



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
SENIOR/COMMUNITY CENTER TASK FORCE
March 11, 2025 – 6:00 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – February 25, 2025
6. COMMUNICATIONS FROM THE PUBLIC
7. SENIOR COMMUNITY CENTER RECOMMENDATION TO BOARD
8. PUBLIC REMARKS
9. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



Charter Township of Meridian
Senior/Community Center Task Force
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Tuesday, February 25, 2025 – Minutes

Members

Present: Scott Hendrickson, Michele Steed, Mary Nardo Farris, Josh Robertson, Patrick Malley, Suchir Nagisetty, and LuAnn Maisner

Members

Absent: Steve Vagnozzi and John Hood

Staff

Present: Township Manager Tim Dempsey, Community Planning & Development Director Timothy Schmitt, and Parks and Recreation Director Courtney Wisinski

Others

Present: None

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the meeting to order and called the roll at 6:01pm.

2. PUBLIC REMARKS

Supervisor Hendrickson opened comments from the public at 6:03 pm.

Neil Bowlby, Township Resident, wondering who is asking for a 20,000 square foot Senior Center? He supports Barbara O’Kelly’s plan of a phased Senior Center approach with a facility of 10,000-12,000 square feet for Phase 1. At the last meeting, the committee mentioned the possible need for one or two millages and he supports only asking the voters for a millage one time. He expressed since 2000 his Township taxes have increased over 100%.

Barbara O’Kelly, Township Resident, questioned if the 1.35 FTE for building/grounds is needed because volunteers maintain the existing outdoor space. Hoping the Township would preserve as many trees as possible on the site. Would existing senior programming run through Parks and Recreation be moved to the new Senior Center?

Barb Sears, Township Resident, asked if seniors that are not involved with the current Senior Center have been surveyed/asked what they would like to see in the new Center.

Supervisor Hendrickson closed comments from the public at 6:11pm.

3. APPROVAL OF THE AGENDA

**MOTION BY MEMBER ROBERTSON TO APPROVE THE AGENDA. SUPPORTED BY MEMBER MAISNER.
MOTION APPROVED 7-0.**

4. APPROVAL OF MEETING MINUTES-January 28, 2025

MEMBER MALLEY MOVED TO APPROVE THE JANUARY 28, 2025 MINUTES. SUPPORTED BY MEMBER NARDO FARRIS. MOTION APPROVED 7-0.

5. COMMUNICATIONS FROM THE PUBLIC

Supervisor Hendrickson acknowledged the emails received and placed them in the record.

6. FINANCIAL DISCUSSION

A. Programming/Staff

Community Planning and Development Director Tim Schmitt reviewed the process and stated that there will be conceptual plans available at the next meeting.

Supervisor Hendrickson stated the Fire Station millage will be coming off the tax rolls soon and it may be possible to ask the voters to support the Senior Center with another millage, but it may not be a one to one replacement.

Parks and Recreation Director Courtney Wisinski presented the staffing models for a Senior Center only model and a Senior/Community Center model. The current Meridian Senior Center operates Monday through Friday from 9:00 am and 4:30 pm, totaling 37.5 hours per week. The current staff include the Senior Center Manager and a part-time (20 hours/week) assistant. The membership of the current center is 383 members.

The model below assumes that the new Senior Center would be open Monday through Friday from 8 am to 5 pm, totaling 40 hours per week.

- Retain the existing full-time Senior Center Manager position.
- Upgrade the part-time Senior Center Assistant position with a full-time position to support the increase in duties resulting from increased membership and activities.
- Add one part-time, seasonal staff to support the expected increase in membership and the opportunity for more programming at the senior center.
- Add one full-time Utility Worker for building and grounds maintenance, which includes, but is not limited to mowing, snow removal, repairs/replacement of amenities, etc.
- Add one 0.35 FTE of a Building and Grounds Superintendent that will provide management of Building and Grounds Utility Workers.

A new Senior and Community Center would require an increased number of additional staff due to the increased building size, operating hours and programming. The model below assumes that the Center would be open Monday through Saturday from 8 am to 8 pm, totaling 72 hours per week.

- Retain the existing full-time Senior Center Manager position.

