



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD – REGULAR MEETING  
March 17, 2026 6:00 PM

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1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATIONS
  - A. New Meridian Township Website
  - B. 2025 Annual Report
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
  - A. Communications
  - B. Minutes-March 3, 2026 Regular Township Board Meeting
  - C. Bills
  - D. Disposal of Surplus Equipment
  - E. Resolution in Support of Meridian Township's FY27 CDS Grant Application
  - F. 2026 Local Road Program Agreement with the Ingham County Road Department
  - G. Maner Costerisan Audit Prep
  - H. Meridian Township Letter of Support/Resolution for the Tri-County Regional Planning Commission - Middle Grand River Water Trail State Designation
  - I. Pride Special Liquor License and Gathering Permits
  - J. Celebrate Meridian Special Liquor License and Gathering Permits
  - K. Environmental Systems Research Institute's Small Government Department Platform Agreement
10. HEARING
  - A. MI Neighborhood Program CDBG Application
11. BOARD ACTION ITEMS
  - A. Authenix-Proposed Settlement Agreement Modification
12. BOARD DISCUSSION ITEMS
  - A. CDBG Authorizing Resolution Form 2-A MI Neighborhood Grant
  - B. Joint Local Government/Schools Meeting Topics
13. COMMENTS FROM THE PUBLIC
14. OTHER MATTERS AND BOARD MEMBER COMMENTS
15. ADJOURNMENT

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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

Providing a safe and welcoming, sustainable, prime community.

A PRIME COMMUNITY  
meridian.mi.us



4.B

**To: Township Board**  
**From: Tim Dempsey, Township Manager**  
**Date: March 13, 2026**  
**Re: 2025 Annual Report**

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Staff is pleased to present the Township's 2025 Annual Report. The report format has been significantly revised to be more readable and visually appealing, while still including the most pertinent information for our residents. Like past years, Township staff, elected officials, and volunteer board members and commissioners have accomplished much. We should all be proud of the productivity and achievements that have taken place throughout 2025.

I look forward to presenting it at Tuesday's Board meeting.

# 2025 ANNUAL REPORT

CHARTER TOWNSHIP OF MERIDIAN



5151 Marsh Road, Okemos

515.853.4000

[www.meridian.mi.us](http://www.meridian.mi.us)

March 12, 2026



# TOWNSHIP BOARD MEMBERS

Scott Hendrickson, Supervisor

Angela Demas, Clerk

Linda Burghardt, Treasurer

Nickolas Lentz, Trustee

Kathy Ann Sundland, Trustee

Peter Trezise, Trustee

Marna Wilson, Trustee



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# 2025 TOWNSHIP BOARD GOALS

## **Provide Superior, Citizen-Driven Services**

Provide exemplary service to the community while actively soliciting contributions from citizens, volunteer boards, commissions, authorities, and regional partners to strengthen the connection between the staff, Board, community, and region.

## **Environmental Sustainability**

Implement environmentally friendly and sustainable policies for both public and private projects while investing in replacement of aging infrastructure throughout the Township.

## **Enhance Redevelopment in Key Areas**

Enhance our standing as a prime location to develop, own, and operate a business, with a focus on the redevelopment of our primary commercial areas: downtown Okemos, downtown Haslett, Carriage Hills, and the Meridian Mall.

## **Senior/Community Center**

Following the Senior/Community Center Task Force's recommendation in Spring 2025, continue to move towards construction of a new facility, starting in late 2025 or early 2026.

## **Improve Citizen Outreach and Communication**

Tell our story better by enhancing communications through social media, homeowners' associations, communitywide and major events, and any other mechanism to better engage our diverse, multicultural community.



## Message from the Township Manager

I am pleased to present the Township's 2025 Annual Report. The accomplishments throughout this document are due to the hard work of the Township's 170 regular full-time and part-time employees, as well as 55 temporary and seasonal employees. The Township delivers a consistently high level of services due to their commitment and dedication, making Meridian Township a truly Prime Community.

This annual report is required by the Charter Township Act, but we hope the new format provides a more enjoyable reading experience for our residents, businesses, and other community stakeholders.



## 2025 Township Board Listening Sessions

Since 2022, the Meridian Township Board has established a goal to enhance communication and outreach to the Township's 45,000 residents.

To reach this goal, the Board held three listening sessions in 2025:

- **Tuesday, June 10**
  - Attended by over 80 individuals
- **Tuesday, September 30**
  - Attended by over 50 individuals
- **Thursday, November 13**
  - Attended by over 40 individuals

The Board has scheduled three listening sessions in 2026, on May 12, July 28, and October 27 – all from 6:00 pm to 7:30 pm at various locations in the Township. For more information, visit [meridian.mi.us/calendar](https://meridian.mi.us/calendar).

## Senior Center Update

On August 5, 2025, Meridian Township residents voted on two ballot proposals for a new Community and Senior Center. The proposals included a construction bond and an operating millage. Both measures were rejected.

Since the election last August, the Township has focused efforts on identifying a location for a Senior Center-only facility. Staff have been exploring numerous vacant commercial properties around the Township.

We are continuing to work on finding the right solution. In the meantime, the Meridian Senior Center will continue to operate in its existing facility at Chippewa Middle School. The program can operate there through May 2028.

## Employee Anniversaries

We wanted to recognize some of our dedicated employees who celebrated notable anniversaries with Meridian Township in 2025!

**Denise Green, Public Works - 45 years**

**Brian Canen, Police - 25 years**

**Tavis Millerov, Fire - 25 Years**

**Brian Pennell, Fire - 25 years**

**Mike Devlin, Parks & Recreation - 25 years**

**Jeffrey Rommeck, Fire - 25 Years**

# ACCOUNTING & BUDGETING

## Online Payment Enhancements

In collaboration with the Treasurer's Office, the Township expanded and enhanced online payment options for Utility Billing, special assessments, and Building Department invoices.

Utility Billing online payments continued to grow significantly:

- 2024: 37,059 online payments totaling \$8,154,477
- 2025: 41,771 online payments totaling \$11,321,254

This represents an approximate 12% increase in online Utility Billing payments, reflecting increased resident adoption of digital services.

In 2025, residents also paid 1,144 Building Department invoices online, totaling \$256,178, marking the first year that Building Department invoices were available for online payment.

Additionally, 104 special assessment payments were made online in 2025, totaling \$76,205. These enhancements improve convenience, efficiency, and accessibility for residents and businesses.

## 2026 Budget Overview

The [2026 Budget](#) was presented to the Township Board on September 2, 2025, and approved on October 7, 2025.

The Township is projected to maintain a strong fund balance of \$14.9 million, including the Capital Projects Fund and Pension Stabilization Fund.

This combined fund balance represents approximately 50% of the total annual budgeted expenditures of \$29,934,280, positioning the Township to responsibly manage operations, capital needs, and long-term obligations.

## 2024 Township Audit

The Township's 2024 annual audit was completed by Yeo & Yeo, CPAs & Business Consultants, and received an unmodified (clean) opinion, reflecting strong financial management practices and compliance with applicable accounting standards.

## General Fund Financial Position

The General Fund closed the 2024 fiscal year with a fund balance of \$15.02 million, an increase from \$14.5 million in 2023, further strengthening the Township's financial stability and reserves.

## Pension Liability Reduction

In 2025, the Township made an additional \$1.5 million payment to MERS to reduce pension liabilities. This proactive investment supports long-term financial sustainability and fulfills the Township's commitment to voters and retirees under the Police and Fire millage. The Township went from 58% funded in 2017 to 76% funded in 2024.



# ASSESSING

The Assessing Department is responsible for establishing assessments of taxable property for the equitable distribution of the property tax burden in accordance with Michigan's General Property Tax Act and other applicable statutes.

The Assessing Department's responsibilities include:

- Creating the annual assessment roll
- Maintaining ownership records and property descriptions for taxing purposes
- Processing Personal Property Statements and personal property exemption requests
- Inspecting existing property and new construction for property tax purposes

Taxable values established by the Assessing Department annually are used by the Township Treasurer to produce property tax bills for property within the Township.

## 2025 Value Summary

Property Class	Parcel Count	SEV	TV
Commercial	668	\$617,731,500	\$515,375,307
Industrial	42	\$5,529,900	\$4,449,720
Residential	13,337	\$2,276,226,600	\$1,807,372,018
Personal	1,590	\$76,563,000	\$76,563,000
Exempt	358	\$0	\$0
<b>TOTALS:</b>	15,995	\$2,976,051,000	\$2,403,760,045

## Top Ten Taxpayers (By Taxable Value)

1. Consumers Energy Company
2. C150 2929 Hannah Lofts, LLC
3. East Lansing, LLC
4. Meridian Mall, LP
5. TEG Central, LLC
6. GC Club Meridian Apartments, LLC
7. East Lansing Athletic Club, INC.
8. Brandywine Creek II, LLC
9. ACC OP, LLC
10. Okemos Pointe I, LLC

To view the full 2025 Top Ten Taxpayers chart, visit the Township website at [www.meridian.mi.us/Assessing](http://www.meridian.mi.us/Assessing)

## 2025 Department Goals

### Defend Tax Appeals with Vigor

At the end of 2025, there were eleven parcels under appeal in the Entire Tribunal Division of the Michigan Tax Tribunal. Eight appeals were resolved during 2025. The taxable value in contention for pending 2025 appeals is just 0.65 of a percent of the Township's tax base. Efforts are being made to determine which of the pending cases can be resolved without a trial and which, if any, may need to be defended at trial.

### Conduct Annual Assessment/ Re-Inspection of Taxable Properties

The annual re-inspection program continued in 2025, and two summer interns joined the staff part-time to assist with the re-inspection program. Assessing staff reviewed and inspected 3,812 parcels in 2025. During this process, record cards were reviewed for accuracy, and photos were updated.

# CLERK'S OFFICE

The Clerk's Office responsibilities are largely set by state statute and include, but are not limited to: election administration, Freedom of Information Act coordination, record retention, free notary services to Township residents, fiduciary responsibilities, oaths of office and ethics statements, Township notices, updates to the Code of Ordinances, and maintaining official Township and election records.

## Outreach

The Clerk's Office actively engaged the community through a variety of outreach initiatives aimed at expanding voter registration and education. Staff and volunteers assisted with voter registration drives held at local high schools, Meridian Township Farmers' Markets, the Celebrate Meridian event, and in conjunction with National Voter Registration Day.

In addition, Clerk Angela Demas offered free, monthly Democracy Classes to provide residents with an overview of the election process, voting options, and voter rights, helping to ensure informed and confident participation in local, state, and federal elections.



## Election Administration

The Clerk's Office is responsible for the preparation, publication, and posting of public notices pertaining to elections, performing public accuracy testing on tabulators, logistics for polling locations, processing ballots, and transmitting election data to the County Clerk.

Meridian Township had one election in 2025:

- August 5, 2025, Special Election
- Meridian Township offered 3 days of early voting for the August Special Election
- Over **13,000** voters are on the Permanent Mail Ballot list in Meridian Township

## Qualified Voter File 2025 Records

*As of 12/31/25*

**# of Registered Voters: 33,114**  
**# of New Registered Voters: 2,738**  
**Total QVF Data Changes: 15,532**  
**Manual Data Changes: 9,045**

## FOIA Requests

The Clerk's Office oversees a portion of the FOIA requests the Township receives.\*

In 2025, over **130** FOIA requests were processed in the Clerk's Office.

*\*The Police Department handles their own FOIA requests.*

## Total Voter Turnout

*August 5, 2025 Special Election*

Election Day - 1,050 voters  
Absent Voter Ballots - 7,681 voters  
Early Voting - 222 voters  
Total: **8,953/33,012** – **27.12%** of registered voters



# COMMUNICATIONS

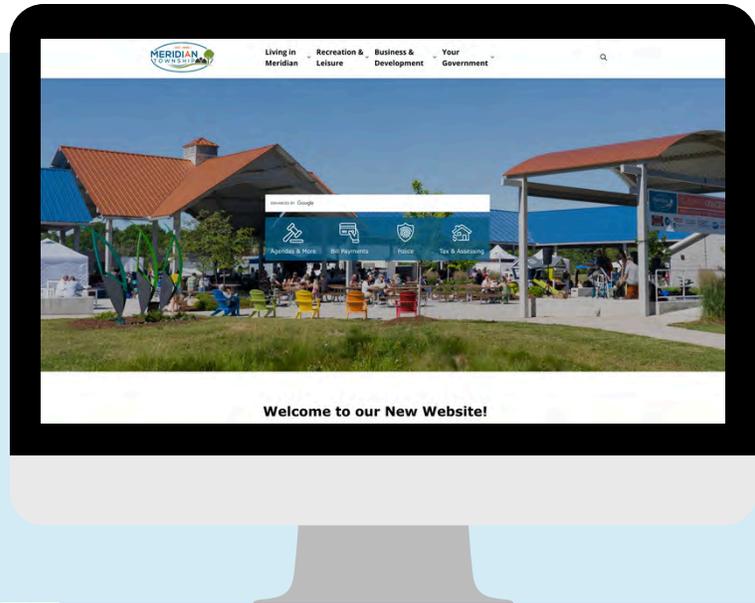
The Communications Department's top priority is to provide residents with transparent, timely information about Township events, goals, and plans through web, digital, and print platforms. The department also manages media outreach, oversees HOMTV and CAMTV, and runs a multimedia internship program.

## Website Analytics

Total website views in 2025: 1,070,886

- Top five webpages:
  - Farmers' Market
  - Bill Payments
  - Departments
  - Summer Concert Series
  - Tax & Assessing

*A redesign of the current website began in 2025 and launched on March 3, 2026.*



## Newsletter Analytics

- Total E-newsletters sent in 2025: 24
- Total newsletter subscribers: 9,279
- Open rate: 58%  
(industry average is 42.7%)

## HOMTV Awards

Two former HOMTV interns each won an award from the Philo Festival of Media Arts, put on by the Central States Alliance for Community Media:

- Mikia Lawrence (Spring 2024) won Best Student Magazine Program for her episode "Keeping Up with Ki - Harris Nature Center."
- Jenna Arnold (Summer 2024) won Best Student Documentary for "Call to Service - From Dispatch to Action."

## Social Media Analytics

3,977 followers gained in 2025 across all pages and platforms.

- Shopping Cart Lady sign installation Facebook video received 193,000 views
- Grand River bridge reopening post received 87,000 views
- Facebook engagement increased 42% from 2024



## HOMTV Analytics

- 102 total hours of televised board & commission meetings
- 73 total televised board & commission meetings
- 4.2K total hours watched on YouTube
- 103 total videos posted on YouTube

# COMMUNITY PLANNING & DEVELOPMENT

The Community Planning and Development Department issued 4,124 permits in 2025, including:

- 1,179 Building Permits
- 971 Electrical Permits
- 1,391 Mechanical Permits
- 583 Plumbing Permits

For these permits, staff and our partners at the City of East Lansing performed 2,660 inspections over the course of a year.

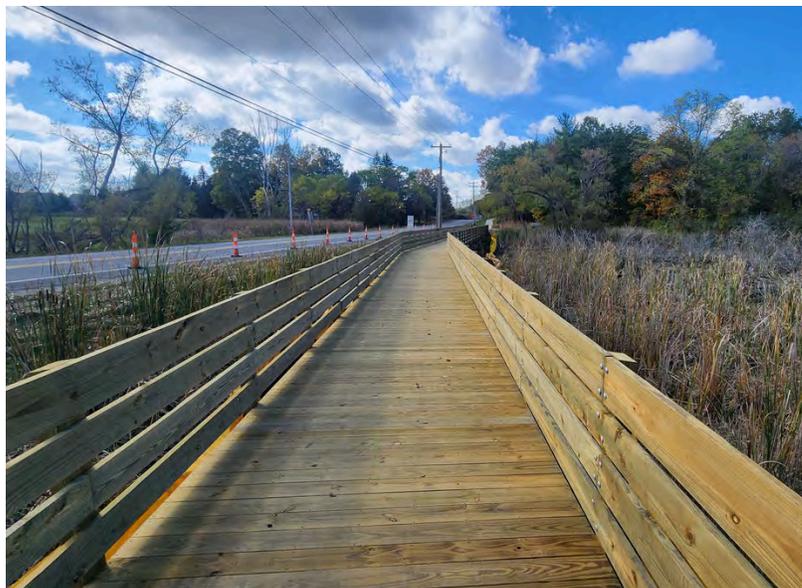
## Inspections

Under our contract with the City of Mason, we performed 335.5 hours worth of building inspections.

