2023 and all significant items have been addressed. According to the amendments the exterior building maintenance will be the responsibility of the Board/Department of Parks and Recreation moving forward.
- Added all exterior structural repair and maintenance will be the responsibility of the Board/Department of Parks and Recreation.
- Added pest management to Board/Department of Parks and Recreation responsibilities.



10. A

- Removed the requirement of the office space to be in the Heathman House only. The office is currently located in the newly constructed addition of the Barnes House.
- Removal of the requirement of the Park Commission to provide public service programs in Central Park for the general public. The Friends of the Historic Meridian provide all programming for the Historic Village.
- Added advertising events to the Parks and Recreation Department's responsibilities.
- Minor verbiage changes.

Lease

- Remove the requirement of the Friends of Historic Meridian to pay the Chapel Consumer's Energy bill. The Township currently pays all utility bills for all buildings.

The Park Commission unanimously approved the amendments to the Memorandum of Understanding and Lease between Meridian Township and the Friends of Historic Meridian at the regular meeting on April 8, 2025. The Friends of Historic Meridian also reviewed and approved the MOU and Lease.

A motion is prepared for Township Board consideration:

MOVE TO APPROVE THE AMENDMENTS TO THE ATTACHED MEMORANDUM OF UNDERSTANDING AND LEASE BETWEEN MERIDIAN TOWNSHIP AND THE FRIENDS OF HISTORIC MERIDIAN.

May 1, 2025

**RESOLUTION TO AUTHORIZE MEMORANDUM OF UNDERSTANDING AND LEASE
AMENDMENTS BETWEEN MERIDIAN TOWNSHIP AND THE FRIENDS OF HISTORICAL
MERIDIAN**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Service Center, in said Township on the 8th day of May 2025 at 6:00 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____.

WHEREAS the Friends of Historic Meridian, founded in 1974, is a non-profit organization dedicated to fostering an active appreciation of local history. The organization operates eight historic buildings that make up the Meridian Historical Village, located in Central Park in Okemos; and

WHEREAS the Park Commission and Township Board are interested in the continued maintenance of Meridian Township's Historical Village; and

WHEREAS the Memorandum of Understanding (MOU) and the Lease between Meridian Township and the Friends of Historic Meridian has expired; and

WHEREAS Amendments to the MOU and Lease between Meridian Township and the Friends of Historic Meridian are suggested based on changes in membership and volunteer efforts, as well as the continuously aging buildings and structures over time; and

WHEREAS the Parks and Recreation Director and Superintendent met with the President of the Friends of Historic Meridian and the Historical Village Executive Director to review the existing MOU and lease agreement. The group worked collaboratively to update the roles and responsibilities to better reflect the current maintenance needs.

WHEREAS the Friends of Historic Meridian Advisory Board unanimously supported the amendments to the MOU and Lease between Meridian Township and the Friends of Historic Meridian.

WHEREAS, the Park Commission unanimously supported the amendments of the MOU and Lease between Meridian Township and the Friends of Historic Meridian.

NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN DOES HEREBY APPROVE THE AMENDMENTS TO THE MEMORANDUM OF UNDERSTANDING AND LEASE BETWEEN MERIDIAN TOWNSHIP AND THE FRIENDS OF HISTORIC MERIDIAN.

**FRIENDS OF HISTORIC MERIDIAN
and
CHARTER TOWNSHIP OF MERIDIAN BOARD AND PARK COMMISSION**

MEMORANDUM OF UNDERSTANDING

INTRODUCTION

In the interest of pursuing continued cooperation and understanding, and for the benefit of all persons involved, the following Memorandum of Understanding between the Friends of Historic Meridian and the Charter Township of Meridian Board and Park Commission has been developed to outline the responsibilities and commitments of each party as they relate to the Historical Village and preservation of history in Meridian Township.

STATEMENT OF CIRCUMSTANCE

The Charter Township of Meridian owns the Meridian Historical Village, including eight (8) structures, supporting features and surrounding grounds. The eight structures include: "Proctor Tollgate House", the "Grettenberger Farmhouse", the "Randall School House", the "Unruh Barn", the "Barnes House", the "Heathman-Herre House", the "Perkins/Copland Log Cabin" and the "Village Chapel", **and the windmill, corn crib, wishing well, gazebo, and outhouse.** The Township's interest in the Historical Village is held by the Township Board.

The Friends of Historic Meridian (FHM) is an independent, educational non-profit organization with separate 501(c) (3) status. FHM lease the buildings in the Historical Village from the Township for the purpose of providing a Historical Village for public access.