- Upgrade the part-time Senior Center Assistant/Receptionist position with a full-time position to support the increase in duties resulting from increased membership and activities.
- Add one additional full-time Receptionist to work at the front desk including greeting, membership, questions, phones, etc. Two receptionists are needed to staff the front counter for the 72 hours per week the facility will be open and the desire for separate entrances for the Senior Center and Community Center portions of the facility.
- Add one full-time Senior Parks & Land Management Coordinator to supervise the Parks and Recreation Department's Recreation Specialists.
- Add two full-time Recreation Specialists to coordinate non-senior related activities including, but not limited to sports, events, community meetings, etc., as well as, the increased hours of oversight of daily and night/weekend activities.
- Add two part-time, seasonal staff to support the expected increase in membership and the opportunity for more programming at the Senior and Community Center.
- Add two full-time Utility Workers for building and grounds maintenance, which includes, but is not limited to mowing, snow removal, repairs/replacement of amenities, etc.
- Add one full-time Utility Worker for increased programming support, which includes, but not limited to set up and clean up for activities including physical fitness classes, meetings, cards, table tennis, outdoor events, etc.
- Add one 0.35 FTE of a Building and Grounds Superintendent that will provide management of Building and Grounds Utility Workers.

Discussion about needing to see what a conservative revenue projection would be for this facility, including possible sponsorships. Director Wisinski will get that information together before the next meeting.

Member Robertson mentioned the square feet of the Senior/Community Center model may still need to be reduced 10% based on last meeting's discussion. Director Schmitt will follow up with Progressive.

Supervisor Hendrickson will give the final Senior/Community Center update to the Township Board at the March 18, 2025 Board meeting.

7. PUBLIC REMARKS

Supervisor Hendrickson opened comments from the public at 7:14 pm.

Barbara O'Kelly, Township Resident, shared concern about a part-time seasonal employee at the Senior Center and hopes that could be year round. Expressed need for separate entrances and closer parking for the Senior Center.

Supervisor Hendrickson closed comments from the public at 7:18 pm.

8. ADJOURNMENT

The meeting was adjourned at 7:19 pm without objection.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Revised calculations for new Senior Center
Date: Saturday, February 22, 2025 6:04:56 PM
Attachments: [SCC Space Requirements 2-22-2025.pdf](#)
[Area Comparison- Current vs. New Senior Center.pdf](#)

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Greetings--

At the Meridian Township Board meeting Tuesday (February 18, 2025) for the update from the Senior/Community Center Task Force, Michele Steed shared the measurement of the program area of the current Senior Center. As I commented later, this measurement did not include all the space in the original Senior Center, prior to reductions due to Covid-19 and Chippewa Middle School construction. For comparison to needs of a new Senior Center, the measurements also do not include the basic infrastructure, estimated at 35% by Progressive consultants.

Attached are two files. The first updates our earlier spreadsheet with suggested spaces for the Senior Center (stand-alone or Phase I of a two- or three-stage construction project), a Recreation Center, and a Community Center. The second spreadsheet compares our request for the new Senior Center (14,810 sq. ft.) with the space at the current Meridian Senior Center as measured by Courtney Wisinski with my additions (11,876 sq. ft.).

I hope that these files can be forwarded to the consultants for their consideration as they modify their proposals prior to the March meeting of the SCC Task Force as well as entering the discussions of both the Task Force and the Township Board.

Thank you for your consideration,
Barbara

Barbara O'Kelly (she/her)
Member, Advisory Board, Meridian Senior Center

[REDACTED]
[REDACTED]
[REDACTED]