Under our contract with Alaieton Township, we performed 108 inspections, to go with 29.5 hours of commercial plan review.

## Responding to the Community

We responded to 899 complaints filed throughout the year, ranging from snow on sidewalks to dangerous rental conditions and a variety of other issues in between.



## Project Highlight

The Community Planning and Development department worked with the owners of Playmakers to restore the iconic 'Shopping Cart Lady' sign and, through Zoning Board of Appeals action, ensured that it will be present for years to come.

## Planning Division

The Planning Division reviewed 27 projects for construction, including:

- An expansion to St. Martha's School
- The long-awaited redevelopment of the former Outback Steakhouse site
- A wetland permit for the pathway connection in front of the Schultz Vet Clinic on Bennett Road (pictured to the left)
- The first phase of the major redevelopment of the Haslett Village Square project

# ECONOMIC DEVELOPMENT

In 2025, the priorities of the Economic Development department aligned with the Township's redevelopment goals in the Potential Intensity Change Areas (PICAs) of Meridian Township. Specifically, the Haslett Village Square area and the Downtown Development Authority (DDA) district.

In the DDA, about 5,000 square feet of commercial space became available after the purchase of the 4690 Okemos Road property and the adjoining parcels. In Haslett, the priority for redevelopment, at the Southwest corner of Haslett and Marsh Roads, rested on the Township's participation in the Housing TIF with the developer. The project will construct 199 new housing units, rehabilitate the existing commercial building, and construct 14K square feet of new commercial space. Residents will be able to rent apartment units, townhomes, or purchase condo dwellings. Thirty of the new rental units will maintain their affordable rent rate for 30 years. Development in Haslett is underway, with the first residential building under plan review.



## Facade Improvement Program

Meridian Township Development Boards received and approved three facade improvement applications.

The Facade Improvement Program provides a new or existing business within a specific area, up to 50% of exterior site improvements up to \$20,000.

The Township received two applications with the Corridor Improvement Authority (Playmakers and Mid-Michigan Academy of Martial Arts) and one with the Economic Development Corporation (Ideal Mortgage Services).

## Meridian Area Business Association

### 2025 Business Awards:

- New Business of the Year: Graze Craze Okemos
- Established Business of the Year: Doc's Automotive

**MABA President:** Anthony Alvarado of Doc's Automotive

**Membership:** 125+ business members

## Juneteenth Celebration

Conducted a lively community Juneteenth celebration with 100+ visitors, featuring a night of Jazz at the Marketplace on the Green Pavilion.



## Ribbon Cuttings

The Economic Development Department welcomed **16** new businesses and **2** relocating businesses in the Township with ribbon cuttings.

Meridian Township welcomed Ace Hardware, the expansion of Schuler's Bookstore, Chateau Coffee, and more!



# FIRE DEPARTMENT

The Meridian Township Fire Department is a professional organization dedicated to serving our community and visitors with pride, excellence and professionalism. The department strives to provide an exemplary level of service to our 44,000 residents who call Meridian Township home, as well as the many visitors who come to the township daily. We are a full-service fire department with 40 personnel providing services out of three fire stations.



In 2025, the Fire Department responded to:

- 6,805 calls for service (up 7% from 2024)

Emergency medical services (EMS) accounted for 85% of service requests in 2025.

## Fire Prevention

The Fire Marshal is dedicated to reducing the number and impact of fire-related incidents in Meridian Township. This is accomplished through a comprehensive fire inspection program, plan review, testing of new construction, including fire protection systems, and investigation of all fires that occur within the Township.

## 2025 Fire Inspections

- Total Inspections Conducted: **163**
- Building Inspections: **58**
- Plan Reviews: **71**
- Fire Alarm Inspections: **44**
- Fire Suppression Inspections: **38**
- Residential Smoke Alarm Inspections/Installations: **12**
- Food Trucks: **6**
- Miscellaneous/Specialty Fire Inspections: **5**
- Fire Investigations: **12**
- 3rd Party Fire Safety Systems/Components Inspections: **582**

## Notable Items from 2025

- Introduced Inspection Reports Online (IROL) as a compliance tool for commercial properties in the Township. Third-party fire protection vendors are required to submit reports electronically to the fire department for review.
- Total fire loss for 2025 = \$2,000,350 (\$1,309,350 Property + \$691,000 Contents), resulting from 9 structure fires.



## Training

In 2025, the Training Chief worked extremely hard to increase our ability to operate at higher aptitudes by ensuring our annual training plan encompassed both required and new training. Additionally, the department's adjunct instructors utilized their expertise to advance our knowledge base.

All Meridian Township firefighters are state-certified Firefighter I and II and state-licensed paramedics (or currently attending paramedic school).



Our fire officers carry Fire Officer I, II, and III certifications based on rank. These courses allow the officer to learn fire-ground and day-to-day management/leadership skills.

Department training in 2025 included 3,900 training hours on the following topics:

- EMS
- Extrication
- Confined Space
- NFA Management and Leadership
- Fire Officer I, II, and III
- Forcible Entry
- Medical Legal
- Instructor Coordinator Certification
- Fire Instructor I
- ACLS and PALS
- Acting Battalion Chief Onboarding

## Fire Operations

Fire Operations comprises shift operations staffed by individual firefighter/paramedics who perform the day-to-day public safety activities for Meridian Township.

2025 demonstrated once again that the Meridian Township Fire Department did more than respond to emergency medical calls and residential structure fires. We are an all-hazards fire department that also responds to significant motor vehicle accidents and a variety of rescues and fires that present unusual hazards for the community.

## Safety Equipment

In 2025, we replaced the following equipment that failed to function, broke, or reached the end of its useful life:

- Structural Fire Gear
- Fire Boots
- AVI Plate Carriers, Plates, and Helmets
- Gloves
- Extrication Cutter & Spreader

## Continuity of Operations Plan (COOP)

We continued to educate departments on the COOP and restructured the forms for greater practical use. Our target date to complete the COOP planning is the end of 2026.

## Health & Wellness

In late 2025, we were awarded a \$38,000 Assistance to Firefighters federal grant for high-level physicals for each employee.



# HUMAN RESOURCES & HUMAN SERVICES

The Human Resources Department provides steadfast support to all of our departments and staff for day-to-day operations across 14 departments, 160 permanent staff, and anywhere from 10 to 300 temporary staff.

In 2025, negotiations commenced for the Supervisory Professionals Union, whose contract expired on December 31, 2025. The Employee Benefits Coalition and the Board approved covering 100% of employee health benefits premiums for 2026.

## 2025 Numbers

Employee traffic report for January through December brought us **53** hires, including:

- Seasonal and temporary workers
- **11** promotions
- **7** rehires
- **5** retirements
- **1** department-to-department transfer

## MERIDIAN Cares Making a Difference

Meridian Cares provides Meridian Township residents facing emergency financial need with assistance from a human services specialist.

The Emergency Needs Fund is also available to support residents at risk of losing their shelter or facing a utility shutoff.

### 2025 Numbers

111 Families Supported

\$47,255 Donation-Based Funds Distributed

### Holiday Food Assistance

Meridian Cares fed:

- **344** households representing **586** people for Thanksgiving
- **346** households representing **593** people in December

35 community members donated money.

40 community members directly donated food.

A total of **\$13,146** was raised for Holiday Food Assistance.



# INFORMATION TECHNOLOGY

The Information Technology Department's foundation revolves around keeping existing technology assets, services, and resources operating at optimum performance and availability. Significant resources are also invested in end-user support, various training initiatives, and technology maintenance and upgrades. Network engineering services are provided on an as-needed basis for any new technology requests and/or installations.

## This year, the IT Department:

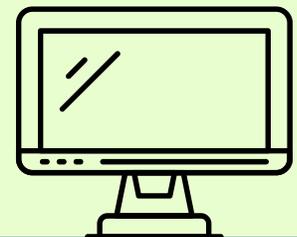
- Expanded the use of mobile devices in Building, Code Enforcement, Fire, Police, and Public Works
- Replaced 35 end-user workstations
- Added a new Presentation PC for the existing setup in the Nelson Room
- Replaced one network database server
- Replaced the network GIS server
- Had three software upgrades to Mitel telephone servers and appliances
- Filled a vacant Network Technician position

## Employee Services & Resource Statistics

- 210 end-user employees supported
- 80 account status changes were processed throughout the year
- 900 Teams & Zoom meetings hosted or attended
- 300,000 files stored or updated in tenant-based cloud services
- 1,500 Microsoft Office application installations performed by tenant users
- 1.2 million email messages were processed
- Well over 70% of email messages sent to the system were filtered as spam and/or malware prior to delivery, and more than 30% of the delivered messages were tagged as 'unfocused' messages
- IT staff converted eight separate hosted services to use Single Sign-on technology
- Supported over 70 different hosted applications & services across the organization

## System Monitoring

- Consolidation of millions of system log messages
- Review of 12,000+ security incidents
- Response to 90+ security events
- Repair of 8+ hardware failures
- Restoration of 25+ network failures or outages



## Helpdesk Services

- Completed the first full year with the new Helpdesk application
- Over 500 standalone end-user issues were resolved during the normal business day
- Almost 100 standalone end-user issues were responded to outside of the standard workday

# PARKS & RECREATION

Meridian Township has over 30 parks and 26 land preserves totaling more than 900 acres. We have more than 90 miles of pedestrian/bicycle pathways, and 20 miles of natural hiking trails.

## Notable Accomplishments from 2025:

- Secured \$360,000 from the Michigan Department of Natural Resources - Natural Resource Trust Fund Grant for the Meridian Regional Pathway Trailhead entrance to Nancy Moore Park
- Installed a non-speaking communication board at Marketplace on the Green, which was donated by the Xavier DeGroat Autism Foundation
- Installed three new play structures in Towner Road and Ottawa Hills Parks



## Farmers' Market

- 103,834 visitors to the market (up 23% from 2024)
- 204 unique vendors in 2025 (record number of vendors)
- 10,608 pounds of fresh fruits and vegetables donated as part of the Gleaning Program
- \$37,464 sales made with Food Assistance
- Estimated \$2.5 million in sales

## Senior Center

- 349 members, including 36 new members
- 1,937 people attended programs, events, and fitness activities
- 415 volunteer hours

## Red Cedar Water Trail

- Removed downed trees and woody debris from 14 miles of river.
- Installed a canoe/kayak launch kiosk at Harris Nature Center

## Pavilion Rentals

- Seven pavilions hosted 251 pavilion rentals.
  - 50+ Fitness Groups
  - Garden Club
  - Graduations
  - & More!

## Land Preservation & Stewardship

- 622 hours of stewardship completed
- 415 Meridian Conservation Corps members with 67 new members in 2025
  - 28 workdays and events devoted to invasive species removal and training
- 46 stewardship days
- 36 species of invasive plants managed
- 2 successful prescribed burns
- 51 species of native plants ethically collected



## Harris Nature Center

- Summer Camps: 450 participants
- School Groups: 64 classes/1,421 students
- 1,330 nature and outreach program participants



## Park Maintenance

Notable projects completed in 2025 include:

- Constructed a new bird enclosure at the Harris Nature Center
- Installed split rail fence for wetland buffers in various preserves
- Installed wetland interpretive signs in parks and preserves
- Replaced the railing on the overlook deck at HNC
- Completed all remaining assessment repairs on Historical Village buildings

## Deer Management

- 64 trained and certified hunters
- 70 municipal and private designated hunting properties
- 119 deer harvested during regular hunting season
- 124 deer harvested during the police cull
- 1,251 pounds of venison donated to local food banks (more to come)



## Recreation & Activities

We offer youth sports leagues in soccer, softball, t-ball, baseball, basketball, flag football, and Sporties for Shorties. Adult leagues include co-ed sand volleyball, men's softball, kickball, and whiffle ball.

- 2,147 children participated in youth sports programs
- Nearly 300 adults participated in sports programs



## Special Events

In 2025, the Parks Department hosted numerous events, including:

- Celebrate Meridian
- Summer Concert Series
- Meridian Pride
- Fishing Derby
- Puzzle Nights
- Holiday & Cultural Events

26,148 total attendees at all of our events.

# POLICE DEPARTMENT

The Meridian Township Police Department 2025 summary represents a year defined by measurable progress, strategic growth, and a renewed focus on reinforcing trust between the Department and the community it serves.

Throughout the year, efforts were concentrated on strengthening internal operations, modernizing equipment and procedures, and enhancing the relationships that form the foundation of effective community policing. The Department intentionally aligned its goals with the evolving needs of Meridian Township and Williamstown Township, reflecting a commitment to professionalism, accountability, and service.



## Operational Statistics

**Total Calls for Service: 19,845**

### Top Ten Most Frequent Calls for Service:

1. Traffic Stop – 5,708
2. Medical Assist – 4,912
3. Suspicious Situation – 1,479
4. Welfare Check – 1,136
5. Property Damage Accident – 880
6. Fire Assist – 719
7. Alarm – 552
8. Reckless Driving – 491
9. Larceny – 446
10. Trouble With Subject – 444

### Traffic Crash Breakdown:

- Injury Crashes: 170
- Property Damage Crashes: 773
- Car-Deer Crashes: 168

## Staffing Increases

The Department successfully increased its ranks to **40** sworn officers, with an additional recruit advancing through the police academy. The Department also implemented structured succession planning to ensure that future leadership transitions occur smoothly.

## Traffic Safety

Traffic safety emerged as one of the most pressing concerns voiced by Township residents. In response, the Department expanded its data-driven approach by deploying new passive traffic data collection devices that capture real-time vehicle speed and volume information. This technology allowed officers to pinpoint problem areas more accurately and determine the most effective times for enforcement.

Additionally, the creation of a full-time traffic enforcement position allowed the Department to dedicate ongoing attention to school zones, high-risk intersections, and roadways with frequent speeding violations.

**Overall, traffic enforcement increased by 12% in 2025, contributing to safer roadways for all.**

## Employee Wellness

In 2025, significant efforts were made to modernize equipment and improve employee wellness. New Rogue fitness equipment was installed to replace outdated machinery, ensuring officers maintain peak physical readiness. Confidential mental-health counseling sessions were also provided to all staff, reinforcing the Department's commitment to emotional resilience.

## Investigations Unit

The Investigations Unit handled **310** assigned cases, clearing **122** and recovering more than **\$210,000** in stolen property—much of it tied to construction-site thefts.

Notable cases also included:

- Several criminal-sexual-conduct investigations
- A shooting incident at the Meridian Mall
- The identification and arrest of an individual sending inappropriate communications to minors

Investigators maintained strong working relationships with the Ingham County Prosecutor's Office, ensuring thorough case reviews and effective prosecution of offenders.

Visit the link below to view the Police Department's full 2025 Report:

<https://bit.ly/2025MTPD>

## Community Policing

Community policing remained the heart of departmental operations. Officers strengthened relationships with residents through neighborhood-based assignments, school partnerships, quarterly town hall meetings, and participation in dozens of community events.

National Night Out remained one of the most impactful outreach efforts, drawing large crowds and helping foster trust between residents and first responders.

School Resource Officers contributed greatly by supporting student safety, leading youth engagement programs, and participating in charitable initiatives such as Shop with a Cop and No Senior Without Christmas. These activities demonstrated the Department's ongoing commitment to building positive connections with all members of the community.

