

1. CALL MEETING TO ORDER
2. MEMBER INTRODUCTION: Anthony Alvarado
3. ROLL CALL
4. 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.
5. APPROVAL OF AGENDA
6. CONSENT AGENDA
 - A. Minutes –Meeting January 8, 2026
 - B. March Development Project List
7. COMMUNICATIONS
 - A. Greater Lansing Chinese Association Thank You
8. PUBLIC REMARKS
9. OLD BUSINESS
10. NEW BUSINESS
 - A. 2026 EDC Authorized Signers
 - B. Visioning Session: Goals, Grants, and the Economic Development Strategy
11. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
12. OPEN DISCUSSION/BOARD COMMENTS
13. PUBLIC REMARKS
14. NEXT MEETING DATE
 - A. April 2, 2026, 7:30am
15. ADJOURNMENT



Charter Township of Meridian
Meridian Economic Development Corporation
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, January 8, 2026- Minutes -DRAFT

Members

Present: Dave Ledebuhr, Adam Carlson, Joy Hazard, David Fosdick, Adam Hodges, Nate Ide, and Trustee Kathy Sundland

Members

Absent:

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 7:31am and Member Hazard 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. APPROVAL OF THE AGENDA

MOTION BY MEMBER FOSDICK TO APPROVE THE AGENDA. SUPPORTED BY MEMBER HODGES. MOTION PASSES 7-0.

4. CONSENT AGENDA

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

MOTION BY MEMBER LEDEBUHR TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER FOSDICK. MOTION PASSES 7-0.

5. COMMUNICATIONS

None.

6. PUBLIC REMARKS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

a. Lunar New Year Celebration Contribution

Director Clark presented the annual request of support for the Lunar New Year celebration at the Meridian Mall. This year's event is scheduled for February 15, 2026. There was consensus to continue to support this event.

MOTION BY CHAIR CARLSON TO RECUSE MEMBER HODGES FROM THE VOTE OF THE LUNAR NEW YEAR SPONSORSHIP. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 6-1 (OBSTAIN).

MOTION BY MEMBER FOSDICK TO APPROVE SPONSORSHIP OF THE LUNAR NEW YEAR CELEBRATION AT MERIDIAN MALL IN THE AMOUNT OF \$1,500. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 6-1 (OBSTAIN).

b. Façade Improvement Grant Reimbursement Agreement

Director Clark shared the draft reimbursement agreement for the project at Ideal Mortgage Services. There was consensus to support the agreement with the following edits: removing the two additional "e"s in the word Services and update the zip code for 1257 Haslett Road from 48864 to 48840.

MOTION BY MEMBER LEDEBUHR TO RECUSE MEMBER IDE FROM THE VOTE ON THE REIMBURSEMENT AGREEMENT. SUPPORTED BY MEMBER HAZARD. MOTION PASSES 6-1 (OBSTAIN).

MOTION BY MEMBER LEDEBUHR TO APPROVE THE DRAFT FAÇADE IMPROVEMENT GRANT AGREEMENT BETWEEN THE MERIDIAN ECONOMIC DEVELOPMENT CORPORATION AND IDEAL MORTGAGE SERVICES. SUPPORTED BY CHAIR CARLSON. MOTION PASSES 6-1 (OBSTAIN).

9. COMMUNITY REPORTS

a. Meridian Mall Updates

- Working with the Township on water main replacements
- Farmers' Market has expanded down an additional wing at the Mall
- Working with the Township Green Team to schedule another fashion show

b. MABA

- Next meeting will be tomorrow morning
- MABA is looking for meeting space to relocate monthly meetings to the Township
- Membership is growing; up to 150 members

c. Township Board

- Rezoning of the Authentix Project on Central Park Drive is on hold
- Reviewing the Haslett Road Corridor Study proposal

- Discussing using the Nokomis Learning Center site for the Meridian Senior Center
- Approved the Haslett Village Square Brownfield amendment #2
- Discussed 2026 goals

10. OPEN DISCUSSION/BOARD COMMENTS

Director Clark reported that the Haslett Village Square Brownfield Project did receive a denial from MSHDA on the first submittal because of the number of housing units. The housing units were updated and a second version will be submitted this week. Director Clark is hopeful the updated version will be approved.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- February 5, 2026 at 7:30am at the Township Municipal Building-Town Hall Room.

13. ADJOURNMENT

Hearing no objection, Chair Carlson adjourned the meeting at 7:56am.