Meridian Township Senior /Recreation/CommunityCenter

Phase 1: Senior Center (No Gym)		Phase 2: Recreation Center		Phase 3: Community Center	
	Square Feet		Square Feet		Square Feet
Reception Area	620	Reception Area	1,220	Reception Area	620
Vestibule (Main Entry)	220	Vestibule	220	Vestibule	220
Reception Desk/Work Area	250	Reception Desk	250	Reception Desk	250
Rear Vestible (Second Entry)	150	Rear Vestible	150	Rear Vestible	150
		Equipment Lending Room/Storage	600		
Administrative Space	1,500			Administrative Space	770
Senior Center Manager/Coordinator	150	Administrative Space	1,150	Parks & Rec Specialist Office	100
Admin. Assistant Work Station	150	Director	150	Parks & Rec Specialist New Work Station	100
Programming Assistant	150	Parks & Rec Specialist Work Station	100	Intern Work Station	100
Work Room	150	Parks & Rec Specialist Work Station	100	Storage	200
Storage	200	Market Manager Work Station	100	Conference Room (8 people)	270
Conference Room (12 People)	400	Intern Work Station	100		
Kitchenette	300	Parks & Rec Specialist New Work Station	100	Meeting Rooms	5,280
		Break Room/Kitchenette (shared)	500	Multi-Purpose Room (120)	2,160
Meeting Rooms	1,600			Raised platform	150
Multi-Purpose Room (40 people)	750	Multi-Sport Gym for All Ages	17,350	Ramp/Steps	100
Table/Chair Storage	100	Courts (Pickleball, Bball, Vball)	14,000	Table/Chair Storage	300
Classroom (35 people)	750	Spectators, Circulation	900	Warming Kitchen	600
Small Group Meetings (12 people)	-	Storage (in Reception)	-	Multi-Purpose Room (100; partitions)	1,000
		Multi-Purpose Room (e.g., teams)	525	Table/Chair Storage	150
Activity Areas	6,650	Multi-Purpose Room (e.g., teams)	525	Multi-Purpose Room (40)	720
Conversation/Lounge***	1,100	Women's Toilets/Locker/Shower	700	Table/Chair Storage	100
Hospitality/Self-Serve Coffee	-	Men's Toilets/Locker/Shower	500	Women's Toilets-shared with Rec. area	-
Fireside/TV Seating Area	-	Family Toilet/Changing	100	Men's Toilets-shared with Rec. area	-
Library Shelving	-	Custodial	100	Custodial-shared with Rec. area	-
Billiards Room	400				
Table Tennis Room	750	Youth Recreation Program	5,000	Walls, Mechanical, etc.	2,334.50
Storage	300				
Multi-Purpose Activity Room (75-100)	2,150	Walls, Mechanical, etc.	8,652		
Raised platform	150				
Ramp/Steps	100				
Table/Chair Storage	300				
Massage/Reflexology	200				
Yoga/Tai Chai	750				
Wellness Equipment	300				
Storage	150				
Building Support	600				
Senior Women's Toilets	200				
Senior Men's Toilets	200				
Family Toilet/Changing	100				
Custodial	100				
Walls, Mechanical, etc. (35%)	3,840				
Total Senior Center	14,810	Total Recreation Center	33,372	Total Community Center	9,005
Total Storage included	750				
		TOTAL FACILITY	57,186		

Phase 1: Senior Center (No Gym)

	<u>Square Feet</u>	
Reception Area	620	
Vestibule (Main Entry)	220	
Reception Desk/Work Area	250	
Rear Vestibule (Second Entry)	150	
Administrative Space	1,500	
Senior Center Manager/Coordinator	150	
Admin. Assistant Work Station	150	
Programming Assistant	150	
Work Room	150	No current work room
Storage	200	
Conference Room (12 People)	400	
Kitchenette	300	Current kitchen is 270 sf
Meeting Rooms	1,600	
Multi-Purpose Room (40 people)	750	Current MP Room is 750
Table/Chair Storage	100	
Classroom (35 people)	750	Former classroom is 750 sf
Small Group Meetings (12 people)	-	See Conference Room above
Activity Areas	6,650	
Conversation/Lounge***	1,100	
Hospitality/Self-Serve Coffee	-	Include in Conversation area
Fireside/TV Seating Area	-	Include in Conversation area
Library Shelving	-	Current shelves used as dividers
Billiards Room	400	
Table Tennis Room	750	
Storage	300	
Multi-Purpose Activity Room (75-100)	2,150	Current space for Jazzercise
Raised platform	150	
Ramp/Steps	100	
Table/Chair Storage	300	
Massage/Reflexology	200	
Yoga/Tai Chai	750	Current MP Room size
Wellness Equipment	300	Current room is 238 sf
Storage	150	
Building Support	600	
Senior Women's Toilets	200	
Senior Men's Toilets	200	

Family Toilet/Changing	100
Custodial	100

Walls, Mechanical, etc. (35%)	3,840
--------------------------------------	--------------

Total Senior Center	14,810
Total Storage included	750

Comparison to Original Senior Center

Wisinski Measurements

<u>Room Name</u>	<u>Dimensions</u>	<u>Total SF</u>
Table Tennis Room	25x30	750
Integrated health Room	13x15	195
Reception Office	14x17	238
Fitness Room	13x18	234
Storage Room	13x24	312
Kitchen	15x18	270
Mens Restroom	11x13	143
Womens Restroom	11x13	143
Large Room	100x52	5,200
Total Current Senior Center		7,485

O'Kelly Additions

Vestibule	10x25	250
Special Ed Room	25x30	750
Work Room	13x24	312
Total Original Senior Center		8,797

35% Infrastructure 3,079

Total Comparable Sq. Ft. 11,876

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Revised calculations for new Senior Center
Date: Monday, February 24, 2025 8:13:32 AM

Good Morning Barbara!

