

1. CALL MEETING TO ORDER
2. ROLL CALL
3. MISSION: Set the standard in creating an entrepreneurial culture; be the example for revitalization of our business districts and be the leaders in building sustainable public/private partnerships.
4. APPROVAL OF AGENDA
5. CONSENT AGENDA
  - A. Minutes –Meeting May 1, 2025
  - B. Development Projects
  - C. Welcome New Member- Adam Hodges
6. COMMUNICATIONS
7. PUBLIC REMARKS
8. OLD BUSINESS
9. NEW BUSINESS
  - A. Annual Training- MEDC updates and Development Incentives
    - i. [MEDC Investment Based Crowdfunding Field Guide.](#)
  - B. EDC Budget
  - C. Annual Economic Development Strategy Review
10. REPORTS/OPEN DISCUSSION
11. PUBLIC REMARKS
12. NEXT MEETING DATE
  - A. July 3, 2025 7:30am
13. ADJOURNMENT



Charter Township of Meridian  
Meridian Economic Development Corporation  
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864  
Thursday, May 1, 2025– Minutes -DRAFT

**Members**

**Present:** Treasurer Phil Deschaine, Dave Ledebuhr, Nate Ide, Adam Carlson, Sai Turlapati, David Fosdick, and Trustee Kathy Sundland

**Members**

**Absent:** Joy Hazard

**Others**

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

1. CALL MEETING TO ORDER

Chair Carlson called the meeting to order at 7:35am and Member Ledebuhr read the mission statement.

2. **MISSION:** Set the standard in creating an entrepreneurial culture, be the example for revitalization of our business districts, and be the leaders in building sustainable public/private partnerships.

3. PRESENTATION

Samantha Harkins presented on the activities and initiatives that Lansing 5:01 is implementing for the region. She shared the updated website that highlights Haslett and Okemos. The organization will be transiting to a 501c (3) and she will be serving as the first CEO later this year. Ms. Harkins requested continued support from the EDC for their marketing campaign for the region.

4. APPROVAL OF THE AGENDA

**MOTION BY MEMBER LEDEBUHR TO APPROVE THE AGENDA. SUPPORTED BY MEMBER FOSDICK. MOTION PASSES 6-0.**

5. CONSENT AGENDA

- a. Minutes-Meeting March 6, 2025
- b. Development Projects

**MOTION BY MEMBER LEDEBUHR TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER FOSDICK. MOTION PASSES 6-0.**

6. COMMUNICATIONS

None.

7. PUBLIC REMARKS

None.

8. NEW BUSINESS

a. 2025 Juneteenth Celebration Support

Director Clark presented the Juneteenth event to be held on Friday, June 20, 2025 from 3:00pm-7:00pm at the Marketplace on the Green. This free community event will have a variety of vendors in attendance along with local entertainment. She is requesting a donation from the EDC to cover the cost of the Global Village performance.

**MOTION BY MEMBER LEDEBUHR TO APPROVE A \$1,500 CONTRIBUTION TO HOST THE MERIDIAN TOWNSHIP JUNETEENTH CELEBRATION ON FRIDAY JUNE 20, 2025. SUPPORTED BY MEMBER TURLAPATI. MOTION PASSES 6-0.**

b. Lansing 5:01 Contribution

Discussion was had about the importance of having a regional approach and promoting employment opportunities. There was a comment about encouraging Lansing 5:01 to host an event in Meridian Township.

**MOTION BY MEMBER FOSDICK TO APPROVE A \$2,500 CONTRIBUTION TO THE LANSING 5:01 REGIONAL COMMUNITIES MARKETING CAMPAIGN. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 6-0.**

9. OLD BUSINESS

None.

10. REPORTS/OPEN DISCUSSION

a. Township Board Updates

Trustee Sundland reported the following:

- Attended the MML Capital Conference and the MTA Annual Conference
- Celebrate Meridian will be on June 27 and 28
- Meridian Pride will be on May 31

Treasurer Deschaine reported at the May 8 Board meeting, they will be deciding on the millage question for the Senior/Community Center Project. The question will be on the ballot for an August special election.