The Meridian Township Park Commission is a five-member elected body of Meridian Township. The Commission is empowered to manage park and recreation facilities on behalf of the Township. The Historical Village is a facility within Central Park and is subject to the policies and regulations established by the Park Commission.

TERM OF AGREEMENT

This agreement will become effective upon the date of the last signature listed below and will remain effective for ~~two (2) years~~ **five (5) years**, at which time the agreement shall automatically be renewed, unless, 30 days in advance of expiration, one or more of the parties listed below requests that the agreement not be renewed. Amendments may be made to this agreement upon the written consent of all parties listed above.

RESPONSIBILITIES OF PARTIES

Friends of Historic Meridian (FHM) agree to the following:

- FHM shall restore, maintain, clean, and furnish the interior ~~and exterior~~ of the following structures in the Historical Village: the "Proctor Tollgate House", the "Grettenberger Farmhouse", the "Randall School House", the "Unruh Barn", the "Barnes House", the "Heathman-Herre House" the "Perkins/Copland Log Cabin", the "Village Chapel" **and the windmill, corn crib, wishing well, gazebo, and outhouse** in accordance with any leases in existence for each structure. Said work shall include but not be limited to: sweeping; mopping; dusting; wallpapering; painting, structural repair; water, sewer, plumbing, electrical and ~~heating installation~~, repair and maintenance; ~~security system installation~~, repair and ~~upkeep~~ **maintenance**; light-bulb replacement; window and door repair. ~~exterior maintenance including siding, roofing, etc.; and capital improvements.~~
- FHM may solicit, organize, run, staff and administer programs in the Historical Village.
- FHM will provide board meeting minutes to the Park Commission on a regular basis.
- FHM shall secure funds to conduct all responsibilities it has agreed to pursuant to this Memorandum of Understanding.
- ~~• FHM shall provide the Director of Parks and Recreation the Security Alarm contact list.~~
- FHM shall install and maintain landscaping surrounding the buildings in the Historical Village, including the flower gardens, vegetable garden and tree plantings, or shall coordinate such landscaping and other improvements with volunteers or other groups. FHM shall secure written approval from the Park Commission prior to installing, removing, relocating or otherwise changing any landscaping and/or site structure in the Historical Village.
- FHM shall transmit any and all budget requests in writing to the Park Commission by April 1st of each year for recommendation and submission to the Township Board in accordance with the Township's budgetary calendar.
- FHM shall abide by all applicable Meridian Township Ordinances, rules or policies in all their practices.

- FHM shall submit a calendar of events to the Meridian Township Parks and Recreation Department Office by the 15th day of the previous month. Any use by FHM of the Village grounds and/or Central Park must be coordinated with the Director of the Parks and Recreation.
- ~~FHM shall be responsible for having maintenance inspections conducted annually on the structures and for providing those records to the Park Commission by December 31 of each year.~~
- FHM shall put forth a good faith effort to communicate openly and appropriately regarding all areas of mutual interest. This communication shall include but not be limited to exchanging newsletters (Gate Keeper, flyers, brochures, etc.), Board Meeting minutes and attending meetings where necessary.

Charter Township of Meridian Board (Board) agrees to the following:

- The Board shall ensure that Township maintenance staff mow the grass and remove trash in the Village, in accordance with the township's regular maintenance schedule. Special mowing or trash removal requests are to be directed to the Parks and **Land Preservation Superintendent** and ~~Grounds Maintenance Division~~ and will be performed as able.
- The Board shall ensure that Township maintenance staff clear the sidewalks of snow, in accordance with the regular maintenance schedule. Special snow removal or salting requests are to be directed to the Parks and **Land Preservation Superintendent** and ~~Grounds Maintenance Division~~ and will be performed as able. The Township will not guarantee that snow will be removed before 12:00 noon. Snow will not be removed from the sidewalks on the weekends.
- **The Board shall ensure that exterior structural repair and maintenance including siding, roofing, etc., and capital improvements, in accordance with work order schedules and budget allotment.**
- **The Board shall ensure the facilities located at the Meridian Historical Village receive pest management as necessary to maintain the integrity of the structures.**

Charter Township of Meridian Park Commission (Commission) agrees to the following:

- The Commission may provide limited capital improvement funds, upon request of FHM, from the Park Millage and/or General Fund.
- The Commission shall provide adequate office space in the **Barnes House** "~~Heathman Herre House~~" for FHM use.

- ~~• The Commission shall work cooperatively with FHM to provide whenever possible public service programs in Central Park for the general public.~~
- The Commission shall put forth a good faith effort to communicate openly and appropriately regarding all areas of mutual interest. This communication shall include but not be limited to exchanging newsletters, meeting minutes and attending meetings where necessary.