Thank you again for this round of revisions. As with all the previous versions, they will be sent for review by the consultants.

So that I've said it, I do not conceptually disagree with the idea of bringing it back down a bit the point where it is not much larger than the current center, but this did feel like an opportunity to leave some room for expansion. I worry that this will not be possible in a senior center only option if we constrain it to just the size of the original facility. That said, we will take a look at every option.

I suppose the ancillary good news is that reducing the senior center size as you're suggesting here does also have an impact on the senior and community center proposition as well, making both options more palatable and more cost effective.

One further follow up: There seemed to be several of our public who were on board with reducing the size down from what was proposed, but each time we mentioned removing one of the rooms/items that had been included in the consultant's plan, there were noises of dissent and shaking heads in the room. Am I to understand that your plan reflects the position of senior center advisory board or are you submitting this without your full body's review and consent? Either is fine and valid, but it is something that I think our task force and Board will want to know.

Thanks!

Scott Hendrickson

Supervisor, Meridian Township

hendrickson@meridian.mi.us

5151 Marsh Road | Okemos, MI 48864



A Prime Community

From: Okelly, Barbara Ann [REDACTED]
Sent: Saturday, February 22, 2025 6:04 PM

To: [REDACTED]
[REDACTED]
[REDACTED]

>

[REDACTED]
[REDACTED]
Subject: Revised calculations for new Senior Center

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

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Thank you for your consideration,
Barbara

Barbara O'Kelly (she/her)
Member, Advisory Board, Meridian Senior Center

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Revised calculations for new Senior Center
Date: Monday, February 24, 2025 2:15:06 PM

Thanks, Scott. The Advisory Board of the current Senior Center, as well as several other members of the Center and of the Township with whom I've talked, had input and concur with the space allocation I've suggested. It does have some expansion from even the pre-Covid space, notably an additional 750 sq. ft. multi-purpose room (total of three) plus dedicated rooms for table tennis and billiards. I think these cover most of the requests from the senior community.

Thanks again for your consideration and your work on this.

Barbara

[REDACTED]

Subject: Re: Revised calculations for new Senior Center

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and shaking heads in the room. Am I to understand that your plan reflects the position of senior center advisory board or are you submitting this without your full body's review and consent? Either is fine and valid, but it is something that I think our task force and Board will want to know.

Thanks!

Scott Hendrickson

Supervisor, Meridian Township

hendrickson@meridian.mi.us

5151 Marsh Road | Okemos, MI 48864



A Prime Community

[Redacted content]

Subject: Revised calculations for new Senior Center

Who received this message don't often get email from [Redacted]. [Learn why this is important](#)

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Barbara

Barbara O'Kelly (she/her)
Member, Advisory Board, Meridian Senior Center

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Board](#)
Cc: [SCC Taskforce](#)
Subject: Question & Annual Recreation Membership Fees for Community Center-1 Gym Proposal
Date: Wednesday, March 5, 2025 11:25:47 AM

Dear Township Board Members,

First, I respectfully ask that there be further analysis and serious consideration of the submitted Senior Center Advisory Board's more reasonable request of Senior Center Only-No Gym proposal at 14,500 total finished square feet? Currently, the Task Force is now moving forward with the 2 much larger & more expensive proposals as follows:

Task Force 2 Proposals

1. **Senior Center Only-No Gym at 20,007 total finished square feet** which is double the size of the current Senior Center & beyond what the Seniors requested & want.
2. **Much larger Community Center-1 Gym at 53,784 total finished square feet**, which is 37% larger than the Board Voted NO original Younkers proposal at 39,230 total finished square feet, which included the Factor for Walls (Thursday, May 9, 2025 Board Meeting Packet, Page 10).

Second, I want to highlight that on top of the significant annual property tax increases from a likely new additional tax millage, this very large Community Center-1 Gym proposal will also likely have significant Annual Recreation Membership Fees. Community Center Annual Recreation Membership fees for both residents and non-residents are usually very necessary as incoming revenue in order to offset the much bigger Community Center's large operating costs. Both significant annual property tax increases from an additional tax millage and significant annual recreation membership fees are substantial and will be placed upon the Meridian Township citizens to bear the burden and pay forever into perpetuity.