## Specialized Units

Specialized units also contributed significantly to departmental effectiveness. The K9 Unit completed **73** deployments in 2025, with responsibilities ranging from narcotics detection to tracking and article searches. Both K9 teams maintained their national certifications and frequently provided mutual aid to surrounding agencies.

The Professional Standards Division ensured compliance with accreditation standards and coordinated more than **5,000** hours of training for Department personnel.

This training covered critical areas including use of force, legal updates, crisis intervention, active violence response, investigative skills, and scenario-based exercises.



# PUBLIC WORKS & ENGINEERING

## Local Roads Program

Increased the average pavement rating of the Township's 153-mile local road network by 38% from 2019 to 2025.

In 2025, the Township completed:

- 5.7 miles of local roads reconstructed, including Lac Du Mont Drive, Tihart Road, Newman Road, and all remaining roads in poor condition in Everett Farms/Woods/Hills and Tacoma Hills.
- Gravel portion of Tihart Road from Twinging Drive to Cornell Road was improved with an asphalt stabilization and double-chip seal treatment.
- 2.2 miles of overlay paving and a double-chip seal treatment on Cornell Road from Grand River Avenue to Haslett Road, and a chip seal treatment on the northern paved portion of Powell Road.
- 14.59 miles of asphalt rejuvenator treatments on local roads that were recently resurfaced to extend the life of the new roads and protect the taxpayer's investment.



## Marshall Park Bio Swale & Park Beautification Project

The Township is finalizing plans to construct a series of bio swales in Marshall Park in 2026 or 2027 to address severe, recurring flooding in this area. The bio swales will serve to naturally filter storm water using soil and native vegetation to improve the water quality of Lake Lansing while alleviating flooding conditions within the park and surrounding private property and single-family homes.



**Concept 1: Perennial Wetlands**  
This concept utilizes all perennials. The perennials would be established using seed and/or plugs. Including plugs provides a greater variety of species and quicker establishment than seed alone but is more expensive.  
This would create a naturalized wetland of native species. It would provide openness and plenty of habitat. The aesthetic would be colorful at certain times of year. The dormant vegetation would provide lots of textural interest in the winter.  
This approach is popular and, at a glance, appears simple but establishment from seed takes at least 3 years. During the first three years the area will look very weedy. Maintenance is very important as unwanted plants will colonize over time and regular burning, mowing or spot treating will be necessary.

## Lake Lansing Lake Level Control Structure Special Assessment District (SAD)

Township staff developed and proposed a special assessment roll for the 2026 Lake Lansing Lake Level Control Structure Special Assessment District, which the Ingham County Board of Commissioners chose to adopt.

## 2025 Lansing Board of Water & Light (LBWL) Franchise Agreement

Successfully negotiated and adopted a new 30-year franchise agreement with the LBWL.

## Pathway Projects

### 2.33 miles of new pathway constructed:

- Tihart Road from Powell Road to Twinging Drive and a new mid-block crossing at Tihart Road and Thames Drive intersection
- 335-foot-long boardwalk on Bennett Road next to Bennett Woods Elementary School and extending the concrete pathway system on the north side of Bennett Road all the way to the western boundary of the Township
- Newton Road Park property with a new mid-block crossing at Lake Lansing Road and Newton Road
- Off-road pathway connecting the Sanctuary neighborhood to the Okemos Preserve neighborhood, and created a connection for both neighborhoods to the existing Ronald J. Styka Memorial/Hartrick Trail
- Obtained a federal Transportation Alternatives Program (TAP) grant to construct the pathway gap on the south side of Haslett Road from Okemos Road to Park Lake Road in 2026 or 2027
- Acquired land for a future pathway connecting the Herron Creek, Champion Woods, Sundance Estates, and Silverleaf neighborhoods to the existing pathway system on Hagadorn Road
- Began construction on the American House Pathway. This new off-road trail will connect the existing Inter-Urban/MSU to the Lake Lansing Trail to the pathway on the south side of Haslett Road at the Benson Drive intersection. In the future, this off-road trail will be extended north through Hillbrook Park to connect to Lake Lansing Road.

## Reimagining Okemos Road BUILD Grant Application

Began preparing to apply for a BUILD grant in early 2026 to reconstruct:

- Okemos Road from the bridge over the Red Cedar River to Grand River Avenue
- Hamilton Road from Moore Street to just west of Liverance Street

The project will also include widening Okemos Road to add left-turn lanes at the Hamilton Road intersection, adding double left-turn lanes on westbound Hamilton Road to southbound Okemos Road, installing a new traffic signal, and other civil infrastructure improvements to help spur redevelopment in Downtown Okemos.

## Water & Sanitary Sewer Projects

- Completed the County North Lift Station replacement ahead of schedule to allow for the Lake Lansing boat launch to open on schedule in the spring.
- Installed new gate valves on Grand River Ave and Dobie Road to reduce the number of customers impacted in the event of water main breaks.
- Designed and bid a contract for the Forest Hills Lift Station replacement in 2026.
- Designed and bid a contract to replace the water main that has reached the end of its useful life on Timberlane Street and Roseland Avenue in 2026, in preparation for future road resurfacing projects.

## Haslett Road Corridor Study

The Township is funding a Haslett Road Corridor Study to determine whether the Ingham County Road Department (ICRD) can implement a road diet on Haslett Road from Park Lake Road to Marsh Road. Part of this study includes preparing a grant application to fund implementation of a road diet and pedestrian safety improvements through the Haslett Road Corridor from Park Lake Road to Bird Farm Lane/Copper Creek Drive.

# TREASURER'S OFFICE

The Treasurer's Office is required by law to receive and take charge of all funds belonging to the Township and distribute other funds collected to the appropriate taxing authorities. These collections are primarily real estate and personal taxes, but also include fines, license and permit fees, deposits, bonds, and other fees.

The Treasurer's office and counter are open nine hours a day, five days a week, at the Township Municipal Building.

In 2025, the Treasurer's Office:

- Mailed out **30,000** summer and winter tax bills and almost **930** special assessment bills.
- Provided the Township with over **\$2.5 million** in interest earnings from long-term and short-term liquid investments.
- Finished conversion of accounts from Horizon Bank to Fifth Third Bank.
- Completed efforts to enable Township residents to pay special assessment bills online through InvoiceCloud.

## Total Tax Revenue

During the 2025 calendar year, total property tax revenues collected and distributed were **\$144,258,546**, an increase of 16% from 2024.

The Township received **\$89,246,510** in checks, over **\$407,019** in credit card payments, and **\$819,504** in cash and currency by mail or at the counter, for a total of **\$90,473,033**.

Online payments for taxes increased by 20% over the previous two years.

The Treasurer's office is required to pay out collected funds to local school districts within ten days of receipt. In Meridian Township, these include the Okemos, Haslett, East Lansing, and Williamston School Districts, as well as Ingham Intermediate Schools.

Other governmental units for which the Township collects and distributes taxes are: Lansing Community College (LCC), Capital Area Transit Authority (CATA), Capital Area District Library (CADL), and the Capital Region Airport Authority (CRAA).

## Investments

At the end of 2025, the Treasurer's office managed **\$46,238,546** in fixed and non-fixed investments. In 2025, interest earnings on liquid (cash) investment matched the 2024 earnings.

This was largely due to prudent, safe investments in Certificates of Deposit and U.S. Treasury bills, which offered higher interest rates. The interest earned was for the general fund and nine other Township funds maintained by the Treasurer's Office.

## Online Tax Payments

Again in 2025, the Meridian Township Treasurer's office provided Township residents with in-person and online access to tax payments. The forms of payments received by the Treasurer's office continue to trend towards electronic payments.





9.A

**CONSENT AGENDA  
BOARD  
COMMUNICATIONS**

**From:** [Scott Hendrickson](#)  
**To:** [REDACTED] [Board](#)  
**Subject:** Re: Authentix discussion -3/3/26 Agenda  
**Date:** Monday, March 2, 2026 9:15:05 AM

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Good Morning Charles,

Thank you for taking the time to write about our agenda.

You know, as someone who follows the Board's activities closely, that our agenda has had this format for years. This matter is up for discussion, not final action, and so falls to the discussion section of the agenda.

I expect that the Consent Agenda, Hearings and Action Items on this particular agenda will run pretty quickly as most of them we have seen several times and are generally non-controversial. Streetlights and internal policy that we have already discussed are not the hottest topics and will likely only take a few minutes each. I suspect we will be at the Authentix discussion by 6:45 depending on the length of the presentations that we have at the top of the agenda.

There have been cases where we have moved agenda items, but that is usually in extreme moments or when we know that there are long substantive discussions before the agenda items that we know in advance our residents will take great interest in. In this case, we will likely move things quickly enough that it will not merit a change. If a Board Member disagrees with my assessment, they may request a change to the agenda during the approval of the agenda, as is their right. I generally don't like to do so as the agendas are printed online and people may use them to determine when to tune in to a meeting for a topic they are interested in.

This is also not the first time, nor the last time, we will have the Authentix proposal on our agenda. And we have received lots of communication from the affected residents (which we welcome!). They have turned out to meetings, written emails, letters, etc. We will continue to engage with them and all of our residents on this (or any) topic as they provide that feedback.

Have a great start to your week!

Scott Hendrickson  
Supervisor, Meridian Township  
[hendrickson@meridian.mi.us](mailto:hendrickson@meridian.mi.us)

5151 Marsh Road | Okemos, MI 48864



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**From:** Charles Kotz <[REDACTED]>  
**Sent:** Saturday, February 28, 2026 5:46 PM  
**To:** Board <Board@meridian.mi.us>  
**Subject:** Authentix discussion -3/3/26 Agenda

Dear Board-

I cannot help but wonder why one of the most pressing, and concerning topics to Meridian Township residents has been pushed down to the very bottom of the evenings agenda items?

I am sure the Board wishes all interested community members to be able to watch the discussion regarding this contentious Authentix development....yes? Then why is it the very LAST item to be taken up? Not very good optics, I'm afraid. This gives the impression that you are hoping to somehow dissuade residents from watching this play out, by scheduling it late in the evening. I would suggest you reconsider, and make Authentix FIRST on the agenda.

Sincerely,

Charles Kotz  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [Township Board](#); [Board](#)  
**Subject:** Public Comment: Authentix Okemos – March 3, 2026 Board Packet  
**Date:** Monday, March 2, 2026 1:14:49 PM

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To the Members of the Board,

I am writing regarding the updated Authentix Okemos materials included in the March 3, 2026 Board packet. While I appreciate the developer's recent reduction of the proposal to 240 units, I respectfully request that the Board maintain the previously discussed cap of 207 total dwelling units.

Adhering to a 207-unit limit is essential to partially alleviate density and traffic concerns, particularly given the site's immediate adjacency to established single-family neighborhoods and the limited geometric capacity of Central Park Road.

Furthermore, I respectfully ask the Board to enforce a clear density cap consistent with the settlement framework, 8 dwelling units per acre, applied strictly on a parcel-by-parcel basis. Density should be calculated using each parcel's net buildable acreage, excluding wetlands, required buffers, easements, and other unbuildable land. To ensure the scale remains compatible with the surrounding area, density should not be aggregated across the combined site.

Within this framework, I remain concerned about Building #4 due to its proximity and direct impact on the Central Park Estates neighborhood edge. I respectfully request that the Board require the developer to remove Building #4 from the final plan.

If the Board wishes to grant the developer design flexibility while maintaining the 207-unit cap and the removal of Building #4, I suggest allowing two buildings (probably Buildings #8 and #9?) in the parcel adjacent to Walmart to increase to three stories (while keeping all other buildings at two stories). Continental has successfully implemented this hybrid approach of two- and three-story buildings in other developments; this would provide a viable path forward without increasing the overall unit count.

Finally, I respectfully request that the Board continue to require the following enforceable prerequisites prior to any final vote:

Written traffic, drainage, and environmental approvals finalized and reviewed by the Board.  
Permanent conservation easements formally recorded with the deed.

Thank you for your time and consideration of these points

Sincerely,  
Rekha Nagamally

On Tue, Feb 24, 2026, 6:25 PM Rekha Nagamally [REDACTED] wrote:

Dear Meridian Township Board of Trustees,

This email is intended to be part of the official record and part of the meeting packet. I am writing because at the February 17 Board meeting it seemed some Board members sought clarification of the market analysis. In any event, it's important to review the analysis which seems to have been sometimes misunderstood during discussions of the Board and the developer. The interpretations during the meetings too often varied significantly from the actual data in the market analysis report.

Advancing the Authentix Okemos proposal at the scale of 288 units would be inconsistent with the Board's prior direction, unsupported by the cited housing data, and contrary to Meridian Township's adopted 2023 Master Plan.

First, the request to return the project to 288 units disregards the Board's December 2, 2025 counterproposal to reduce the development to 208 units. That recommendation reflected legitimate concerns regarding neighborhood compatibility, traffic, and infrastructure capacity. Reversing course without any material change to the proposal would undermine the Board's own well-reasoned position.

Second, the housing-need justification does not support a project of this size or location. The study referenced by supporters identifies 1,448 new housing units across a broader regional area. Of those, only 492 units are rental, while 956 units are for-sale housing, and the report explicitly projects this demand over a five-year horizon, not as an immediate shortfall.

Moreover, the study was not focused on Meridian Township specifically, making it an insufficient basis for imposing high-density rental housing in a single-family neighborhood. Even if additional housing were warranted, Meridian Township already has substantial capacity under existing zoning. The Township's own build-out analysis identifies approximately 3,528 potential future dwelling units, including 1,837 units within the Urban Service Boundary and nearly 1,000 units already approved but not yet constructed. These figures demonstrate that Meridian can accommodate growth without forcing incompatible development into established neighborhoods.

Additionally, any near-term housing pressure will be further alleviated by the \$66 million Haslett Village Square project currently underway, which will add both residential and commercial capacity within an appropriate development area.

Most critically, the proposed location conflicts with the Township's adopted land-use policy. The 2023 Master Plan explicitly prioritizes preserving the character of existing single-family residential neighborhoods while directing higher-density housing to designated development nodes and Potential Intensity Change Areas (PICAs). Central Park Drive is not a PICA, nor is it identified as a redevelopment corridor. Approving dense apartments here directly contradicts the Township's stated planning goals.

The claim that the apartments are needed to support local businesses is likewise unsupported. There is no evidence of widespread commercial vacancy or economic distress requiring hundreds of new residents to sustain existing storefronts. The Master Plan instead emphasizes redevelopment and walkable mixed-use density along major corridors — not the insertion of large apartment complexes onto narrow, already congested neighborhood streets.

Finally, the Planning Commission declined to approve this project in November 2025, and the applicant has not responded to the Board's counterproposal. Moving the project forward under these circumstances would be premature and inconsistent with the Township's own process.

Meridian Township has a clear, recently adopted Master Plan and ample existing housing capacity. The Authentix proposal, at this scale and location, does not align with either.

I urge the Board to uphold its prior position, adhere to the Master Plan, and decline to advance this project unless it is fundamentally redesigned to comply with Township policy.

Thanks

Rekha Nagamally



**From:** [REDACTED]  
**To:** [Board](#)  
**Subject:** Public Comment: Authentix Okemos – March 3, 2026 Board Packet  
**Date:** Monday, March 2, 2026 3:15:55 PM

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

To the Members of the Board of Trustees,

I am writing regarding the updated Authentix Okemos materials included in the March 3, 2026 Board packet. While I appreciate the developer's recent reduction of the proposal to 240 units, I respectfully request that the Board maintain the previously discussed cap of **207 total dwelling units**.

Adhering to a 207-unit limit is essential to partially alleviate density and traffic concerns, particularly given the site's immediate adjacency to established single-family neighborhoods and the limited geometric capacity of Central Park Road.