Director Clark stated that member Dunham has resigned from the EDC and the Township Board will be reviewing an application for Adam Hodges from CBL to join the EDC in his place. She reviewed the development update, which includes the following:

- A new building has opened at Knob Hill to replace the one lost in the fire
- Contact with a car wash to replace the former Outback Steakhouse building
- Wheat Jewelers will be demolished soon

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- June 5, 2025 at 7:30am at the Township Municipal Building-Town Hall Room.

14. ADJOURNMENT

Hearing no objection, Chair Carlson adjourned the meeting at 8:19am.

New & Relocating							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
N/A	Alexander Martin Imagery	New Business Opening	1982 W. Grand River	New Commercial Development	1	Soon to Open	New photography studio to open at Meridian Mall. Tentative opening date of June 1, 2025
Meijer Gas Station Remodel	Meijer Gas Station Remodel	New Business Open	2055 Grand River	Update to exisitng Gas Station	1	Open	Canopy and exterior site improvements. Some interior remodeling to commence.

Under Construction							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Building Dept.	First phase of 150 single family home development.
Newman Equities II , LLC	Grand Reserve	Under Construction	1580 Woodland Way Okemos	Mixed Housing - Middle Housing	115	Building Dept.	Continued construction of approved 75 single family homes and 75 duplexes for rent off of Central Park, Powell Road. Duplexes to open May -June 2025
Dollar Tree #10729	Dollar Tree Retail Store	Under Construction	1589-1581 Haslett Road	New Commercial Development	1	Planning Dept. Building Dept.	Interior remodel of site to become Dollar Tree. Certificate of Occupancy may be issued by May 23 2025. Store will open to the public at the date of issuance.
DTN Property Management	Newton Pointe	Under Construction	626 Newton Road	New Commercial Development	1	Building Dept.	Planting of landscaping to separate the single family home section of this project/
Delta Dental of Michigan	Delta Dental	Under Construction	4100 Okemos Road	Exisiting Commercial Interior Renovation	1	Building Dept.	Interior remodeling of phase 1 north building underway. May receive temporary certificate of occupancy by end of May. Phase II of interior remodel to begin in June with a Fall possible completion.
Art Unlimited	Art Unlimited	Under Construction	1929 Grand River Ave.	Relocation	1	Building Dept.	Relocation of Art Unlimited. Interior construction underway.
Okemos Coffee Shop	Okemos Coffee Shop	Under Construction	1732 Hamilton Road	Redevelopment	1	Building Dept.	Redevelopment of original Midwest Power location into the Okemos Coffee House.

Meridain Retail Management II LLC	Starbucks Coffee	Under Construction	2731 Grand River Av	Redevelopment	i	Building Dept.	Construction of the Starbucks Coffee proposed at 2731 Grand River Ave.
Ashley Furnitue	Ashley Furnitue	Under Construction	1982 W. Grand River Ave	New Commercial Development	1	Building Dept.	Plans received for interior site improvements for Ashley Furniture. Soon to be issued approval for construction.
Black River Bells LLC	Taco Bell	Under Construction	2030 Grand River Ave	Renovation	1	Building Dept.	Interior plan approval for remodel of Taco Bell on Grand River. Soon to be issued approval for construction.

Under Plan Review							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Jim Giguere	Hulett Estates	<b>PUD Plan Resubmittal</b>	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7	Planning Commission	Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road.
SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290	Planning Dept. Building Dept. Engineering	Redevelopment of the remaining 19 acres at Haslett and Marsh road. Rehab an existing 10,000 sq ft building, build a new 11,000 sq ft commercial building.
N/A	Panda Express	Under Plan Review	4990 Marsh Road	New Commercial Development	1	Planning Dept.	New Application received
Austin Hamilton	1486 Haslett Road Development	New Applications	1486 Haslett Road	New Commercial Development	1	Building Dept.	Plans received to renovate the established lumber yard building at 1486 haslett road into a commercial suite and residential suite for rent unit. Commercial first floor with residential second floor is a conditional use by right.
Mister Car Wash	Mister Car Wash	New Applications	4880 Marsh Road	New Commercial Development	1	Planning Dept.	Proposed Car Wash at 4880 Marsh Road. Plans under review by Engineering, Planning Department (waiting for Drain and Road approval), and Building Department.
Wheat Jewelers	Wheat Jewelers	<b>Awaiting Applications</b>	4990 Marsh Road	Demolition	1	Building Dept.	Demolition of Wheat Jewelers buiding.