Please note the following list of Senior-Adult resident Annual Recreation Membership Fees ranges at various Michigan Community Centers as examples.

Community Center Senior-Adult Resident Annual Recreation Membership Fees

1. **City of East Lansing: Hannah Community Center: \$175-\$255**

<https://www.cityofeastlansing.com/845/Fitness-Passes>

2. **City of Farmington Hills: Hawk Community Center (Opened 2021): \$238-\$270**

<https://www.fhgov.com/thehawkfh/hawk-pass/>

3. **City of Howell/Local Area: Oceola Community Center (Opened 2021): \$165-\$220**

<https://static1.squarespace.com/static/533470d4e4b0d5e2d59fef4a/t/67852a883034294a90bcf4e3/1736780429221/2025+Membership+%2B+Passport.pdf>

4. **City of Williamston/Local Area: Williamston Community Center (Using High School Facilities): \$125-\$200**

<https://wcpfc.studio.xplor.co?type=storeproducts&id=118518>

Meridian Township citizens will likely pay Annual Recreation Membership fees as well to use a Community Center-1 Gym just like paying annual membership fees to local nearby private Court One, the MAC, etc.

As a result, a large Community Center-1 Gym proposal will possibly be duplicating services and competing with local nearby private businesses/etc.

Additionally, several Michigan Community Centers have struggled with large annual operating losses. Since these operating losses are not sustainable in the long-term, their municipal governments may be forced to go back to the citizens voters for additional tax millages, continually increasing fees (annual recreation membership fees, rental fees, etc.), and/or getting outside investor(s) funds to reduce the annual large operating losses that are beyond the original tax millage.

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 citizens. Please, also again consider the need of further analysis and serious consideration of the Seniors' more reasonable request Senior Center Only-No Gym proposal at 14,500 total finished square feet. This very important decision made on this new facility project will forever significantly, financially impact the Meridian Township citizens now and into the future for perpetuity.

Thank you,
Beth Bechtel
Haslett, MI

From: [REDACTED]
To: [Tim Schmitt](#)
Subject: Township Millage Rates
Date: Wednesday, March 5, 2025 6:01:23 PM
Attachments: [Millage Rates.pdf](#)

Please include the attached document in the packet for the next Senior/Community Center task force meeting.

Thanks!

Steve Vagnozzi
[REDACTED]

From Township Treasurer Phil Deschaine:

What Is On My Winter Tax Bill?



The calculations below are based on the median taxable value (TV) of properties in Meridian Township of \$116,414. The median state equalized value (SEV), or 50% of a property's market value, is \$147,500.

Meridian Township



Millage Purpose	Voter Adopted	Expires	Rate	Tax Collected
Operations	1959	N/A	4.1344	\$481
Community Services	2022	2031	0.1474	\$17
Pathways	2016	2028	0.3289	\$38
Fire Protection	2020	2035	0.6302	\$74
Parks & Recreation	2014	2025	0.6559	\$76
Police Protection	2020	2035	0.5981	\$70
Land Preservation	2020	2029	0.0993	\$12
Local Roads	2019	2028	1.9429	\$226
Fire Station Debt	2012	2024	0.0624	\$7
Police & Fire Protection	2017	2026	1.4687	\$171
TOTAL			10.0682	\$1,172

*Meridian Township: www.meridian.mi.us

Transportation, Libraries, and LCC



Millage Purpose	Voter Adopted	Expires	Rate	Tax Collected
Lansing Community College	1964	N/A	3.7692	\$439
CATA - Capital Area Transportation Authority	2024	2029	2.9895	\$348
CADL - Capital Area District Libraries	2022	2025	1.5590	\$181
Capital Region Airport Authority	N/A	N/A	0.6990	\$81
TOTAL			9.0167	\$1,049

*LCC: www.lcc.edu, CATA: www.cata.org; CADL: www.cadl.org

To calculate a property's taxes, multiply the taxable value (TV) shown on the tax bill by the combined millage rate. The millage rate is the amount of tax that a property owner has to pay per \$1,000 of taxable value their property has.