Furthermore, I respectfully ask the Board to enforce a clear density cap consistent with the settlement framework, **8 dwelling units per acre**, applied strictly on a parcel-by-parcel basis. Density should be calculated using each parcel's **net buildable acreage**, excluding wetlands, required buffers, easements, and other unbuildable land. To ensure the scale remains compatible with the surrounding area, density should not be aggregated across the combined site.

Within this framework, I remain concerned about **Building #4** due to its proximity and direct impact on the Central Park Estates neighborhood edge. I respectfully request that the Board require the developer to remove Building #4 from the final plan.

If the Board wishes to grant the developer design flexibility while maintaining the 207-unit cap and the removal of Building #4, I suggest allowing two buildings (probably **Buildings #8 and #9?**) in the parcel adjacent to Walmart to increase to three stories (while keeping all other buildings at two stories). To my understanding, Continental has successfully implemented a hybrid approach of two- and three-story buildings in other developments. This could provide a viable path forward without increasing the overall unit count.

Finally, I respectfully request that the Board continue to require the following enforceable prerequisites prior to any final vote:

1. **Written traffic, drainage, and environmental approvals** finalized and reviewed by the Board.
2. **Permanent conservation easements** formally recorded with the deed.

Thank you for your time and consideration of these points.

Sincerely,  
Hieu Phan

**From:** [REDACTED]  
**To:** [Board](#)  
**Subject:** Opposition to Authentix Okemos  
**Date:** Tuesday, March 3, 2026 7:50:26 AM

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Dear Meridian Board of Trustees,

The Authentix Okemos project is being incorrectly characterized by Continental. We're being told that with the Authentix Okemos project, artificial detention ponds will be adequate for neighborhood DRAINAGE, even as unregulated wetlands will be filled in and replaced with ten sprawling apartment buildings, parking lots and roads, a clubhouse, etc. CPE residents already struggle with water retention: flooded basements among some homeowners. For Authentix, critical drain and conservation easements are being deferred until after approval, with long-term implications for neighboring properties. These need to be fully resolved before a vote by the Trustees. The Road Dept and Drain Commission have not signed off on the proposal, so road safety and drainage claims are speculative.

**DENSITY/ZONING:** The project seeks increased density per acre, exceeding the cap placed under a court-ordered settlement agreement. Any amendment deserves clear public justification. The housing analysis does not support the claims of a need for more housing, and certainly not at this inappropriate location. As this Board has recognized, under the Master Plan the maximum number of units should be 207, not the 240 currently requested. Higher density RC zoning is not aligned with community benefit; it's driven by density maximization. The Master Plan is structured to protect adjacent residents through buffering, density control, appropriate land usage, and preservation of the character of single family home neighborhoods. Per Master Plan, higher density developments are supposed to be directed to development nodes and PICAs. CPE is not a PICA.

**BENEFITS OVERSTATED:** Job creation (construction) would be temporary, and leave behind a trail of drainage issues, traffic overload, land loss of character and livability of a single family neighborhood. Claims that the units are needed to support local business are not substantiated; we have no significant pattern of vacant storefronts.

This proposal is about profit, not community compatibility. It's at odds with the current Master Plan, the opinion of current citizens, the housing need analysis, and the settlement agreement that governs use of this land. Moreover, the Planning Commission did not grant its approval.

A wise person in CPE said, "Growth for growth's sake is the strategy of cancer." It should not be the strategy for the East Side of Meridian Township, especially at this location. If this project goes forward we will have a malignant nexus of car accidents, flooded homes, noise pollution with cars coming and going constantly, dogs barking in the pet playgrounds, and the destruction of a way of life for which the residents of CPE invested their life's fortunes.

V. Tomanica  
Central Park Estates

**From:** [REDACTED]  
**To:** [Board](#)  
**Subject:** Authentix Okemos traffic issue, new site plan  
**Date:** Tuesday, March 3, 2026 9:08:53 AM

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The Authentix traffic study, paid for by Continental Properties, has not been independently verified. There has been no roadway capacity analysis by Ingham County Road Department or an analysis of impacts using peak-hour modeling. Central Park Drive is narrow, winding, and fast-paced. The impact needs to be examined not only for vehicles, but also for children, bicyclists, and pedestrians. It's already very dangerous to bicycle or walk across streets on Central Park Drive. With the influx of many hundreds of new car trips per day the situation will become much more dangerous.

A glance at the corner of Central Park Drive and Times Square will currently reveal the results of a recent traffic accident that nearly flattened the street sign. It leans there as an ironic, iconic commentary to this process of trying to justify a project that cannot be justified at this location. It was at that very corner that an SUV collided with my own family vehicle in a separate incident. The Board should not vote until there has been an independent written report verifying traffic safety, drainage efficacy, and other infrastructure compatibility. There has been no consensus from the Planning Commission that these issues have been resolved to satisfy the Master Plan and community standards and goals.

Continental's recently altered proposal to reduce unit count to 240 does little to resolve these issues. 240 units is a few hundred too many based on the traffic load they will generate. And in the new site plan the concrete and asphalt footprint hasn't been reduced. I thought, with the reduction of 48 units, we would see fewer apartment buildings(reduced from ten to eight). Instead, Continental removed the third floors from the buildings north of Belvedere, buildings that would not be in our backyards, would possibly not even be visible to CPE residents because of the intervening forested wetlands, and therefore in the new plan should have remained three stories high. But IF AND ONLY IF that resulted in two of the apartment buildings being removed from the parcel between Belvedere and Columbus. Leaving us with the clubhouse and three remaining apartment buildings behind CPE. That would be preferable because it would: 1)greatly reduce the asphalt and cement footprint in the drainage area adjacent to CPE; 2)increase the buffer zone, reducing noise pollution generated by parking lots and pet play areas; 3)serve to minimize the alteration of the character of our single-family home neighborhood.

This commentary is a way of showing how the new site plan does very little to redeem the project(even when it has the opportunity to do so)or mitigate the problems residents have been bringing to the Board's attention for the past six months. The primary duty of the Board of Trustees is to protect the health, safety, and welfare of its citizens. This project is still at odds with those priorities.

V Tomanica  
Central Park Estates

**From:** [Dan Opsommer](#)  
**To:** [Board](#)  
**Cc:** [Tim Dempsey](#); [Bernadette Blonde](#)  
**Subject:** AMI Project Presentation Follow-Up  
**Date:** Wednesday, March 4, 2026 11:39:38 AM  
**Attachments:** [Meridian Full System Breakdown.png](#)

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Board Members,

As we discussed last night, I have attached the map that shows the meters we can currently read from collectors on the north and south water towers (the blue dots). The red dots are meters we cannot read from the two existing collectors on the water towers.

Please let me know if you have any questions.

Thanks,

**Dan Opsommer**

Deputy Township Manager

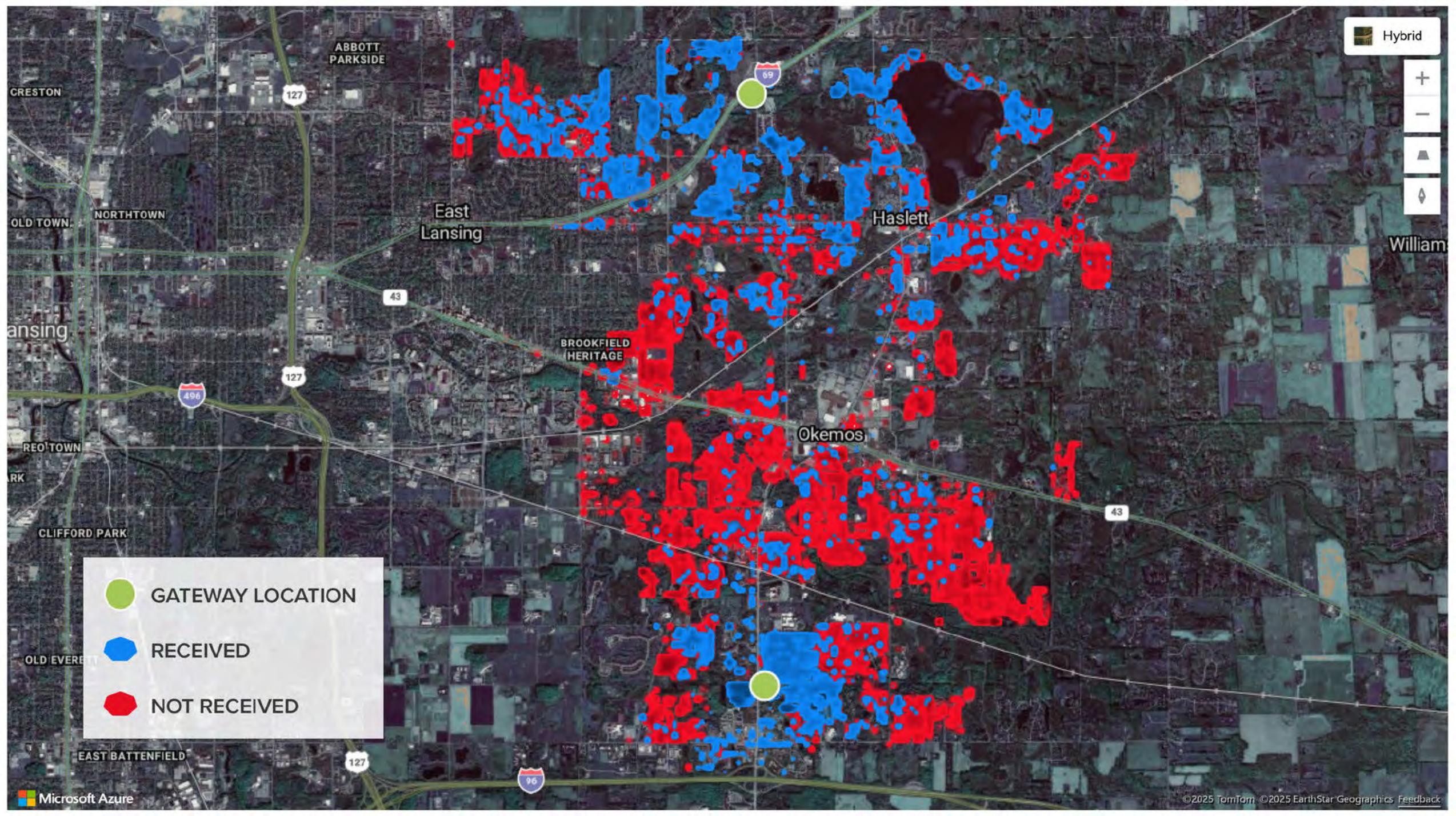
Director of Public Works & Engineering

[opsommer@meridian.mi.us](mailto:opsommer@meridian.mi.us)

Work: 517.853.4440 | Fax: 517.853.4099

5151 Marsh Road | Okemos, MI 48864

-  GATEWAY LOCATION
-  RECEIVED
-  NOT RECEIVED



**From:** [Angela Demas](#)  
**To:** [REDACTED] [Board](#)  
**Cc:** [Dan Opsommer](#); [REDACTED] [Michelle Prinz](#)  
**Subject:** Re: Letter to Board and Staff re: Tacoma Hills Paving  
**Date:** Wednesday, March 4, 2026 12:17:55 PM  
**Attachments:** [Outlook-isk442n3.png](#)

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Dear Laura,

As indicated in your email and letter, I have included the Township Board's email address to receive your correspondence.

- *Communications to the Township Board received through the [board@meridian.mi.us](mailto:board@meridian.mi.us) email address will be included in the Board packet as part of the official record. If communication is received after publication of an upcoming Board packet, it will be included in the following packet as part of the official record.*
- *Communications to the Township Board received through [townshipboard@meridian.mi.us](mailto:townshipboard@meridian.mi.us) will not be included as part of the official record.*

Sincerely,



**Angela Demas**

*Meridian Township Clerk*

[demas@meridian.mi.us](mailto:demas@meridian.mi.us)

Main: 517.853.4300 | Direct: 517.853.4304

5151 Marsh Road | Okemos, MI 48864

[meridian.mi.us/elections](http://meridian.mi.us/elections)



**A Prime Community**

To check your voter registration status, request an absent voter ballot or to track your ballot, please visit [www.michigan.gov/vote](http://www.michigan.gov/vote)

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**From:** Laura Ashlee <[REDACTED]>  
**Sent:** Wednesday, March 4, 2026 11:55 AM  
**To:** Dan Opsommer <opsommer@meridian.mi.us>; Angela Demas <demas@meridian.mi.us>; Michelle Prinz <prinz@meridian.mi.us>; Stephaney Guild <[REDACTED]>  
**Subject:** Letter to Board and Staff re: Tacoma Hills Paving

You don't often get email from [REDACTED]

Hello.

Please share the attached letter with the board and appropriate staff. Thank you!

Laura Ashlee



March 4, 2026

Dear Meridian Township Board Members and Staff:

This letter is long overdue, however, we want to compliment the project managers and all of the people who worked for the various companies involved in last year's paving project in Tacoma Hills.

We know that the Tacoma Hills project was one of several in the township and that many companies were involved, including Consumers Energy, which replaced gas lines prior to the milling and paving. Throughout the project we encountered crew members who were friendly and forthcoming with information when we asked questions. In particular, the team leaders from Abonmarche and the workers on the trucks for Lopez Construction were great.

We want you to know we do not think the project could have gone better! Everyone was professional, hard-working, and friendly. Congratulations and thank you for work.

If you have the opportunity, we hope you will share our comments with the companies involved.

Sincerely,

Handwritten signatures of Dean Anderson and Laura Ashlee in blue ink, separated by a vertical line.

Dean Anderson and Laura Ashlee

██████████  
Okemos, MI 48864  
██████████

**From:** [Scott Hendrickson](#)  
**To:** [REDACTED] [Board](#)  
**Subject:** Re: Thoughts on March 3rd's Settlement Agreement Amendment Request  
**Date:** Thursday, March 5, 2026 8:34:07 AM

---

Good Morning Commissioner Nahum,

Thank you for providing your insight as a Planning Commissioner here.

I think, for the sake of transparency, it would be a good idea to include your communication in the Board packet for our next meeting. Board Members may reference it, as we do from time to time with communications we receive, and I would therefore like it to be on public record. We, of course, have nothing to hide by receiving communication from one of our Planning Commissioners and we want to make sure we are doing everything above board. Transparency is key to that endeavor.

As you've indicated that you are willing to have your communication included, I will ask Clerk Demas, who is copied on this email, to treat this email chain as if it was sent to [Board@meridian.mi.us](mailto:Board@meridian.mi.us) originally and include it in the packet for our next meeting.

Thank you again for your service and for offering your thoughts on this very important decision.

Sincerely,

Scott Hendrickson  
Supervisor, Meridian Township  
[hendrickson@meridian.mi.us](mailto:hendrickson@meridian.mi.us)  
5151 Marsh Road | Okemos, MI 48864



---

**From:** Joshua Nahum <[REDACTED]>  
**Sent:** Thursday, March 5, 2026 6:31 AM  
**To:** Township Board <[Townshipboard@meridian.mi.us](mailto:Townshipboard@meridian.mi.us)>  
**Subject:** Thoughts on March 3rd's Settlement Agreement Amendment Request

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

Dear Meridian Township Board,

The day after your last meeting (March 4th), Trustee Lentz contacted me and requested my thoughts on the modified proposal made by Eyde Land Holdings and Continental Properties.

Although I didn't attend the meeting (and I now wish I had), I have since watched the recording and carefully read the packet. And although I wouldn't normally voice my opinions on Township Board Meeting proceedings, given Trustee Lentz's request and the nature of the discussion, I'll do so here.

Caveats:

Although I was present at all the meetings of both the Planning Commission and Township Board (other than March 3rd) that discussed and heard public comments concerning the settlement agreement, I wasn't yet appointed to the Planning Commission until after the Planning Commission submitted their lack of a recommendation to either support or deny the amendment request. And of course, I can't speak for the commission as a whole, but only for myself.