New or Relocating							
Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
Okemos Coffee Shop	Okemos Coffee Shop	New Business Opening	1732 Hamilton Road	New Commercial Development	1	Building Department	Redevelopment of the original Midwest Power location into the Okemos Coffee

Under Construction							
Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Building Department	Phase 1 of the 150 single family home development.
Newman Equities II, LLC	Grand Reserve	Under Construction	1580 Woodland Way Okemos	Missing Middle Housing	115	Building Department	Continued construction of Grand
DTN Property Management	Newton Pointe	Under Construction	6276 Newton Road	New Commercial Development	1	Building Department	Continued construction of Newton Pointe MUPUD.
Haslett New Beginnings OBGYN	Haslett New Beginnings OBGYN	Under Construction	1650 Haslett Road	Interior Expansion	1	Building Department	Remodel of Haslett New Beginnings OBGYN office.
Mister Car Wash	Mister Car Wash	Under Construction	4880 Marsh Road	New Commercial Development	1	Building Dept. Engineering Dept.	Construction of a new car wash.
Central Park Plaza Okemos LLC	Altu's Ethiopian Cuisine	Under Construction	4738 Central Park Drive Suite B	New Commercial Development	1	Building Department	Interior remodel for a new restaurant space. The second location of Altu's in the greater Lansing
SP Holding Company, LLC	Haslett Village Square 2.0	Under Construction	1655-1621 Haslett Road	MUPUD Commercial + Residential	189	Planning Dept. Building Dept. Engineering. Economic	Rehabilitation of the existing approximate 7,900 sq. ft. commercial building.
Eyde Hannah Plaza LLC	El Camino's Garage Bar	Under Construction	4790 Hagadorn Road Suite 102	New Commercial Development	1	Building Department	New bar/restuarant in Hannah Plaza.

Meridian Grand River LLC	Terra Firma E.L. Climbing Gym	Under Construction	2655 E. Grand River Ave	New Commercial Development	1	Building Department	New fitness establishment taking over the suite previously occupied by Foods for Living.
SP Holding Company, LLC	Haslett Village Square 2.0	Under Construction	1671 Haslett Road - Building A	New Development	1	Building & Planning Department	Building A in the Haslett Village Square redevelopment. Building A is a residential multifamily building

Under Review							
Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
Jim Giguere	Hulett Estates	Awaiting PUD Submittal	North of Robbins Way - East of Hulett Rd	Single Family Homes	7	Building, Engineering, & Fire	Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road.
St. Martha's Parish & School	St. Martha's Parish & School Building Expansions	Under Building & Plan Review	1110 W. Grand River Ave	New Development	2	Building, Engineering, & Fire	Additional building developments at St. Martha's Parish & School. Development over 25,000 sq. ft.
Highstreet Investments LLC	3536 Meridian Crossing	Under Building & Plan Review	3536 Meridian Crossing Suite 240	Commercial Remodel	1	Building Department	Interior remodel for commercial office.
Louis J Eyde Family LLC	YEO & YEO P.C. Office Buildout	Under Building & Plan Review	2843 Eyde Parkway Suite 230	Commercial Remodel	1	Building Department	Interior remodel for commercial office.

Re: 回复: Re: Lunar New Year Event

From Ning Guo <guo_ning2003@yahoo.com>

Date Thu 2/26/2026 9:06 AM

To Amber Clark <clark@meridian.mi.us>

Cc Julie Jiang <julieyingjiang@gmail.com>

 1 attachment (100 KB)

Meridian TWP EDC Acknowledgement Letter-\$1500 check.pdf;

Dear Amber,

Attached is the letter to acknowledge the \$1500 check issued by Meridian TWP EDC office. Without your support, we would not be able to host 2026 Chinese New Year Celebration event so successfully.

Looking forward to getting your continuous support in the future.

Best,

Ning Guo
Treasurer
GLCA

On Tuesday, February 17, 2026 at 04:06:26 PM EST, Amber Clark <clark@meridian.mi.us> wrote:

Hello Ning,

The check for the 2026 Economic Development Corporation sponsorship for Lunar New Year has been issued. You can pick the check up at anytime tomorrow at the Meridian Township Hall offices: 5151 Marsh Road Okemos, MI 48864. The Township Hall is the building on the right (or south) of the large clock tower on Marsh Road.

The check will be on the second floor in the Community Planning & Development Department. The administrative staff of the department will be aware that you may come to pick the check up. Please let them know who you are and the check will be made available to you.