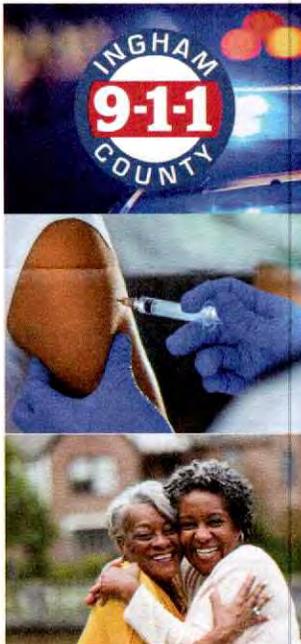
The taxes described here are for your winter tax bills. The summer tax bill will include local schools, the Ingham Intermediate School District, Ingham County, and the State Education taxes. Many properties in Meridian Township also pay special assessments like neighborhood street lights and Ingham County drains. You can contact the Drain Commissioner at 517.676.8395.

From Township Treasurer Phil Deschaine:

What Is On My Winter Tax Bill? (cont.)



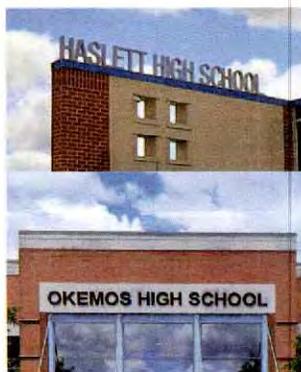
Ingham County



Millage Purpose	Voter Adopted	Expires	Rate	Tax Collected
911 Emergency Services	2020	2029	0.8483	\$99
Jail/Justice	2018	2037	0.8476	\$99
Basic Health Services	2024	2027	0.6300	\$73
Juvenile Justice	2022	2029	0.6000	\$70
Public Transportation	2020	2026	0.5988	\$70
Affordable Housing	2024	2027	0.5000	\$58
Potter Park Zoo	2020	2026	0.4986	\$58
Parks/Trails	2020	2025	0.4986	\$58
Elder Persons Services	2024	2027	0.3000	\$35
Animal Control	2022	2029	0.1500	\$17
Farmland Preservation	2018	2027	0.1395	\$16
TOTAL			5.6114	\$653

*Ingham County: www.ingham.org

Local Schools (Okemos, Haslett, East Lansing, and Williamston)



Millage Purpose	Voter Adopted	Expires	Rate	Tax Collected
Operating	N/A	N/A	9.000	\$1048
Less Primary Resident Exemption (PRE)	N/A	N/A	-9.000	(-\$1048)
Debt	N/A	N/A	3.8300	\$446
Building	N/A	N/A	0.7300	\$85
AVERAGE TOTAL (WITH PRE EXEMPTION)			4.5600	\$531

WINTER 2024 MEDIAN MILLAGE RATE:
29.2563 MILLS

MEDIAN WINTER 2024 TAX BILL:
\$3,405



"Our tax bills reflect the essential funding Meridian residents have provided for our police officers, firefighter/paramedics, parks, trails, and to fix our 155 miles of Township neighborhood roads. It has been an honor to serve as your Treasurer for the past six years. If you have any questions, please call my direct line at 517.853.4144, or email deschaine@meridian.mi.us."

- Phil Deschaine, Township Treasurer

From: [REDACTED]
To: [SCC Taskforce](#)
Cc: [REDACTED]
Subject: Community Center with a gym: request
Date: Thursday, March 6, 2025 1:08:45 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Senior and Community Task Force,

On behalf of the 55 plus Exercise Group, we are reaching out to express our support for the development of a community center with a gym.

Our group, established in the year 2000, currently partners with Parks and Recreation to provide a fitness program for individuals aged 55 and older. During the summer months we hold our sessions at the Central Park Pavilion every Monday, Wednesday and Friday from 9:00 am to 10 am.

While we appreciate the recent upgrades to the barn doors on the north and south doors of the Pavilion which help mitigate adverse weather conditions, the lack of an indoor facility presents challenges. During the winter months, we are forced to relocate our program to the Meridian Mall, which is not an ideal long term solution.

We strongly support the creation of a Township-owned and operated indoor facility that would provide a dedicated space for our senior fit group and other community programs year-round.

Thank you for your time and consideration.

Respectfully submitted,
55 Plus Fitness Workout group

Elizabeth Marazita. 62y
Eleanor Marazita, 91y
Beth Muelder 75y



To: Senior and Community Center Task Force 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 7, 2025

Re: Senior Community Center Action

Staff appreciates the tremendous amount of time and effort that the Senior Community Center Task Force members have put in over the last eight months of reviewing this project. The work that was done here will help dictate the future of an important piece of the Township. As a culmination of this work, Staff would like to provide some further clarification on the operations side of the project, while our partners as Progressive will present the layout/program of the potential facility at the meeting on Tuesday night.