N/A	N/A	Awaiting Applications	1938 Grand River Ave(Old Chicago)	Redevelopment	1	Planning Dept	Redevelopment of the Old Chicago site to new commercial establishment.
N/A	N/A	Awaiting Request for C of O	4738 Grand River Ave	New Commercial Development	1	Building Dept.	Awaiting applications for new commercial business. Use of existing commercial to convert to same use.
	N/A	Awaiting Plans	4792 Marsh Road	New Commercial Development	1	Building Dept.	Currently under interior demo, this suite will be prepped for an existing business in Meridian Township to take over as their new location.



230 W Main St  
Ionia, MI 48846

# Statement Ending 04/30/2025

CHARTER TOWNSHIP OF MERIDIAN

Page 1 of 2

Account Number: XXXXXXXX2419

## Managing Your Accounts

Okemos

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IndependentBank.com

CHARTER TOWNSHIP OF MERIDIAN  
ECONOMIC DEVELOPMENT CORP  
MERIDIAN TOWNSHIP EDC/ACCOUNTS PAYABLE  
5151 MARSH RD  
OKEMOS MI 48864-1104

Thinking about tapping into your entrepreneurial spirit? You can earn up to \$500\* when you open a new Business ONE checking account with Independent Bank! Earn \$250\* when you deposit \$3,000 in new money within 30 calendar days of account opening and maintain that \$3,000 as a minimum balance for at least 90 calendar days. Plus, earn \$250\* when you swipe your new debit card 20 times within the first 90 calendar days of account opening. Learn more and get started at [IndependentBank.com/500-Bonus\\*](http://IndependentBank.com/500-Bonus*).

## Summary of Accounts

Account Type	Account Number	Ending Balance
BusinessFlex TM	XXXXXXXX2419	\$63,115.84

## BusinessFlex TM - XXXXXXXX2419

### Account Summary

Date	Description	Amount
04/01/2025	Beginning Balance	\$62,600.37
	2 Credit(s) This Period	\$515.47
	0 Debit(s) This Period	\$0.00
04/30/2025	Ending Balance	\$63,115.84

### Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.30%
Interest Days	30
Interest Earned	\$15.47
Interest Paid This Period	\$15.47
Interest Paid Year-to-Date	\$62.42
Average Ledger Balance	\$62,750.37

### Other Credits

Date	Description	Amount
04/22/2025	Deposit	\$500.00
04/30/2025	Credit Interest	\$15.47

### Daily Balances

Date	Amount	Date	Amount	Date	Amount
04/01/2025	\$62,600.37	04/22/2025	\$63,100.37	04/30/2025	\$63,115.84

### Interest Rate Changes

Interest Rate As Of Date	Interest Rate
04/01/2025	0.3000%





**To: Meridian Township Economic Development Corporation Members**

**From: Amber Clark, Director Neighborhoods & Economic Development**

**Date: June 5, 2025**

**Re: Annual Economic Development Corporation Member Training**

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**SUMMARY:**

The Township's development boards are directed to review best practices in economic development to effectively support redevelopment within the community. These practices are promoted by Michigan State University (MSU) Extension, the Michigan Economic Development Corporation (MEDC), and other organizations. It is strongly recommended that these practices be reviewed annually.

As part of the Township's active Redevelopment Ready Communities (RRC) status, several learning modules are available to the Economic Development Corporation (EDC). The Township first achieved RRC certification in 2017 and was recertified in 2023. This year, EDC Directors will review articles and modules to focus the EDC's potential to enhance the district.

**BACKGROUND:**

*Place, People, and Prosperity. People, Planet, and Purpose.* These guiding principles for sustainable growth and community appeal are increasingly adopted by Fortune 500 companies and economic development organizations alike. They serve as foundational pillars to align all aspects of an organization with the community's strategic plan. The EDC members are to review Module One of MEDC's [Introduction into Community Investing](#) and review [MEDC's Field Guide and Investment Training Packet](#).