Thank you!

Amber Clark
Neighborhood and Economic Development Director
clark@meridian.mi.us
Office: 517.853.4568
5151 Marsh Road | Okemos, MI 48864



 [Book time to meet with me](#)

From: Ning Guo <guo_ning2003@yahoo.com>
Sent: Tuesday, February 17, 2026 9:18 AM
To: Amber Clark <clark@meridian.mi.us>
Cc: Julie Jiang <julieyingjiang@gmail.com>
Subject: 回复: Re: Lunar New Year Event

Hi Amber,

That will be great! I can come to pick up the check. Please let me know once it is ready.

Thanks

Ning

[Yahoo 邮箱: 搜索、组织、征服](#)

2026年2月17日周二 8:31, Amber Clark
<clark@meridian.mi.us> 写道:

Hello Ning,

Typically the check is sent to the GLCA organization itself, which is our preference. We can let you know when the check is prepared and you can pick it up instead.

Amber Clark
Neighborhood and Economic Development Director
clark@meridian.mi.us
Office: 517.853.4568
5151 Marsh Road | Okemos, MI 48864
www.meridian.mi.us



 [Book time to meet with me](#)

From: Ning Guo <guo_ning2003@yahoo.com>
Sent: Monday, February 16, 2026 5:03 PM
To: Amber Clark <clark@meridian.mi.us>

Greater Lansing Chinese Association
740 West Lake Lansing Rd. Ste. 700
East Lansing, MI 48823-8485



ACKNOWLEDGEMENT LETTER

Meridian Township EDC
5151 Marsh Road
Okemos, MI 48864
Phone:517-853-4000

Receipt # 2026-003
Receipt Date February 16, 2026
Received Amount \$1,500.00 USD
Tax ID # 46-1729188

Item	Description	Unit Cost	Quantity	Line Total
Donation	2026 Chinese New Year Celebration	\$1,500.00	1	\$1,500.00

Total \$1,500.00
Amount Paid \$1,500.00
Amount Due \$0.00

Dear Meridian Township EDC Officer:

On the behalf of The Greater Lansing Chinese Association, I would like to thank you for your generous donation of \$1,500.00 USD.

Your financial support makes it possible for our Association to exist, to organize every event and, the most important, to make the community a great place to live...

We, as the GLCA, are grateful to you and your enthusiastic support!

Sincerely,

Ning Guo

GLCA Treasurer



To: Economic Development Corporation Board Members
From: Amber Clark Neighborhoods & Economic Development Director
Date: March 5, 2026
Re: Authorized Signers Resolution to Adopt

The attached resolution has been prepared by staff for the Economic Development Corporation members to adopt. The EDC must formally adopt, by resolution, the names and positions—members or nonmembers—with authority to sign checks and make financial decisions related to the Independent Bank account. The DDA has elected to authorize officers, the Township Treasurer, and the Township Manager as eligible signers.

The following motion has been prepared for Board consideration:

- **MOTION: MOVE TO ADOPT THE ATTACHED RESOLUTION AUTHORIZING ADAM CARLSON, CHAIR; DAVID FOSDICK, VICE-CHAIR; LINDA BURGHARDT, TOWNSHIP TREASURER; AND TOWNSHIP MANAGER TIMOTHY DEMPSEY, WITH POWER TO SIGN CHECKS AND MAKE FINANCIAL DECISIONS RELATED TO THE ECONOMIC DEVELOPMENT CORPORATION BANK ACCOUNT.**

Attachments:

1. Authorized Signer Resolution March 2026

RESOLUTION

ECONOMIC DEVELOPMENT CORPORATION OF THE CHARTER TOWNSHIP OF
MERIDIAN TO OPEN/CHANGE SIGNATURE CARDS ON A MERIDIAN ECONOMIC
DEVELOPMENT CORPORATION ACCOUNT

At a regular meeting of the Economic Development Corporation of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building in said Township on the 8th day of March 2026 at 7:30 a.m., local time.

PRESENT:

ABSENT:

RESOLVED, Independent (“Bank”) is hereby designated as a depository of the Economic Development Corporation of the Charter Township of Meridian (Meridian EDC), and funds deposited therein may be withdrawn upon checks or other instruments of the Meridian EDC.

RESOLVED FURTHER, all checks, drafts, notes, withdrawals, or orders drawn against said funds shall be signed by any of the following: Adam Carlson, current Meridian EDC Chair; David Fosdick, current Vice-Chair; Linda Burghardt, Township Treasurer; and Timothy Dempsey, Township Manager.