Building Layout Options

Progressive has developed two concept plan options for the Task Force to discuss. Staff reviewed several options and these two were the ones that fit best on the site, didn't impact Fire Department operations, and limited natural features impact to the extent possible. Both can be built as either a Senior Center or Senior Community Center, as they are laid out with natural 'break points' to phase the building if so desired. They fit into the Fire Station site well and allow for the necessary infrastructure to be built along with the building, most notably accounting for stormwater management needs. Updated budget benchmarking is included, which on average, is still right around the \$505 per square foot number that we discussed at the last meeting.

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.

Building Programs

Our partner's Progressive have worked through the building programs, at the Task Force's direction, to offer potential reductions in the size of both buildings. The Senior Center only reductions are relatively straightforward (removal of office space and slight reductions across the Board) and the results were shared at the February meeting. The reductions to the Senior Community Center facility are much more complicated, as you can't simply reduce the facility by approximately 2,500 square feet (10%, before taking into account common area factors) without reducing programming spaces. Progressive will be at our meeting on Tuesday to discuss the options that they have identified to reduce the size of the facility, which are:

- Eliminating the Community Center Activity Space entirely
- Removing all spectator areas from the gym and reducing the Youth Recreation Program area
- Eliminating the Youth Recreation Program area

The attached program statements still include those areas, so any reductions recommended on Tuesday will result in updates to the program statements going forward, which will reduce the construction cost estimates.

Revenue

There has been some discussion about potential revenues from the facility and how those revenues could be used to offset the operations costs going forward on the facility. Director Wisinski has put together the attached rough estimate of the revenue modeling on the facility. Although these numbers could vary substantially depending on the final version of the building, 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. After the facility is open and operating and we have a good sense of what revenue looks like, there is a potential to reduce any long term operating millage to account for the revenue.

Operations and Staffing

As we discussed at the previous Task Force meeting, Township staff reviewed the operations budget plan again to see if there were any additional savings that could be identified. We do have approximately \$550,000 in fund balance from the existing Community Services Millage. We can use these funds to 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. This saves 7.86% on the annual operation costs for the Senior Center option and 3.51% for the Senior & Community Center option.

Staff reviewed the personnel and believe the positions listed are necessary. Today, the Township maintains approximately 65,850 square feet of office space with two utility workers. This comes to 32,925 square feet per employee. These two utility workers are also responsible for maintaining the grounds that these seven facilities sit on, an eighth Township building that is used for storage, and the Township's two cemeteries. Adding an additional 20,493 square feet of buildings to maintain and the grounds that the building sits on (i.e. the Senior Center option) will require an additional employee. We also believe it is necessary to add three utility workers if we going to add an additional 53,784 square feet of buildings to maintain (i.e. the Senior & Community Center option).

This provides for slightly higher ratios of staffing per square foot, which is necessary due to the nature of the facilities we are considering adding. In addition to all of the normal responsibilities, such as building and grounds maintenance, the programming that we offer at the new center will require staffing to set up and break down meeting rooms and event spaces for guests who have reserved them. The gymnasium will also require set up and break down for different sports activities and events. Our existing square footage does not require this type of work.

The other consideration that staff have discussed is that this new center will be more public facing and will be used by far more people than any other Township facility. Therefore, the facility will incur more wear and tear, sanitary supplies will have to be restocked far more frequently, and the condition of the facility will also receive more public scrutiny, leading to more maintenance requests per square foot. For these reasons, we believe it is necessary to slightly increase our staffing ratio per square foot to account for these factors. We are proposing staffing levels that will allow us to maintain this facility in a manner that our residents would expect us to.

As it relates to the third superintendent, staff believe this position is already necessary, which is why we are only requesting .35 FTEs for this new center. Today, we have two superintendents who supervise 23 full-time employees, 6-12 seasonal employees, and are responsible for maintenance of the Township's water system, sanitary sewer system, 86-mile pathway system, 956 acres of land preserves, over 900 acres of parks, two cemeteries, the Township's motor pool fleet comprising approximately 90 vehicles and 30 trailers/mowers, 10 buildings/grounds, and additional lands that the Township owns. In addition to supervising these 23 full-time employees, the superintendents also are responsible for contracting out many of the services we rely upon to maintain these public goods. The remaining portion of this position would be funded through the General Fund and/or the Water and Sewer Funds.