But since multiple members of the board raised the idea of possibly sending this new proposal back to the Planning Commission, here are my thoughts on the matter given what I've observed from all the public comments and presentations by the applicant and observing the deliberations of the Planning Commission.

Thoughts on the Settlement Agreement Request (included in the March 3rd, 2026 Township Board Packet):

The latest plan addresses many of the concerns voiced at the Planning Commission in October and November. The dramatically increased east setback should be sufficient to reduce direct impacts on the neighboring RA zoned single-family homes. The reduction from 312 units to 240 units and the restriction to only two stories should reduce the concerns over density and aesthetic impact on those same residents.

Although I can see merit in considering the relocation of Building #4 to the southern parcel, I think the current placement (as the eastern-most building in the middle parcel) is satisfactory, especially given the likely distribution of wetlands.

The owner and developer have been very fair in responding to concerns raised by the public. Although there have been moments when those discussions have been heated, I feel the current proposal would benefit Meridian Township as a whole while protecting the interests of the proximal neighbors. I would recommend approval to the Township Board for the requested amendment of the Court orders governing the site similar to the proposal made on March 3rd.

In agreement with Supervisor Hendrickison and Trustee Trezise, I believe the Township Board is well-positioned to make a decision on this matter without soliciting guidance from the Planning Commission. That said, if you do choose to send it to us, I will do my utmost to

ensure that that we will promptly and with due-consideration deliver a recommendation for or against the amendment request.

Dr. Josh Nahum  
Meridian Township Planning Commission and Zoning Board of Appeals

PS I've sent this to townshipboard@meridian.mi.us as I wasn't sure if it was appropriate to be included in next meeting's board packet. If any of you feel it should be put in Communications, I would not object to its inclusion.

**From:** [REDACTED]  
**To:** [Scott Hendrickson](#); [Angela Demas](#); [Linda Burghardt](#); [Kathy Ann Sundland](#); [Marna Wilson](#); [Nickolas Lentz](#); [Peter Trezise](#); [Board](#)  
**Subject:** Concerns Regarding Authentix Project – Central Park Drive Development  
**Date:** Thursday, March 5, 2026 6:29:24 PM

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My name is Yidi Du, and I am a resident of Central Park Estate. Following my public comments at the recent meeting, I am writing to formally express my family's strong opposition to the current unit density proposed for the middle parcel of the Authentix project.

While I cannot speak for the entire community, we urge the Board to require a reduction in the number of units and buildings. Continental Properties has not highlighted a practical solution: **reducing the total number of buildings could actually lower their construction costs.** As foundations are one of the most expensive components of any build, constructing fewer, three-story buildings would likely be more cost-effective for the developer. Crucially, this would also benefit the township by:

1. **Reducing the physical footprint** of the development.
2. **Creating more permeable "open space"** to mitigate runoff.
3. **Decreasing the long-term strain** on our local drainage infrastructure.

This is a deeply personal concern. My home is located near the cul-de-sac where we already face severe drainage issues. Just two weeks ago, during a heavy rain, my basement leaked, resulting in a **\$2,300** repair bill that I had to pay out of pocket.

If we reduce the number of buildings and the overall density, the recurring flooding and drainage failures will be a far less significant concern for all of us. I ask that you prioritize the stability of our current homes over the proposed 25% increase in unit density that has surfaced over the last three months.

Thank you for your consideration.

Yidi Du

**From:** [REDACTED]  
**To:** [Scott Hendrickson](#); [Angela Demas](#); [Linda Burghardt](#); [Kathy Ann Sundland](#); [Marna Wilson](#); [Nickolas Lentz](#); [Peter Trezise](#); [Board](#)  
**Subject:** Concerns Regarding Authentix Project – Central Park Drive Development  
**Date:** Thursday, March 5, 2026 6:31:50 PM

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Dear Board Members,

My name is Jade Shi, and I am a resident of Central Park Estate. Following my public comments at the recent meeting, I am writing to formally express my family's strong opposition to the proposed unit density for the middle parcel of the Authentix project.

We urge the Board to require a reduction in the number of units and buildings. Reducing the total building count offers a practical solution that could lower construction costs for Continental Properties, as foundations are among the most expensive components of a build. Furthermore, a reduced physical footprint would benefit the township by creating more permeable open space to mitigate runoff and decreasing long-term strain on our local drainage infrastructure.

This is a deeply personal concern. My home is located near the cul-de-sac where we already face severe drainage issues. During a heavy rain just two weeks ago, my basement leaked, resulting in a \$2,300 out-of-pocket repair bill.

Lowering the overall density and number of buildings would significantly alleviate recurring flooding and drainage failures for the entire community. I ask that you prioritize the stability of our current homes over the 25% increase in unit density proposed over the last three months.

Thank you for your consideration.

Sincerely,  
Jade Shi

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Dear township board of trustees,

My name is Jade Shi, and I am a resident of Central Park Estate. Following my public comments at the recent meeting, I am writing to formally express my family's strong opposition to the proposed unit density for the middle parcel of the Authentix project.

We urge the Board to require a reduction in the number of units and buildings. Reducing the total building count offers a practical solution that could lower construction costs for Continental Properties, as foundations are among the most expensive components of a build. Furthermore, a reduced physical footprint would benefit the township by creating more permeable open space to mitigate runoff and decreasing long-term strain on our local drainage infrastructure.

This is a deeply personal concern. My home is located near the cul-de-sac where we already face severe drainage issues. During a heavy rain just two weeks ago, my basement leaked, resulting in a \$2,300 out-of-pocket repair bill. Lowering the overall density and number of

buildings would significantly alleviate recurring flooding and drainage failures for the entire community. I ask that you prioritize the stability of our current homes over the 20% increase in unit density proposed over the last three months.

Additionally, we request a Q&A session between residents and the township trustees to further discuss these concerns and ensure our community's voice is heard.

Thank you for your time and consideration of this matter.

Best regards,

Jade Shi

**From:** [REDACTED]  
**To:** [Board; Planning Commission \(DG\); Scott Hendrickson](#)  
**Subject:** Concerns Regarding Proposed Authentix Development  
**Date:** Thursday, March 5, 2026 8:22:19 PM

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Dear Members of the Township Board:

Please consider the following:

The 200-foot Buffer has little to no effect on the project.

Board members recognized the developers' suggestion to implement a 200-foot buffer. However, this step does not adequately address the key issues raised earlier by local residents and the planning commission.

Key Resident and Planning Commission Concerns:

#### Excessive Density

The proposed development calls for a higher density than what was stipulated in the existing settlement agreement. This increase is expected to bring an additional 300 to 400 people and vehicles into a relatively small area, intensifying pressure on local resources and infrastructure.

#### Traffic Congestion and Safety

Residents are deeply concerned about dangerous traffic congestion, which they believe cannot be effectively mitigated. Simply adding stop signs at Central Park and Columbus will only slow down traffic, making it nearly impossible for drivers to turn left out of the neighborhood. Other commonly considered solutions, such as traffic lights and traffic circles, are not feasible for this location. Safety of pedestrians in all the road areas is an important issue.

#### Drainage Issues

There have already been experiences with drainage problems in the area, and there are ongoing concerns that further development could exacerbate these issues. I understand the drainage department will not get involved at this point, however common sense dictates that putting in 240 apartments into an area that already has issues is very likely to cause a problem.

#### Security, Privacy, and Property Values

Residents also worry about a potential loss of security, privacy, and property values as a result of the proposed changes.

#### Importance of Upholding the Settlement Agreement

This issue has been scrutinized and debated for over 7 months. This is an indication that there are flaws in the project that cannot be overcome. The developer is applying pressure in their own interests without thought to the community.

The settlement agreement that was in place when current homeowners purchased their properties should remain intact. Any changes to the original terms could undermine the mutual trust established between homeowners and the township board, and risk setting a precedent for future developments that overlook community input and established agreements. It is crucial for the planning commission and other decision-makers to recognize the importance of honoring these commitments to protect both the

character of the neighborhood and the well-being of its residents.

Thank you for your attention to the concerns of Meridan Township constituents.

Paulette Grace

**From:** [REDACTED]  
**To:** [Board](#)  
**Subject:** correction to email of Thur Mar 5 9:34PM  
**Date:** Friday, March 6, 2026 2:34:18 AM

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Dear Board of Trustees,

Correction to the last paragraph of my email of Thursday Mar 5 9:34PM:

Another reason to move building #4 out of the center parcel is to comply with the Settlement Agreement governing use of that land and which requires the zoning for units to be capped at 8/acre. This is especially important in the center parcel upon which CPE sits. The township can't just ignore court documents when it's inconvenient to abide by them.

The township needs to comply with our recently-adopted Master Plan (especially as it relates to the center parcel adjacent to CPE). The Master Plan is structured to protect adjacent residents through buffering, density control, appropriate land usage, and preservation of the character of single-family home neighborhoods. The Board of Trustees, whose solemn duty it is to represent the citizens who elected them, must protect our health, safety, and welfare. The township cannot just abandon this document which enshrines our protections when they don't feel like abiding by it. These agreements need to be treated like they are worth the paper they are written on.

In addition, we would like serious consideration given to Board Supervisor Scott Hendrickson's 12/2/25 request for a Conservation Easement in the buffer zone. This welcomed request, which was accepted at the Board meeting without objection, seems to have been forgotten.

V. Tomanica  
CPE

**From:** [Vincent Tomanica](#)  
**To:** [Board](#)  
**Subject:** removal of building #4 Authentix Okemos  
**Date:** Thursday, March 5, 2026 9:35:12 PM

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Dear Board of Trustees,

I, a resident of Central Park Estates (CPE), urge a meeting of Community Planning to draft a plan to remove Building #4 from the site plan of the Authentix Okemois project and to move those two floors to buildings on the Walmart side (north parcel) of the development.

WHY: Continental's new site plan (reduction to 240 units) does almost nothing to resolve our major concerns about the project. The traffic will still be greatly increased along narrow, winding, fast-paced and congested Central Park Drive (especially at the entrances/exits to the CPE cul-de-sac neighborhood). Also, there is virtually no reduction in the concrete and asphalt footprint, which threatens us with drainage issues when CPE already has suffered from flooded basements in various areas of the neighborhood.

We assumed, with the reduction of 48 units, we would see fewer apartment buildings (reduced from 10 to nine at minimum). Instead, Continental removed third floors from buildings north of Belvedere. Those are buildings that would not be close to CPE houses and would likely not even be visible to CPE because of intervening wetlands forest (which would also provide a sound buffer). And therefore two of the buildings should remain three stories high in order to remove building #4 from close proximity to CPE. What should remain in the center(CPE) parcel are just the clubhouse and, at most, buildings 1,2,3, and 5. That would be preferable because it would: 1) greatly reduce the asphalt and concrete footprint in the drainage area adjacent to CPE; 2) increase the buffer zone, reducing noise pollution generated by parking lots and pet play areas; 3) serve to minimize the alternation of the character of our single family home neighborhood by removing the apartment building in closest proximity to our homes.

As for Continental's statement on 3/3/26 that they removed the third floors because people won't pay as much to live on third floors, the township should consider that a Continental representative has said that builders are eager to build vertically because the biggest expense in construction is the building of foundations. My impression is that the reduction in third floor rents would be largely if not completely compensated for by the reduction in construction costs. Whatever trade-off is involved is necessary for the continued livability of CPE.

We have heard seemingly exaggerated information from the builder such as the following: the project could not be profitable under 312 units. They then moved the number down to 288 with the caution that it would not be profitable under 288 units. Now they have moved the number to 240 with the caution that it might not be profitable if they move building four to the Walmart side. Based on the pattern of unreliable information, why should we believe that a deal cannot be worked out to move building four units to a more reasonable location (for the sake of the CPE residents who are sacrificing so much with this development moving in next door)?

A CPE neighbor researched this issue and introduced the following information: "hybrid" in the context of this conversation refers to mixing 2-story and 3-story buildings and has become

a recent norm for the Authentix brand, especially for projects breaking ground in 2024-2026. While the original Authentix concept was strictly 2-story, Continental has pivoted to the hybrid design to solve two modern challenges: rising land costs and demand for density in suburban growth corridors. Trend: almost all major new groundbreaking explicitly use the 2-and-3 story walk-up mix. This allows them to offer a wider variety of unit types.

We do not seek to open the door for third floors to any other buildings. Because of expected traffic issues 240 units is more than enough. Let us see what reasonable solutions can emerge from a meeting of the township's Community Planning group and any subsequent hearing(s) of the Board of Trustees. But keep in mind that, based upon the past record, we need to take Continental's statements about the number of units needed with a grain of salt.

Another reason to move building four out of the center parcel is to comply with the recently-adopted township master plan (at least in regards to how it most immediately impacts CPE) which requires the zoning for units to be capped at 8. The master plan should be treated as if it's worth the paper it's written on.

Vincent Tomanica  
CPE resident

**From:** [REDACTED]  
**To:** [Board](#)  
**Subject:** Community Planning Group Request  
**Date:** Thursday, March 5, 2026 10:10:00 PM

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

Good evening,

I am a resident of Central Park Estates (CPE) and respectfully request that the Township's Community Planning body convene a meeting to develop a plan to remove **Building #4** from the current site plan for the Authentix Okemos project. The two floors associated with that building should instead be incorporated into buildings located on the Walmart-side (north parcel) of the development.

### **Why this change is needed**

Continental's revised site plan, which reduces the project to 240 units, does very little to address the primary concerns raised by CPE residents. Traffic will still increase significantly along Central Park Drive, which is already narrow, winding, and heavily traveled. This is especially concerning near the entrances and exits of the CPE cul-de-sac neighborhood.

Additionally, the revised plan makes almost no meaningful reduction to the overall asphalt and concrete footprint. This is particularly troubling given that parts of CPE have already experienced flooded basements. Expanding impervious surfaces near our neighborhood increases the risk of additional drainage and stormwater issues.

When the project was reduced by 48 units, many residents assumed this would result in fewer apartment buildings—potentially reducing the number from ten to nine. Instead, Continental removed the third floors from buildings located north of Belvedere. These buildings are farther from CPE homes and would likely not even be visible from our neighborhood due to the intervening wetland forest, which also serves as a natural sound buffer.

For this reason, it would make more sense for two of those northern buildings to remain three stories high and for **Building #4 to be removed from the center parcel closest to CPE**. Ideally, the center parcel would contain only the clubhouse and, at most, Buildings 1, 2, 3, and 5.

This approach would provide several benefits:

1. **Reduce the asphalt and concrete footprint** in the drainage area adjacent to CPE, helping mitigate potential flooding concerns.
2. **Increase the buffer zone** between the development and existing homes, reducing noise from parking areas and pet activity spaces.
3. **Preserve the character of the single-family neighborhood** by removing the apartment building currently planned closest to our homes.

Regarding Continental's statement on March 3, 2026, that third floors were removed because residents are unwilling to pay as much for upper-floor units, the Township should also

consider statements from industry representatives indicating that developers often prefer vertical construction because foundations are among the most expensive aspects of building. Any modest reduction in rent for third-floor units may be offset by reduced construction costs. In any case, some level of compromise may be necessary to preserve the livability of the adjacent neighborhood.

Residents have also heard a series of shifting statements regarding the project's financial feasibility. Initially, we were told the project could not be profitable below 312 units. That number was later revised to 288 units, with similar warnings about profitability. The current plan proposes 240 units, with new concerns raised about profitability if Building #4 were relocated. Given these changing projections, it is reasonable to ask whether a workable compromise could be reached that relocates Building #4 to a more appropriate location.

A CPE resident also researched Continental's development model and found that many recent Authentix projects use a **"hybrid" design**, combining two-story and three-story walk-up buildings. While earlier Authentix projects were primarily two stories, newer developments (particularly those breaking ground between 2024 and 2026) frequently incorporate a mix of building heights. This approach helps address rising land costs while providing a broader range of housing options.

To be clear, residents are **not advocating for additional density beyond the current 240 units**, particularly given the expected traffic impacts. Rather, we are asking that the existing units be arranged in a way that minimizes harm to the adjacent neighborhood.