The Meridian Township Parks and Recreation Department shall:

- Coordinate all activities mentioned here-in on behalf of the Township.
- Shall serve as the liaison between FHM, the Township Board, and the Park Commission.
- **The Department shall advertise events** and coordinate reservation of all park facilities.

RESERVATION OF FACILITIES

Meridian Township Parks and Recreation Department reserves all park and recreation facilities on a first come-first serve basis, in accordance with the Parks Ordinance and the Rules and Regulations on Park Reservations as amended. All requests for use of the Historical Village buildings will be referred to the FHM Executive Director or designee.

FHM Executive Director or designee may accept reservations for use of the Historical Village buildings. It is the responsibility of FHM to coordinate the reservation with the Parks and Recreation Office to avoid potential scheduling conflicts. Requests to reserve Central Park must be directed to the Parks and Recreation Office.

CHARGING OF FEES

FHM may charge visitors a fee to use the buildings in the Historical Village. They may also charge a participation fee for FHM sponsored activities. However, FHM may not restrict public access to the Village grounds, charge a fee for public access to the Village grounds or structures for non-FHM program visitors, or prohibit access to the grounds by the public.

The Township parks are free and open to all visitors, regardless of their ability to pay.

RESOLUTION OF CONFLICTS

If any conflicts arise in interpretation or practice of this Memorandum of Understanding, the Township Board, as legal owners of the property and buildings, shall have final authority. Persons wishing to appeal any policy, regulation or decision of FHM related to the Village or grounds may do so to the Park Commission. Persons wishing to appeal any policy, regulation or decision of the Park Commission related to the Village, grounds or Central Park, may do so to the Township Board, in accordance with the Meridian Township Park Ordinance.

AMENDMENTS

Modifications, amendments or waivers of any provisions of this Memorandum of Understanding may be made only by the written mutual consent of the parties hereto or order of a court of competent jurisdiction.

SIGNATURES

Meridian Township Board

Scott Hendrickson, Supervisor / Date

Angela Demas, Clerk / Date

Meridian Township Park Commission

Mary Nardo-Farris, Chair / Date

Meridian Township Park Commission

Holly Cordill, Executive Director / Date

Renee Tierney, President / Date

**Meridian Township Board and Park Commission and
Friends of Historic Meridian
LEASE**

THIS LEASE, made and entered into this 5th day of July, 2011, by and between **THE CHARTER TOWNSHIP OF MERIDIAN**, whose principal offices are located at 5151 Marsh Road, Okemos, Michigan 48864-1198 (hereinafter referred to as the "LESSOR") and **FRIENDS OF HISTORIC MERIDIAN**, a non-profit volunteer organization (hereinafter referred to as the "LESSEE").

WHEREAS, the Lessor hereby leases to the Lessee the buildings known as the "Proctor Tollgate House", the "Grettenberger Farmhouse", the "Randall School House", the "Unruh Barn", the "Barnes House", the "Heathman-Herre House", the "Perkins/Copland Log Cabin" and the "Village Chapel" located on certain properties owned by the Charter Township of Meridian, north of the Meridian Charter Township Municipal Building in Central Park for the purpose of interior and exterior renovation, office space for the Friends of Historic Meridian, and to provide educational programs and special events for the community. Said interior and exterior restoration and renovation shall be for the purpose of preserving and promoting the history of Meridian Township for the education and enjoyment of all Township and area residents and shall be under the control of and at the expense of the Lessee. The Lessee shall have free access across Lessor's land for the above purposes.

NOW, THEREFORE, for and in consideration of the mutual covenants hereinafter contained, **IT IS HEREBY AGREED**, as follows:

FIRST: AREA LEASED AND AUTHORIZED USE.

The displays in the Leased Premises shall:

- A. be removable unless prior written approval is received by the LESSEE from the LESSOR's Park Commission.
- B. relate to the Leased Premises, Meridian Township Historical Village, the LESSEE, the LESSOR's parks, or other related topics as mutually agreed to by the LESSEE and the LESSOR's Park Commission.
- C. be approved in writing by the LESSOR's Park Commission, in consultation with the LESSEE, prior to construction.
- D. be constructed either by the LESSEE or the LESSOR, or their designee.

- E. Upon termination of this lease, the buildings shall be left by the LESSEE in their restored and renovated form.
- F. Upon termination of this lease, all buildings shall be left by the Lessee in their restored and renovated form and any restoration or renovation shall immediately become a part of the property of the LESSOR.

In addition to the authorized uses stated above, the LESSEE may display and sell the LESSEE's publications and souvenirs in the display area of the Leased Premises.