**NEXT STEPS:**

Following the review of Module One and the Field Guide, EDC members will participate in a future meeting will discuss the module and prepare some strategies to begin crowdfunding to support initiatives members would like to see completed in the EDC. This strategic planning exercise will help define goals and outline actionable steps to advance economic development in Meridian Township.

There is no formal motion at this time, your concurrence is appreciated. Please review the two articles by the next EDC meeting, July 3, 2025.



To: Economic Development Corporation Members  
From: Neighborhoods & Economic Development Director Amber Clark  
Date: June 5, 2025  
RE: Annual Economic Development Strategy Review

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Our Economic Development Strategy is now a little over one year old and reflects an updated perspective on Township development since 2023. The purpose of this strategy is to ensure alignment among the Township’s planning and zoning ordinance, Master Plan, and Economic Development Strategy, so that all are working toward the same development goals. While each document may support these goals in different ways, the language and intent behind the goals should remain consistent.

The 2023 Economic Development Strategy outlines specific goals to support housing, redevelopment, and targeted initiatives aimed at creating an economically sustainable community. EDC Directors are asked to review the strategy and propose updates. Please consider the following questions during your review:

- What are our goals around housing, and how close are we to achieving them?
- What does the Master Plan implementation matrix indicate about our progress toward Planning & Zoning goals?
- What goals are missing from the Economic Development Strategy that should be included in the update?
- What insights does a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis provide about the Township, and are these reflected in the current strategy?

### [2023 Economic Development Strategy](#)

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**Budget Impacts:**

Updating the Economic Development Strategy has no direct impact on the EDC or Township budget. If the EDC determines that additional resources such as surveys, data sets, or studies are needed, these elements could have budgetary implications.

**Recommendation:**

THERE IS NO RECOMMENDATION AT THIS TIME.



To: Economic Development Corporation Members  
From: Neighborhoods & Economic Development Director Amber Clark  
Date: June 5, 2025  
RE: Proposed Budget 2026 Meridian Economic Development Corporation

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This memo provides for the general discussion of the proposed 2026 budget. The annual revenue of the Meridian Economic Development Corporation (EDC) is derived from the approved bond rating extended to Burcham Hills for its development needs. In return, Burcham Hills pays the Meridian EDC \$10,000 annually for continued use of the bond rating, which supports their financial capital stack. An EDC is authorized to function as a financial corporation for the community, with the goal of stimulating development. This can include the purchase or sale of property, crowdfunding, event and program management, and other functions as outlined in Public Act 338 of 1974.

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**Budget Impacts:**

The Meridian EDC sponsors several events throughout the year. As these events evolve, it may be beneficial to evaluate their effectiveness and determine the EDC's future level of participation. We are also exploring opportunities to strengthen our presence with organizations such as Lansing 5:01 and other groups that can help attract professionals to the area. Housing remains a significant topic of discussion both within the Township and across the greater Lansing region. Additionally, site selection services, an essential component for attracting developers, are currently underperforming. Improving this service should be a key focus moving forward.

**Recommendation:**

NO RECOMMENDATION IS PROPOSED AT THIS TIME.



## 202 -202 Proposed Budget

### REVENUE

Issuers fees (Burcham Retirement Village/ Nov. 2025)		\$10,000.00
Interest income		\$100.00
Certificate of Deposit Revenue		\$1,000.00
EDC General Fund Balance		\$62,871.71
<b>Total Revenue By December 202</b>		<b>\$66,121.71</b>

### EXPENSES

Chinese New Year Contribution	\$1,000.00	
<i>Miscellaneous Sponsorships</i>	<i>\$5,000.00</i>	
Façade Improvement and Small Business Grant Program	\$20,000.00	
<b>Total Potential Expenses</b>	<b>\$26,000.00</b>	
<b>Remaining Fund Balance</b>		<b>\$40,121.71</b>

\*Includes Lansing 5:01 and Juneteenth Contributions