We hope the Township will convene the Community Planning group to explore reasonable solutions, followed by any appropriate hearings before the Board of Trustees. Based on the project's history, it is prudent to carefully evaluate claims about unit thresholds and profitability as part of that discussion.

Finally, relocating Building #4 would also better align the project with the **recently adopted Township Master Plan**, which calls for zoning that limits residential density to eight units per acre in this area. The Master Plan should be treated as a meaningful guiding document for development decisions, particularly where it directly affects existing neighborhoods like Central Park Estates.

Thanks,

Sasy Family

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Board](#)  
**Subject:** Opposing Continental/Authentix Proposal  
**Date:** Friday, March 6, 2026 3:53:49 AM

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

I, a resident of Central Park Estates (CPE), urge a meeting of Community Planning to draft a plan to remove Building #4 from the site plan of the Authentix Okemois project and to move those two floors to buildings on the Walmart side (north parcel) of the development.

WHY: Continental's new site plan (reduction to 240 units) does almost nothing to resolve our major concerns about the project. The traffic will still be greatly increased along narrow, winding, fast-paced and congested Central Park Drive (especially at the entrances/exits to the CPE cul-de-sac neighborhood). Also, there is virtually no reduction in the concrete and asphalt footprint, which threatens us with drainage issues when CPE already has suffered from flooded basements in various areas of the neighborhood.

We assumed, with the reduction of 48 units, we would see fewer apartment buildings (reduced from 10 to nine at minimum). Instead, Continental removed third floors from buildings north of Belvedere. Those are buildings that would not be close to CPE houses and would likely not even be visible to CPE because of intervening wetlands forest (which would also provide a sound buffer). And therefore two of the buildings should remain three stories high in order to remove building #4 from close proximity to CPE. What should remain in the center(CPE) parcel are just the clubhouse and, at most, buildings 1,2,3, and 5. That would be preferable because it would: 1) greatly reduce the asphalt and concrete footprint in the drainage area adjacent to CPE; 2) increase the buffer zone, reducing noise pollution generated by parking lots and pet play areas; 3) serve to minimize the alternation of the character of our single family home neighborhood by removing the apartment building in closest proximity to our homes.

As for Continental's statement on 3/3/26 that they removed the third floors because people won't pay as much to live on third floors, the township should consider that a Continental representative has said that builders are eager to build vertically because the biggest expense in construction is the building of foundations. My impression is that the reduction in third floor rents would be largely if not completely compensated for by the reduction in construction costs. Whatever trade-off is involved is necessary for the continued livability of CPE.

We have heard seemingly exaggerated information from the builder such as the following: the project could not be profitable under 312 units. They then moved the number down to 288 with the caution that it would not be profitable under 288 units. Now they have moved the number to 240 with the caution that it might not be profitable if they move building four to the Walmart side. Based on the pattern of unreliable information, why should we believe that a deal cannot be worked out to move building four units to a more reasonable location (for the sake of the CPE residents who are sacrificing so much with this development moving in next door)?

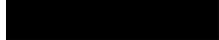
A CPE neighbor researched this issue and introduced the following information: "hybrid" in the context of this conversation refers to mixing 2-story and 3-story buildings and has become a recent norm for the Authentix brand, especially for projects breaking ground in 2024-2026.

While the original Authentix concept was strictly 2-story, Continental has pivoted to the hybrid design to solve two modern challenges: rising land costs and demand for density in suburban growth corridors. Trend: almost all major new groundbreaking explicitly use the 2-and-3 story walk-up mix. This allows them to offer a wider variety of unit types.

We do not seek to open the door for third floors to any other buildings. Because of expected traffic issues 240 units is more than enough. Let us see what reasonable solutions can emerge from a meeting of the township's Community Planning group and any subsequent hearing(s) of the Board of Trustees. But keep in mind that, based upon the past record, we need to take Continental's statements about the number of units needed with a grain of salt.

The settlement agreement calls for a cap of 8 units. The master plan is structured to protect adjacent residents through buffering, density control, appropriate land usage, and preservation of the character of single-family home neighborhoods. Per the master plan higher density developments are supposed to be directed to development nodes and PICA. CPE is not a PICA. The township must honor our master plan, not only when it's convenient for them, but always unless amended.

Suhasini Sodagam



Okemos

**From:** [REDACTED]  
**To:** [Board](#)  
**Cc:** [Tim Schmitt](#)  
**Subject:** Public Comment – Proposed Amendment to Meridian Township–Eyde Settlement (Authentix Okemos)  
**Date:** Friday, March 6, 2026 11:17:27 AM

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

To: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, and Trustees

<!--[endif]-->

Dear Members of the Board,

I am a resident of Central Park Estates (CPE), and I respectfully request that the Board reconsider the current site configuration for the Authentix Okemos project.

Although the unit count has been reduced to 240, the revised plan does not meaningfully lessen the impact on CPE. Traffic along Central Park Drive will still increase significantly, and the concentration of buildings and impervious surface near our boundary continues to raise serious concerns about drainage, noise, and neighborhood character.

Therefore, I urge the Board to require removal of Building #4 from the parcel adjacent to CPE and shift that height and density to the north (Walmart-side) parcel. This would reduce mass and hardscape along our shared boundary while maintaining overall project flexibility. Importantly, this type of reallocation is consistent with Continental's current "hybrid" development model (a mix of two- and three-story buildings), now common in its 2024–2026 projects. Locating three-story buildings away from existing single-family homes reflects sound planning and is aligned with how the company is building elsewhere.

If the settlement amendment is considered, we respectfully request that enforceable protections be incorporated into a binding development agreement, including:

- A minimum 200-foot landscaped buffer and berm along the CPE boundary;
- A density cap not exceeding 8 units per buildable acre in each parcel (excluding wetlands, buffers, and other non-buildable areas), particularly in the central parcel adjacent to CPE;
- A two-story height limit in the central parcel;
- A clear maximum unit cap;
- An updated independent traffic study and required roadway improvements;
- Strong stormwater protections, including on-site retention sized for major storm events, no net increase in post-development runoff to adjacent properties, independent third-party engineering review, and long-term maintenance responsibility clearly assigned and enforceable;
- Restrictions on lighting, noise, parking overflow, and placement of amenities away from CPE;
- Relocation of the proposed dog park and other active recreational amenities away from the shared boundary with CPE to minimize noise and disturbance to existing residents;
- Preservation and maintenance of dense tree coverage, including evergreen plantings,

along the project boundary and buffer areas to mitigate noise, reduce light spillover, and maintain visual screening for adjacent neighborhoods.

We understand the Board must balance competing interests. However, growth should occur in a way that protects established neighborhoods and reflects the Township's Master Plan framework. Relocating Building #4 and adopting firm mitigation measures would represent a fair and practical compromise.

Thank you for your consideration.

Sincerely,

Hieu Phan

Central Park Estates resident

<!--[if !supportLineBreakNewLine]-->

<!--[endif]-->

**From:** [REDACTED]  
**To:** [Board](#)  
**Subject:** Re: Opposing Continental/Authentix Proposal  
**Date:** Friday, March 6, 2026 3:57:24 AM

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

I, a resident of Central Park Estates (CPE), urge a meeting of Community Planning to draft a plan to remove Building #4 from the site plan of the Authentix Okemois project and to move those two floors to buildings on the Walmart side (north parcel) of the development.

**WHY:** Continental's new site plan (reduction to 240 units) does almost nothing to resolve our major concerns about the project. The traffic will still be greatly increased along narrow, winding, fast-paced and congested Central Park Drive (especially at the entrances/exits to the CPE cul-de-sac neighborhood). Also, there is virtually no reduction in the concrete and asphalt footprint, which threatens us with drainage issues when CPE already has suffered from flooded basements in various areas of the neighborhood.

We assumed, with the reduction of 48 units, we would see fewer apartment buildings (reduced from 10 to nine at minimum). Instead, Continental removed third floors from buildings north of Belvedere. Those are buildings that would not be close to CPE houses and would likely not even be visible to CPE because of intervening wetlands forest (which would also provide a sound buffer). And therefore two of the buildings should remain three stories high in order to remove building #4 from close proximity to CPE. What should remain in the center(CPE) parcel are just the clubhouse and, at most, buildings 1,2,3, and 5. That would be preferable because it would: 1) greatly reduce the asphalt and concrete footprint in the drainage area adjacent to CPE; 2) increase the buffer zone, reducing noise pollution generated by parking lots and pet play areas; 3) serve to minimize the alternation of the character of our single family home neighborhood by removing the apartment building in closest proximity to our homes.

As for Continental's statement on 3/3/26 that they removed the third floors because people won't pay as much to live on third floors, the township should consider that a Continental representative has said that builders are eager to build vertically because the biggest expense in construction is the building of foundations. My impression is that the reduction in third floor rents would be largely if not completely compensated for by the reduction in construction costs. Whatever trade-off is involved is necessary for the continued livability of CPE.

We have heard seemingly exaggerated information from the builder such as the following: the project could not be profitable under 312 units. They then moved the number down to 288 with the caution that it would not be profitable under 288 units. Now they have moved the number to 240 with the caution that it might not be profitable if they move building four to the Walmart side. Based on the pattern of unreliable information, why should we believe that a deal cannot be worked out to move building four units to a more reasonable location (for the sake of the CPE residents who are sacrificing so much with this development moving in next door)?

A CPE neighbor researched this issue and introduced the following information: "hybrid" in the context of this conversation refers to mixing 2-story and 3-story buildings, and has become a recent norm for the Authentix brand, especially for projects breaking ground in 2024-2026. While the original Authentix concept was strictly 2-story, Continental has pivoted to the hybrid design to solve two modern challenges: rising land costs and demand for density in suburban growth corridors. Trend: almost all major new groundbreaking explicitly use the 2-and-3 story walk-up mix. This allows them to offer a wider variety of unit types.

We do not seek to open the door for third floors to any other buildings. Because of expected traffic issues 240 units is more than enough. Let us see what reasonable solutions can emerge from a meeting of the township's Community Planning group and any subsequent hearing(s) of the Board of Trustees. But keep in mind that, based upon the past record, we need to take Continental's statements about the number of units needed with a grain of salt.

The settlement agreement calls for a cap of 8 units. The master plan is structured to protect adjacent residents through buffering, density control, appropriate land usage, and preservation of the character of single-family home neighborhoods. Per the master plan higher density developments are supposed to be directed to development nodes and PICA. CPE is not a PICA. The township must honor our master plan, not only when it's convenient for them, but always unless amended.

Please include this communication in the packet

Rupender Veridhi

[REDACTED]

**From:** [REDACTED]  
**To:** [Scott Hendrickson](#); [Angela Demas](#); [Linda Burghardt](#); [Kathy Ann Sundland](#); [Marna Wilson](#); [Nickolas Lentz](#); [Peter Trezise](#); [Board](#)  
**Subject:** Concerns Regarding Authentix Project – Central Park Drive Development  
**Date:** Friday, March 6, 2026 3:20:58 PM

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Dear Members of the Board,

I am a resident of Central Park Estates (CPE), and I respectfully request that the Board reconsider the current site configuration for the Authentix Okemos project.

Although the unit count has been reduced to 240, the revised plan does not meaningfully lessen the impact on CPE. Traffic along Central Park Drive will still increase significantly, and the concentration of buildings and impervious surface near our boundary continues to raise serious concerns about drainage, noise, and neighborhood character.

Therefore, I urge the Board to require **the removal of Building #4 from the parcel adjacent to CPE and shift that height and density to the north (Walmart-side) parcel**. This would reduce mass and hardscape along our shared boundary while maintaining overall project flexibility. Importantly, this type of reallocation is consistent with Continental’s current “hybrid” development model (a mix of two- and three-story buildings), now common in its 2024–2026 projects. Locating three-story buildings away from existing single-family homes reflects sound planning and is aligned with how the company is building elsewhere.

If the settlement amendment is considered, we respectfully request that enforceable protections be incorporated into a binding development agreement, including:

- A density cap not exceeding 8 units per buildable acre in each parcel (excluding wetlands, buffers, and other non-buildable areas), particularly in the central parcel adjacent to CPE;
- A two-story height limit in the central parcel;
- A clear maximum unit cap;
- An updated independent traffic study and required roadway improvements;
- Strong stormwater protections, including on-site retention sized for major storm events, no net increase in post-development runoff to adjacent properties, independent third-party engineering review, and long-term maintenance responsibility clearly assigned and enforceable;
- Restrictions on lighting, noise, parking overflow, and placement of amenities away from CPE;
- Relocation of the proposed dog park and other active recreational amenities away from the shared boundary with CPE to minimize noise and disturbance to existing residents;
- Preservation and maintenance of dense tree coverage, including evergreen plantings, along the project boundary and buffer areas to mitigate noise, reduce light spillover, and maintain visual screening for adjacent neighborhoods.

We understand the Board must balance competing interests. However, growth

should occur in a way that protects established neighborhoods and reflects the Township's Master Plan framework. Relocating Building #4 and adopting firm mitigation measures would represent a fair and practical compromise.

**Additionally, we request a Q&A session between residents and the township trustees to further discuss these concerns and ensure our community's voice is heard. Many of the questions and concerns raised by the public have never been answered or addressed. We deserve a two way communication like what the landowner and developer were offered.**

Thank you for your consideration.

Sincerely,

Jade Shi

**From:**   
**To:** [Board](#)  
**Subject:** Opposition to the Authentix Okemos Apartment Proposal  
**Date:** Tuesday, March 10, 2026 4:53:38 PM

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Dear Meridian Township Board of Trustees,

Over the past seven months, the Township has received **over 100 emails from Meridian Township residents opposing the Authentix Okemos apartment development.** **During that same time, not a single email from a Meridian Township resident has appeared in the public record supporting the project. Again, not a single resident email supporting the project!!**

**Yet the Board now appears poised to move toward approving a revised version of this proposal.**

This raises a fundamental question that deserves a clear public answer: **who is this project being approved for?**

Is it for the **hundreds of Meridian Township residents** who have submitted emails, signed petitions, and spoken during meetings in opposition?

Is it for the **residents of Central Park Eastate**, who collectively contribute **approximately \$1 million annually in property taxes** to the Township?

Or **is it for the citizens of Meridian Township who elected this Board to represent their interests and to protect their health, safety, and welfare?**

Because based on the public record, **none of those groups have expressed support for this project.**

The proposal has now been revised from **288 units to 240 units**, but the fundamental problems remain.

First, the **site itself is constrained.** The property contains roughly **26 acres of net buildable land**, with significant environmental limitations including wetlands and drainage constraints. Attempting to place **240 apartment units on this limited footprint still represents a level of density that is out of scale with both the site and the surrounding single-family neighborhood.**

Second, the proposal **conflicts with Meridian Township's adopted 2023 Master Plan.** The Master Plan emphasizes preserving the character of established single-family neighborhoods while directing higher-density residential development to designated redevelopment nodes and Potential Intensity Change Areas. **Central Park Drive is not one of those locations.** Approving dense multi-family housing here would directly contradict the Township's own adopted planning framework.

Third, the **housing-need argument does not support this project.** The regional study cited identifies **1,448 housing units over five years**, of which **only 492 are rentals**, and it examines a **broader regional market rather than Meridian Township specifically.** Meanwhile, Meridian Township already has substantial development capacity under current zoning — **approximately 3,528 potential future dwelling units**, including **1,837 within the Urban Service Boundary** and **nearly 1,000 units already approved but not yet constructed.** These numbers demonstrate that Meridian

Township can accommodate growth **without forcing high-density development into established neighborhoods.**

Fourth, the **traffic justification relies on a comparison to a hypothetical big-box commercial development** that is unlikely to occur on this parcel due to wetlands, parcel configuration, and access constraints. Using that unrealistic scenario understates the real impact of adding **240 new households to the already constrained Central Park Drive corridor**, where residents already experience congestion and safety concerns.