All building uses, changes, additions, or improvements, beyond general maintenance, must be approved in writing by the LESSOR's Park Commission, in consultation with the LESSEE, prior to implementation. Any violation of this condition shall be considered a material breach of this Lease and may result in termination of this Lease.

SECOND: LEASE TERM AND TERMINATION. This Lease shall commence on the date on which it is fully signed by the representatives of both the LESSOR and the LESSEE, which is the date set forth in the introductory paragraph on page 1 of this Lease. This Lease will remain effective for two years, at which time the parties to the lease may extend the lease, on an annual basis, until it is renewed and/or replaced by a subsequent lease or terminated.

Notwithstanding any other provision in this Lease to the contrary, this Lease may be terminated at any time for any reason by either the LESSOR or the LESSEE upon thirty (30) days prior written notice to the other party. Upon termination of this Lease, the LESSEE must vacate the Leased Premises within sixty (60) days of the date on which notice of termination was given. Also, upon termination of this lease, the buildings shall be left by the Lessee in their restored and renovated form.

THIRD: RENT. In consideration of this lease, the LESSEE shall pay the LESSOR the sum of ONE AND NO/100 DOLLARS (\$1.00) for the initial term of this Lease which expires on December 31, 2012. In the event the term of this Lease is extended, the LESSEE shall pay the LESSOR the rental fee which is mutually agreed upon by the LESSOR and the LESSEE for the term for which the Lease is extended.

FOURTH: RESPONSIBILITIES OF THE LESSEE. The LESSEE shall have the following responsibilities with respect to the Leased Premises:

- A. Provide staffing for the Leased Premises for authorized uses.
- B. Be open to the public and provide a staff person/volunteer on the leased premises for as many hours as possible on weekend.

- C. Post the schedule when open in a public location. The schedule in which the Leased Premises is to be open to the public shall be as mutually agreed upon by the LESSOR's Director of Parks and Recreation and the LESSEE.
- D. Maintain all buildings related to LESSEE'S use of the Leased Premises.
- E. Shall maintain and regularly clean the interior of the Leased Premises.
- F. Provide office furniture and telephone.
- ~~G. Install and maintain security system.~~
- ~~H. Chapel Consumers' Energy Bill (New Payable 113rd of total yearly bill in 2011, 2/3rds of total yearly bill in 2012 and 100% in 2013 and after)~~

FIFTH: RESPONSIBILITIES OF THE LESSOR. The LESSOR shall be responsible for providing the following with respect to the Leased Premises:

- A. Fund the cost of utilities for the buildings in the Historical Village from the General Fund (~~except the Chapel as described in H above~~) including monthly water, sewer, gas and electrical.
- B. Maintain fire insurance and general casualty insurance of said buildings.
- C. **Install and maintain security system.**

SIXTH: PROHIBITED CONDUCT. It is expressly understood and agreed by the LESSEE that the following types of conduct on the Leased Premises are prohibited:

- A. Making permanent changes to the Leased Premises that are inconsistent with historic preservation or presentation of the structures unless approved by the LESSOR's Park Commission in writing.
- B. Storing of records other than records of an historical nature or necessary for operation of the LESSEE's office.

SEVENTH: RIGHT OF LESSOR TO ENTER LEASED PREMISES. Notwithstanding any of the provisions contained in this Lease, the LESSOR shall have the right to enter upon the Leased Premises or any part thereof at reasonable times for the purpose of examining the same or making such repairs or alterations as may be necessary for the safety and preservation thereof.

EIGHTH: FURNITURE OR APPLIANCES BELONGING TO LESSEE. It is understood and agreed that any furniture or appliances placed by the LESSEE in the Leased Premises prior to or during the term of this Lease, are to be and remain the property of the LESSEE, and the LESSEE shall have the right to remove the

same any time before or within 60 days following the termination of this Lease, including any renewal or extensions thereof.

NINTH: KEEPING THE LEASED PREMISES IN COMPLIANCE WITH THE LAW. It is a condition of this Lease that the LESSEE keep the Leased Premises at all times in full compliance with all applicable codes, licensing requirements, regulations, statutes and ordinances commensurate with the intended use thereof, excepting conditions caused by the LESSOR, its agents' or employees' activities. If the LESSEE fails to comply with this condition, the LESSOR may terminate this Lease, such termination being effective immediately on the date the LESSOR'S Notice of Termination is delivered to the LESSEE.

TENTH: DESTRUCTION OF LEASED PREMISES. In the event of a total or partial destruction of the Leased Premises by fire or otherwise, which results in the inability to use the leased premises, this Lease shall apply to the remaining structures.