RESOLVED FURTHER, either of the following may issue written instructions to the Bank for the purchase of investments: Adam Carlson, current Meridian EDC Chair; or David Fosdick, current Vice-Chair.

RESOLVED FURTHER, the Bank is hereby authorized and directed to honor any withdrawals and to pay any checks and other instruments drawn against said funds to the order of any two of the above-named officials signing and/or countersigning such instruments.

RESOLVED FURTHER, the above-designated officers are hereby authorized to execute, on behalf of the Meridian EDC, signature cards or other documents containing the rules and regulations of the Bank and the conditions under which deposits are accepted, and to agree on behalf of the Meridian EDC to those rules, regulations, and conditions as amended.



RESOLVED FURTHER, the Township Clerk shall certify to the Bank the names of those holding the offices or positions listed above and shall thereafter, as changes in those offices occur, immediately certify to the Bank a revised list of officers who are authorized to act in accordance with this resolution. The Bank may rely on such certifications and shall be indemnified by the Meridian EDC from and against any claims, expenses, or losses resulting from honoring the signature of any certified officer or from refusing to honor any signature not so certified. These resolutions shall remain in force until written notice to the contrary is received by the Bank, but receipt of such notice shall not affect any prior action taken by the Bank in reliance on this resolution or any certification made in connection herewith.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN)

) SS

COUNTY OF INGHAM)

I, the duly qualified Chairperson of the Economic Development Corporation of the Charter Township of Meridian, Ingham County, Michigan, DO HERBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Economic Development Corporation of the Charter Township of Meridian held on the 8th day of March, 2026.

Adam Carlson
Chair Meridian Economic
Development Corporation



AUTHORIZED BY THE ABOVE RESOLUTIONS:

NAME and TITLE, SIGNATURE FACSIMILE SIGNATURE (if
used)

Adam Carlson Economic Development Chair Date

David Fosdick Economic Development Vice-Chair Date

Linda Burghardt Township Treasurer Date

Timothy Dempsey Meridian Township Manager Date

STATE OF MICHIGAN)

)SS

COUNTY OF INGHAM)

I, Angela Demas, the duly qualified Township Clerk, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the above name, title and signatures are the officers of the Meridian Economic Development Corporation.

Angela Demas Township Clerk

To: Economic Development Corporation Board Members

From: Amber Clark Neighborhoods & Economic Development Director

Date: March 5, 2026

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

The focused goals of the Township Board are:

1. **Economic Redevelopment:** Work with property owners and regional and State partners to advance development, property improvements, and business attraction for the Village of Okemos and Meridian Mall areas.
2. **Environmental Sustainability:** Complete and implement an updated, comprehensive water and sanitary sewer rate study prior to the 2026 budget process and develop strategies for sustaining and improving existing infrastructure, including strategies to meet the Township's renewable energy target (100% of Township operations by 2035).
3. **Senior Center:** Proceed with developing an alternative plan for a Senior Center only project.
4. **Communications:** Identify ways to expand and enhance communication with Township residents and stakeholders, and create a digital accessibility plan that complies with the Americans with Disabilities Act.
5. **Financial Planning:** Develop a five-year financial forecast to better inform the 2027 Budget process, enhance long-term financial planning, and provide a basis for productive collective bargaining with Township unions.

The focused goals of Economic Development Department are:

1. **Business Retention & Expansion:** Standardize a BRE program that is integrated into the Township's Continuity of Operations Plan and Emergency Response Plans.
2. **Economic Redevelopment:** Focus efforts on redevelopment in the Okemos Downtown District and at Meridian Mall.
3. **Incentive Eligibility:** Establish an incentive eligibility/criteria matrix to validate Township support or denial of projects.
4. **Funding Capacity:** Identify and pursue additional grant opportunities to make projects financially feasible for the Township.

With intentional effort to align the community development goals within the Township, and to meet the mission of the EDC, the following is a suggestion of staff to assist with the implementation of the above goals:

1. Meridian EDC adopts a BRE calendar as a monthly guide to determine whether typical BRE activities have occurred in the Township.
2. EDC assists in the management of the monthly business newsletter that will provide current updates, announcements, and resources for businesses.



3. Establish criteria for incentive eligibility to be used when projects request funding support.
4. Review and update the current incentive policy to align with newly established incentive eligibility criteria.
5. Identify and pursue additional grant opportunities to make projects financially feasible for the Township.