Fifth, the situation raises a serious fairness concern. **The Township has allowed single-family homes to be built adjacent to this property**, encouraging residents to invest in homes with the expectation of neighborhood-compatible development around them. Now those same homeowners are being asked to accept **high-density apartment buildings directly next to their homes**, bringing significantly increased traffic, congestion, and density that fundamentally changes the character of the area. **Allowing single-family homes to be built first and then placing dense apartments beside them is not consistent with responsible long-term planning.**

Sixth, the **process itself raises concerns.** The Planning Commission declined to approve the proposal in **November 2025**, and earlier Board discussions indicated that **approximately 200 units represented a more realistic upper limit** for the site. The revised **240-unit proposal still exceeds that threshold** and does not resolve the underlying planning conflicts that have been identified for months.

Finally, A statement was made that a landowner can “build whatever they want.” That is simply not how land-use planning works. **Property owners may develop land only within the limits of existing zoning, the Master Plan, environmental constraints, and public-safety considerations.** Rezoning to allow higher density is a discretionary decision by the Township, not a right of the landowner. The Board’s responsibility is to determine whether the requested change serves the public interest, not simply whether a developer would prefer it.

Meridian Township residents are not opposed to growth. What residents have consistently asked for is **responsible development that follows the Township’s Master Plan, respects neighborhood compatibility, and reflects meaningful public input.**

If the Board ultimately votes to approve this project despite:

- **clear conflicts with the Master Plan**

- the physical constraints of the site
- unresolved traffic and infrastructure concerns
- and overwhelming opposition from Township residents

then it should be acknowledged that the decision was made **without demonstrated support from Meridian Township residents.**

I respectfully urge the Board to **uphold the Township's Master Plan, respect the extensive public input received over the past seven months, and decline to advance the Authentix proposal unless it is fundamentally redesigned to align with the physical realities of the site.**

Respectfully,

RS, CPE

*Confidentiality Notice: This message, including any attachments, is intended solely for the use of the named recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, disclosure, or distribution of this communication(s) is expressly prohibited. If you are not the intended recipient, please [contact](#) the sender by e-mail and [destroy all copies](#) of this message including the original.*

From: [REDACTED]  
To: [Board](#)  
Subject: Authentix  
Date: Tuesday, March 10, 2026 5:00:28 PM

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Dear Board:

Just a few comments regarding the 3/3/2026 Board discussion concerning the proposed Authentix development:

- 1). The proposed “deviation from the existing ordinance”, regarding the 200’ building length was not adequately justified by the developer. Why are so many deviations being given to this proposed development? Wetlands deviations, lack of valid traffic study, cut-through “emergency streets”, etc.
- 2). Twisted logic pertaining to allowing/encouraging future development along Central Park Drive, so that the *traffic will increase* to a level where a 3- way stop sign intersection will be allowed by the Road Commission? Simply too audacious to believe...
- 3). The need for a Board Member ***to remind her peers*** on the Board that they “**represent the citizens of Meridian Township**”. The reason this point had to be made is very concerning to me, as it should be for all Township residents. The direction and tone of the discussion warranted this remark.
- 4). The rapid and glib denial of the request by several Board members to send this *significantly revised* Authentix development question back to the Planning Commission is very troubling. The comment, “The Buck Stops Here”, was stated and echoed, by two Board members as a reason for not sending this proposal back to the Planning Commission. If the Board is leery of sending this plan back to the Planning Commission, then why even have a Planning Commission? I believe several Board members are admittedly **not experts in Urban Planning**, and that Authentix, as has been demonstrated, is a complex, and convoluted plan for a housing development. The Board should send this to the Planning Commission *without taking any further action*. Proceeding without further review by the Planning Commission would be very suspect.
- 5). The close collaboration between the Community Planning & Development Director and the developer is concerning. Time and again at these meetings, he seems dismissive of Board member concerns, such as wetland intrusions, and other “deviations from existing ordinances”. There seems to be an obvious bias in favor of the developer, regarding the Authentix development, rather than looking out for the citizens of Meridian Township. If these existing ordinances exist in the first place, **why** are they so glibly dismissed?

6). It is my hope that the Board spend more of their time in the future, working on issues that will address “quality of life” concerns for current residents of the Township. The amount of time devoted to trying to push through a very unpopular housing development is unconscionable.

Sincerely,

Charles Kotz

**From:** [REDACTED]  
**To:** [Planning Commission \(DG\)](#); [Tim Schmitt](#); [Board](#); [Bmozzetti@cproperties.com](mailto:Bmozzetti@cproperties.com); [Brian Shorkey](#); [Scott Hendrickson](#); [Angela Demas](#); [Board](#)  
**Subject:** Re: Public Comment – Opposition to Authentix Okemos / Eyde Central Park Development  
**Date:** Wednesday, March 11, 2026 6:26:26 AM

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

Dear Meridian Township Board of Trustees,  
Over the past seven months, the Township has received **over 100 emails from Meridian Township residents opposing the Authentix Okemos apartment development**. During that same time, **not a single email from a Meridian Township resident has appeared in the public record supporting the project. Again, not a single resident email supporting the project!!**  
**Yet the Board now appears poised to move toward approving a revised version of this proposal.**

This raises a fundamental question that deserves a clear public answer: **who is this project being approved for?**

Is it for the **hundreds of Meridian Township residents** who have submitted emails, signed petitions, and spoken during meetings in opposition?

Is it for the **residents of Central Park Eastate**, who collectively contribute **approximately \$1 million annually in property taxes** to the Township?

Or is it for the **citizens of Meridian Township who elected this Board to represent their interests and to protect their health, safety, and welfare? none of those groups have expressed support for this project.**

Because based on the public record, The proposal has now been revised from **288 units to 240 units**, but the fundamental problems remain.

First, the **site itself is constrained**. The property contains roughly **26 acres of net buildable land**, with significant environmental limitations including wetlands and drainage constraints. Attempting to place **240 apartment units on this limited footprint still represents a level of density that is out of scale with both the site and the surrounding single-family neighborhood.**

Second, the proposal **conflicts with Meridian Township's adopted 2023 Master Plan**. The Master Plan emphasizes preserving the character of established single-family neighborhoods while directing higher-density residential development to designated redevelopment nodes and Potential Intensity Change Areas. **Central**

**1 / 3 Park Drive is not one of those locations**. Approving dense multi-family housing here would directly contradict the Township's own adopted planning framework.

Third, the **housing-need argument does not support this project**. The regional study cited identifies **1,448**

**housing units over five years**, of which **only 492 are rentals**, and it examines a **broader regional market**

**rather than Meridian Township specifically**. Meanwhile, Meridian Township already has substantial

development capacity under current zoning — **approximately 3,528 potential future dwelling units**,

including **1,837 within the Urban Service Boundary** and **nearly 1,000 units already approved but not yet**

**constructed**. These numbers demonstrate that Meridian Township can accommodate growth **without forcing**

**high-density development into established neighborhoods**.

Fourth, the **traffic justification relies on a comparison to a hypothetical big-box commercial**

**development** that is unlikely to occur on this parcel due to wetlands, parcel configuration, and access

constraints. Using that unrealistic scenario understates the real impact of adding **240 new households to the**

**already constrained Central Park Drive corridor**, where residents already experience congestion and safety

concerns.

Fifth, the situation raises a serious fairness concern. **The Township has allowed**

**single-family homes to be built adjacent to this property**, encouraging residents to invest in homes with the expectation of neighborhood-compatible development around them. Now those same homeowners are being asked to accept **high-density**

**apartment buildings directly next to their homes**, bringing significantly increased traffic, congestion, and density that fundamentally changes the character of the area.

**Allowing single-family homes to be built first and then placing dense apartments beside them is not consistent with responsible long-term planning**.

Sixth, the **process itself raises concerns**. The Planning Commission declined to approve the proposal in

**November 2025**, and earlier Board discussions indicated that **approximately 200 units represented a more**

**realistic upper limit** for the site. The revised **240-unit proposal still exceeds that threshold** and does not

resolve the underlying planning conflicts that have been identified for months.

Finally, A statement was made that a landowner can “build whatever they want.” That is simply not how land-use planning works. **Property owners may develop land only**

**within the limits of existing zoning, the Master Plan, environmental constraints, and public-safety considerations**. Rezoning to allow higher density is a discretionary decision by the Township, not a right of the landowner. The Board’s responsibility is to determine whether the requested change serves the public interest, not simply whether

2 / 3a developer would prefer it.

Meridian Township residents are not opposed to growth. What residents have consistently asked for is

**responsible development that follows the Township’s Master Plan, respects neighborhood**

**compatibility, and reflects meaningful public input**.

If the Board ultimately votes to approve this project despite:

- **clear conflicts with the Master Plan**
- **the physical constraints of the site**
- **unresolved traffic and infrastructure concerns**
- **and overwhelming opposition from Township residents**

then it should be acknowledged that the decision was made **without demonstrated support from Meridian Township residents.**

I respectfully urge the Board to **uphold the Township’s Master Plan, respect the extensive public input received over the past seven months, and decline to advance the Authentix proposal unless it is fundamentally redesigned to align with the physical realities of the site.**

Respectfully,  
RS, CPE

On Oct 10, 2025, at 7:27 PM, Kiran R <[REDACTED]> wrote:

Dear All Members of the Commission,

As a resident of Central Park Estates, I am submitting this letter to express my strong opposition to the proposed Authentix Okemos development and any related amendment to judgment that would increase housing density on the Eyde Central Park property.

This proposal is incompatible with the surrounding single-family neighborhood and raises serious concerns regarding safety, environmental impact, infrastructure capacity, school overcrowding, and procedural transparency.

**Traffic and Safety**

The proposed development would add an estimated 2,000 additional vehicle trips per day on an already congested, curved section of Central Park Drive. This will increase accident risk and reduce safety for pedestrians, children, and families who use these streets daily.

Neither Central Park Drive nor Belvedere Avenue were designed for such traffic volumes, nor can they be widened or modified without damaging nearby properties and disrupting residents.

Emergency vehicle access could also be compromised due to narrow lanes and limited turning radii — a significant public safety risk that must not be overlooked.

**Environmental and Wetland Protection**

Residents have already observed premature land clearing and tree removal prior to project approval, which erodes trust in the process. This parcel contains regulated wetlands and wildlife habitats that are vital for stormwater management, flood prevention, and ecological balance.

We request full disclosure of the Ingham County Drain Commissioner’s review and recommendations, as the Township has a legal and ethical duty to inform residents of any potential impacts on drainage or flood risks.

Additionally, the Township should require an independent third-party environmental assessment to ensure no net loss of wetlands and compliance with

state and federal conservation standards.

### **Density, Infrastructure, and Neighborhood Character**

Central Park Estates was designed for low- to medium-density residential use, supported by infrastructure scaled for single-family homes. Introducing multi-story apartment complexes would overwhelm existing systems — including sewers, water pressure, and storm drains — and increase demand on police and fire services.

Such a development would also permanently alter the neighborhood's character, replacing long-term homeowners with transient renters, reducing property values, and diminishing the close-knit, family-oriented environment that defines Meridian Township.

### **School and Public Service Capacity**

Okemos Public Schools are already over capacity, with reports of students sharing lockers and crowded classrooms. An influx of 300+ housing units could add 50–70 new students, further straining limited resources.

We urge the Township to require a School Impact Assessment and coordinate with the school district to ensure infrastructure planning aligns with actual enrollment capacities.

### **Procedural Integrity and Legal Compliance**

The apparent commencement of site clearing before approval raises serious questions about procedural compliance. If this work was conducted without formal land disturbance or environmental permits, it could constitute a violation of Township policy.

We request the Township investigate this activity and, if necessary, issue a stop-work order until all reviews and approvals are properly completed.

Transparency is critical. The community deserves access to all technical reports — including traffic studies, wetland delineations, stormwater plans, and school impact analyses — at least two weeks before any Planning Commission decision.

### **Alignment with the Township's Master Plan**

The proposed development directly conflicts with Meridian Township's Master Plan, which emphasizes responsible growth, protection of environmental resources, and preservation of community character.

There are numerous vacant or underutilized commercial parcels better suited for multi-family housing that would not disrupt established neighborhoods or destroy natural habitats.

### **Requested Actions**

#### **We respectfully urge the Commission to:**

1. Deny or defer any amendment or approval that increases housing density on the Eyde Central Park site.
2. Investigate unauthorized clearing or grading activities immediately.
3. Require full transparency and public review of all environmental, infrastructure, and impact studies.
4. Ensure adherence to Township zoning, environmental, and procedural regulations.
5. Prioritize alignment with the Township's Master Plan and long-term sustainability goals.

Meridian Township's reputation is built on responsible planning, environmental preservation, and community trust. Allowing this project to advance in its current

form would undermine all three.

Thank you for your time and commitment to fair, transparent, and responsible development.

Sincerely,

Kiran Reddy

Resident, Central Park Estates

Okemos, MI

**From:** [REDACTED]  
**To:** [Board](#); [Planning Commision \(DG\)](#); [Scott Hendrickson](#); [Tim Dempsey](#); [Tim Schmitt](#)  
**Subject:** Please reject the Authentix Project  
**Date:** Wednesday, March 11, 2026 9:15:35 AM

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In the past seven months, you have received well over 100 emails from residents of Meridian Township opposing the Authentix apartment development. Please note not a single email has been received from a resident in support. As you stand on the verge of approving this project, we request you to consider who you are approving it for. Please consider the hundreds of residents who have actively opposed this project through a petition and emails. Please consider the residents of CPE who collectively contribute 1 million dollars in annual taxes to the township.

Please take into account the citizens of Meridian Township who elected you to represent their interests and safeguard their health, safety, and welfare

None of these groups have shown support for this project. Therefore, I ask you to think about who you are approving this apartment complex for and who you serve. If you vote for this project, let it be known that you did so in opposition to the residents of the township, who overwhelmingly oppose it without a single supporter.

Paulette Grace  
Sent from iPhone

STATE OF MICHIGAN

OFFICE OF THE INGHAM COUNTY DRAIN COMMISSIONER

In the Matter of:

Costigan Drain

**NOTICE OF DAY OF REVIEW OF DRAINAGE DISTRICT BOUNDARIES**

**DATE:** Tuesday, March 24, 2026

**TIME:** 9:00 a.m. - 5:00 p.m.

**LOCATION:** Ingham County Drain Commissioner's Office – 707 Buhl, Mason, MI 48854

**QUESTIONS:** Carla Clos, Deputy Drain Commissioner, (517) 676-8395

The Ingham County Drain Commissioner will hold a Day of Review of Drainage District Boundaries for the Costigan Drain on the above date, time, and location. At the Day of Review, the Drain Commissioner will hear the proofs and allegations and carefully reconsider and review the description of lands comprising the Drainage District, and determine whether the addition or deletion of lands will more accurately define the boundaries of the land benefited by the Drain and whether the revisions are just and equitable pursuant to Section 197 of the Michigan Drain Code of 1956, as amended. The Drain Commissioner, engineers, and/or other staff members will be available to assist individuals throughout the day and make revisions where necessary. There is no need to schedule an appointment for a specific time on the Day of Review.

A map of the proposed Drainage District boundary revisions can be found with this notice and on the Ingham County Drain Commissioner's website at: <http://dr.ingham.org>.

Comments may be submitted to the Drain Commissioner in writing before the Day of Review at the Office of the Ingham County Drain Commissioner, 707 Buhl, Mason, Michigan 48854 or [drainoffice@ingham.org](mailto:drainoffice@ingham.org), or comments may be submitted in writing or verbally at the Day of Review. Comments submitted in advance must be received by the Drain Commissioner prior to the Day of Review to ensure consideration.