ELEVENTH: LESSOR'S AND LESSEE'S REPRESENTATIVES. For the purpose of this Lease and all approvals, after initial authorization by the LESSOR's Park Commission and by the LESSEE, all subsequent approval of uses of the Leased Premises shall be reviewed by the LESSOR's Director of Parks and Recreation and the LESSEE's Executive Director for daily decisions regarding this Lease. Regular review, renewal or termination of this Lease, however, shall be made by the LESSOR's Park Commission and LESSEE.

TWELFTH: WAIVERS. No failure or delay on the part of either of the parties to this Lease in exercising any right, power or privilege set forth herein shall operate as a waiver thereof, nor shall a single or partial exercise of any right, power or privilege preclude any other or further exercise of any other right, power or privilege.

THIRTEENTH: AMENDMENT. Modifications, amendments or waivers of any provision of this Lease may be made only by the written mutual consent of the parties hereto or order of a court of competent jurisdiction.

FOURTEENTH: TRANSFERABILITY OF LEASE. The covenants and conditions of this Lease are not transferable to the successors and assigns of the parties hereto.

FIFTEENTH: DISREGARDING SECTION TITLES. The titles of the sections set forth in this Lease are inserted for the convenience of reference only and shall be disregarded when construing or interpreting any of the provisions of this Lease.

SIXTEENTH: COMPLETENESS OF THIS LEASE. Except for the Memorandum of Understanding between the LESSOR and LESSEE, this Lease

contains all of the terms and conditions agreed upon by the parties hereto. No other agreements, oral or otherwise, regarding the subject matter of this Lease or any part thereof shall have any validity or bind any of the parties hereto, unless amendments are made pursuant to Section 13.

SEVENTEENTH: INVALID PROVISIONS. If any provision of this Lease is held to be invalid it shall be considered to be deleted and the remainder of this Lease shall not be affected thereby. Where the deletion of the invalid provision would result in the illegality and/or unenforceability of this Lease, this Lease shall be considered to have terminated as of the date in which the provision was declared invalid.

EIGHTEENTH: CERTIFICATION OF AUTHORITY TO SIGN LEASE. The persons signing on behalf of the parties hereto certify by their signatures that they are duly authorized to sign this Lease on behalf of said parties and that this Lease has been authorized by said parties.

IN WITNESS WHEREOF, the authorized representatives of the parties hereto have fully executed this Lease on the day and year first above written.

WITNESSED BY:

LESSOR: CHARTER TOWNSHIP OF MERIDIAN

Scott Hendrickson, Supervisor / Date

Angela Demas, Clerk / Date

LESSEE: FRIENDS OF HISTORIC MERIDIAN

Holly Cordill, Executive Director / Date

Renee Tierney, President / Date



To: Township Board
From: Tim Dempsey, Township Manager
Date: May 2, 2025
Re: Pierce Contender Fire Engine

At the [December 17, 2024 meeting](#), the Township Board approved disposal of an outdated Pierce Contender fire engine. The vehicle was manufactured in 1998 and while it runs, its pump is no longer functioning and the useful life is fully expended for Township fire service. One of the Township mechanics determined the value is in the \$7,000 to \$10,000 range.

The Township has received an offer to purchase the fire engine from Santa's First Responders for \$7,000. The nonprofit intends to utilize it for charitable purposes in the community. If the Board is interested in considering this offer, staff will have a purchase agreement for the Board's consideration at the May 20 meeting. Any sale would be as is with no guaranties or warranties as to its condition or performance.

Attachment:

1. Letter of Intent from Santa's First Responders



2362 Sower Blvd.
Okemos, MI 48864
santasfirstresponders@gmail.com
501(c)3 Charitable Organization
Federal EIN #84-3904968

28 April 2025

Founded in 1990, Santa's First Responders is dedicated to bringing hope and happiness to children facing hardships. Every year, our team of compassionate first responders connects with children in need, offering support, heartfelt gifts, and encouragement to lift their spirits. What started as a small effort has grown into a powerful, community-driven movement committed to making a positive impact in young lives.

To help further our mission, we intend to purchase the 1998 firetruck the Meridian Township Fire Department has de-comissioned. The proposed price between the Charter Township of Meridian (owner) and Santa's First Responders (purchaser) is \$7,000. We intend to pay the entire amount in one installment prior to taking possession of the firetruck.

We look forward to the Township Board's decision on this matter.

Warm regards,

A handwritten signature in black ink, appearing to read "Rick Grillo", written in a cursive style.

Rick Grillo
Treasurer
santasfirstresponders@gmail.com