Potential Solar Panel Inclusion

Staff was previously asked to look into the potential for including solar into this project. Progressive has put together some basic information on solar for this project to at least frame the conversation.

- A building for this use group and size consumes about 14.3 kwh / year / foot.
- Building square footage = 52,000 SF = 743,600 kwh / year
- Each solar panel produces about 1,200 – 1,500 kwh / year
- 743,600 kwh/ year divided by production of the panel on average (figuring 1,300 kWh) = 572,000 kWh for the system size.
- Each panel is about 19 square feet for 400W panels and you would need 1,430 panels and that would be roughly 27,170 SF
- Solar panels cost about \$2.50/ Watt to install. This would be about \$1,000 per panel divided by 19 square feet = \$52.63 Per Square Foot

At that cost estimate, the total cost, assuming you can find enough roof space to put the panels, would be an additional \$1,429,957. Progressive and Staff will be available to talk through this information as well.

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

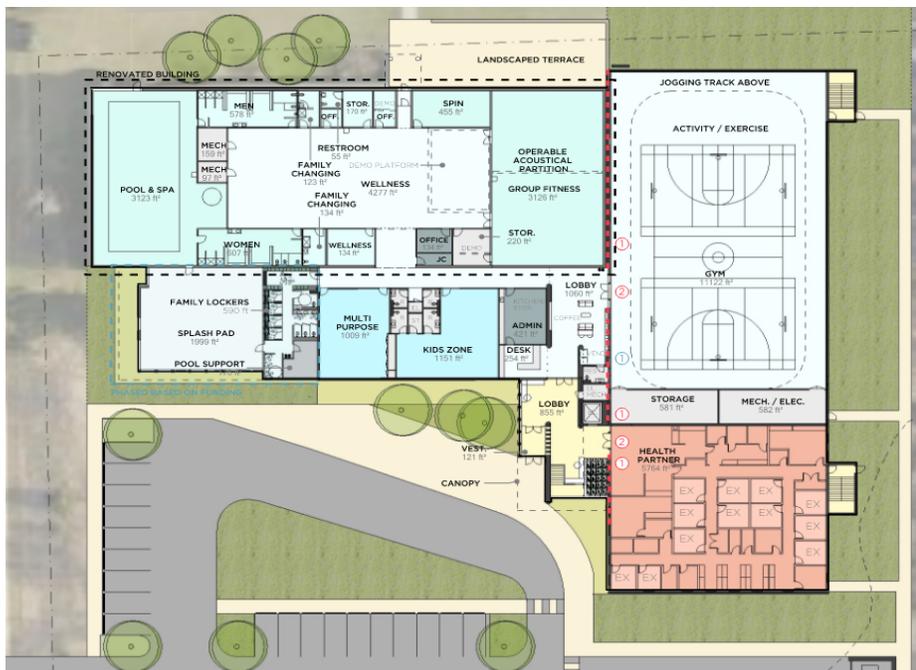
SCC Meeting/Gym Annual Revenue **\$646,400** Does not include MSC Activities

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.



	\$/SF	Cost
Estimate for Summer 2024 Bidding		
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.

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

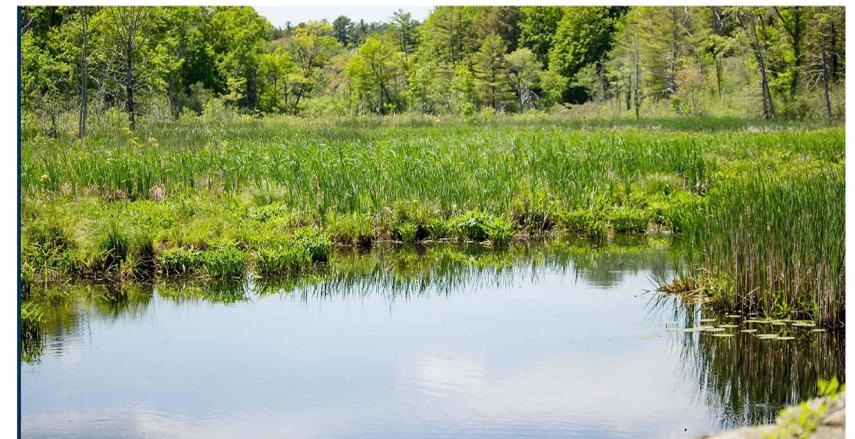
Notes

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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CONCEPT 2 PLAN
1/16" = 1'-0"



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