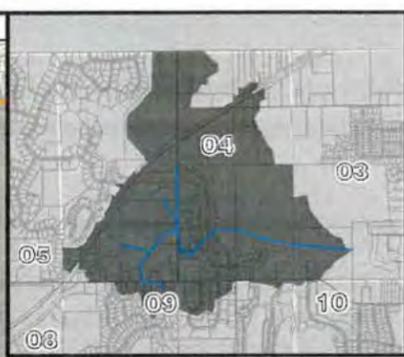
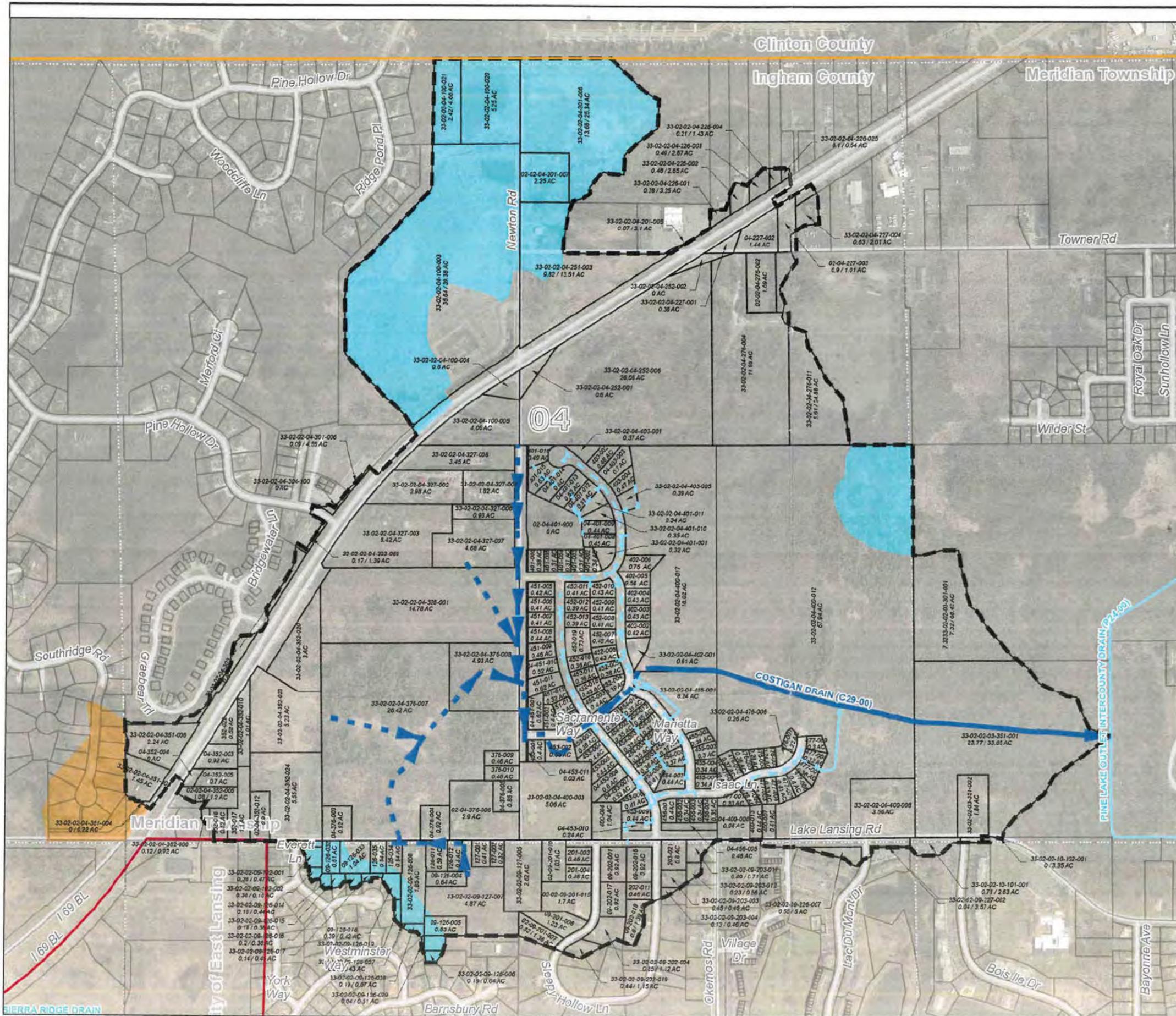
Persons with disabilities needing accommodations for effective participation in the meeting should contact Patrick E. Lindemann, the Ingham County Drain Commissioner at (517) 676-8395, or through the Michigan Relay Center at 711 (TTY) at least 24 hours in advance of the meeting to request mobility, visual, hearing, or other assistance.

Pursuant to Section 197 of the Michigan Drain Code of 1956, as amended, persons aggrieved by the decision of the Drain Commissioner to revise or not to revise the Drainage District boundaries may, within 10 days after the order to revise the Drainage District boundaries is entered, institute an action in the Ingham County Circuit Court.

Dated: March 2, 2026



Patrick E. Lindemann  
Ingham County Drain Commissioner



**DRAFT**

**LEGEND**

- DRAIN CENTERLINE
- OPEN DRAIN
- CLOSED DRAIN
- OTHER DRAINS**
- OPEN DRAIN
- CLOSED DRAIN
- PROPOSED DRAINAGE DISTRICT
- LANDS RECOMMENDED TO BE ADDED TO THE DISTRICT
- LANDS RECOMMENDED TO BE DELETED FROM THE DISTRICT
- COUNTY BOUNDARIES
- MUNICIPAL BOUNDARIES
- SECTION BOUNDARIES
- ROADS

0 400 800 1,200 Feet

**PATRICK E. LINDEMANN**  
**INGHAM COUNTY DRAIN COMMISSIONER**  
 707 BUHL AVENUE  
 P.O. BOX 220  
 MASON, MI 48854  
 PHONE: (517)-676-8395  
 FAX: (517)-676-8364



**COSTIGAN DRAIN**  
 MERIDIAN CHARTER TOWNSHIP  
 INGHAM COUNTY  
 MICHIGAN

C29-00

COVER



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**

**LEGAL AD NOTICE: Zoning Amendment #26001  
Parking Ordinance Update**

**MONDAY, March 23, 2026**

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**CHARTER TOWNSHIP OF MERIDIAN  
LEGAL NOTICE  
Zoning Amendment #26001 - Parking Ordinance Update  
Public Hearing**

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, March 23, 2026 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 to hear all persons interested in a proposed zoning amendment. The Meridian Township Planning Commission has proposed to amend several sections of Article VIII of the Zoning Ordinance to update the requirements for off-street parking and loading.

A complete copy of the amendment may be viewed at the Community Planning and Development office, 5151 Marsh Road, Okemos, Michigan 48864-1198 (phone 517-853-4560), 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 Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to [shorkey@meridian.mi.us](mailto:shorkey@meridian.mi.us).

**Publish:** City Pulse  
March 11, 2026

**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 Meeting of March 3, 2026 as submitted. (1)**

**ALTERNATE MOTION:**

- (1) Move to approve and ratify the minutes of the Regular Meeting of March 3, 2026 with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING TOWNSHIP BOARD **-DRAFT-**  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
TUESDAY, March 3, 2026, 6:00PM

PRESENT: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.

ABSENT: None

STAFF: Township Manager Dempsey, Police Chief Grillo, Police Officer Mandernack, Deputy Manager & Public Works Director Opsommer, Fire Chief Hamel, Community Planning & Development Director Schmitt, IT Director Gebes.

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the March 3, 2026, Regular Township Board meeting to order at 6:01 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Clerk Demas called the roll. All Board Members present.

4. PRESENTATIONS

A. Introduction of New Police Officer-Spencer Mandernack

Chief Grillo introduced Officer Mandernack.

B. Local Road Program

Deputy Manager Opsommer updated the Board on the Local Road Program.

The Board asked questions about asphalt rejuvenator treatments, asphalt stabilization, and chip seal treatment for gravel roads.

C. Advanced Metering Infrastructure (AMI) Collector Installation Project

Deputy Manager Opsommer presented the AMI Collector Installation Project.

The Board asked questions about cost savings over the current collection method and overlap with emergency sirens.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Hendrickson opened public comment at 6:45 pm.

Jade Shi, Paulette Grace, Yidi Du, Vincent Tomonica, Dianna Cavalier, Raman S spoke in opposition to item 12.A.

Supervisor Hendrickson closed public comment at 7:03 pm.

6. TOWNSHIP MANAGER REPORT

Manager Dempsey gave updates on:

- The new website is live. Feedback can be provided from a link on the website.
- The Prime Meridian Magazine is expected to be available mid-April.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Clerk Demas attended the Lunar New Year event, Polar Dash & Splash event, and MSU Facility for Rare Isotope Beams tour with Township Directors.

Treasure Burkhardt thanked Manager Dempsey for his statement regarding Treasury and Utility Billing staff who served 231 residents at the counter, processed over 500 check payments, received \$2.9 million in tax payments on Tax Day. She also attended the MSU Facility for Rare Isotope Beams tour and Ingham County Michigan Township Associations (MTA) meeting.

Trustee Lentz attended Ingham County MTA meeting and provided information about the ITC transmission line from the meeting, and he attended Tri-County Regional Planning Commission meeting.

Trustee Trezise attended the Zoning Board of Appeals (ZBA) meeting, two applications were approved and two were denied. He also has been appointed to the Ingham County Materials Management Planning Committee.

Trustee Wilson attended the Neighborhood Policing meeting; traffic, speeding, and barking dogs were discussed.

Supervisor Hendrickson attended the State of the State.

8. APPROVAL OF AGENDA

Clerk Demas requested to add an additional action item to approve establishment of polling locations, absent voter counting place, and early voting site.

**Clerk Demas moved to approve the Agenda with 11.D Establishing Polling Locations, Absent Voter Counting Place, Early Voting Site added to the Board Action Items. Supported by Trustee Wilson.**

**VOICE VOTE: YEAS: Supervisor Hendrickson, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

**NAYS: NONE**

**Motion carried: 6-0**

9. CONSENT AGENDA

Supervisor Hendrickson listed the consent agenda items.

Closed Session minutes were placed before each Board member for review.

**Treasurer Burghardt moved the consent agenda. Supported by Trustee Lentz.**

**ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

**NAYS: NONE**

**Motion carried: 6-0**

## 10. HEARINGS

### A. Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430

Deputy Manager Opsommer gave a brief overview of the District and the process that has occurred to date.

Supervisor Hendrickson opened the public hearing at 7:18 pm.

Supervisor Hendrickson closed the public hearing at 7:18 pm.

### B. Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431

Deputy Manager Opsommer gave a brief overview of the District and the process that has occurred to date.

Supervisor Hendrickson opened the public hearing at 7:19 pm.

Cleavon Redwine spoke in opposition to the assessment stating that it should have been paid by the developer or included in his property taxes.

Supervisor Hendrickson closed the public hearing at 7:20 pm.

## 11. BOARD ACTION ITEMS

### A. Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430

Deputy Manager Opsommer gave a brief overview of the process. He noted that neighborhood streetlight districts are paid by special assessment districts per Township policy, that the assessment can be initiated by the developer as part of the development or by a neighborhood that wants to have streetlights installed. Developers typically pass along the construction cost as part of the sale of the property, and the assessment itself is for electric use and any associated maintenance costs incurred by the lights over time.

Board discussion occurred which included a comment that many township residents pay special assessments on streetlights.

**Trustee Trezise moved to approve the Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430 – Resolution #3, which approves the**

**construction of the public improvement, the estimate of cost, and defraying the cost by special assessment; determines the Special Assessment District, and directs the making of an assessment roll. Supported by Trustee Wilson.**

**ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

**NAYS: NONE**

**Motion carried: 6-0**

**B. Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431**

Deputy Manager Opsommer gave a brief overview of the process.

Board members asked about the properties in the neighborhood that will be affected by this assessment.

**Trustee Trezise moved to approve the Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431 – Resolution #3, which approves the construction of the public improvement, the estimate of cost, and defraying the cost by special assessment; determines the Special Assessment District, and directs the making of an assessment roll. Supported by Trustee Wilson.**

**ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

**NAYS: NONE**

**Motion carried: 6-0**

**C. Board Policy Document Revisions**

Manager Dempsey gave an overview of the proposed changes.

Board discussion occurred which included concerns about wording being restrictive of the day of the week for agenda procedures.

**Clerk Demas moved to approve the revised Board Rules, Policies, and Procedures Manual as presented with the inclusion of changing days to numbers. Supported by Trustee Lentz.**

**VOICE VOTE: YEAS: Supervisor Hendrickson, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

**NAYS: NONE**

**Motion carried: 6-0**

**D. Establishing Polling Locations, Absent Voter Counting Place, and Early Voting Site**

Clerk Demas presented the proposed polling locations, absent voter counting board location, and early voting site.

Board discussion occurred which included questions about signed contracts for all polling locations for the 2026 elections, process for changing polling locations between elections, statutory deadlines for notifying voters of polling location and precinct changes, the school plan for early voting, and pre-processing for absentee ballots.

Suggestions were made for alternate polling locations for future elections.

**Treasurer Burkhardt moved to approve the polling location changes as presented in March 3, 2026 memorandum and in the attached map for precincts 1-14 as required for the May 5, 2026 Special Election, subject to adjustments as necessary by the Township Clerk. Supported by Trustee Sundland.**

**ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

**NAYS: NONE**

**Motion carried: 6-0**

**Trustee Wilson moved to approve the Town Hall Room of the Meridian Township Municipal Building, 5151 Marsh Rd, Okemos, MI as an early voting site for all precincts in Meridian Township for the May 5, 2026 Special Election, subject to adjustments as necessary by the Township Clerk. Supported by Trustee Trezise.**

**ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

**NAYS: NONE**

**Motion carried: 6-0**

**Trustee Wilson moved to approve the Town Hall Room of the Meridian Township Municipal Building, 5151 Marsh Rd, Okemos, MI 48864 as the location for pre-processing on May 4, 2026 and for any Meridian Township absent voter counting boards established now or in the future for the for the May 5, 2026 Special Election, subject to adjustments as necessary by the Township Clerk. Supported by Trustee Lentz.**

**ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

**NAYS: NONE**

**Motion carried: 6-0**

**At 7:48 pm, Supervisor Hendrickson called a 5-minute recess. The Board reconvened at 7:55 pm.**

12. BOARD DISCUSSION ITEMS

A. Authentix-Proposed Settlement Agreement Modification

Director Schmitt gave an overview of the proposal and reviewed discussions that have occurred to date and provided updates that have been made to the proposal since previous discussion.

Mark Clouse, representing the property owner, spoke about the changes made since the last discussion. Eric Hahn, representing the developer, gave details about the changes made since the last discussion and addressed public comments.

Board discussion occurred which included questions about the terms of development, tree cover, wetland setback, waiver of special use permits, changing the location of one building to meet a lower density the middle parcel, sunset on the settlement agreement, drain commission progress, potential for zoning issues, the manner in which conditions and terms travel with the settlement agreement, emergency bollards, conservation easement restrictions, and planning commission input on these changes.

Support was expressed by some members of the Board regarding the building setback, building height changes, and noted the plan is a reasonable compromise.

Concerns were expressed by some members of the Board about the density and road traffic.

The Board discussed the option of returning the proposal to the planning commission.

The Board requested staff bring the proposal forward to action at the next meeting, preparing two resolutions for the current proposal and a proposal that incorporates a lower density in the middle parcel.

B. Township Millages

Manager Dempsey provided an overview of the current and expiring Township millages.

Board discussion occurred which included questions about timing for putting millages on ballots and pre-Headlee rates.

It was noted that the County millage questions are proposed to be on the August ballot.

There was general consensus that the millages should be placed on the ballot for the November 2026 election.

13. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened public comment at 9:36 pm.

Vince Tomonica, Yidi Du, and Paulette Grace spoke in opposition to Item 12.A.

Supervisor Hendrickson closed public comment at 9:45 pm.

14. OTHER MATTERS AND BOARD MEMBER COMMENTS

None.

15. ADJOURNMENT

**Trustee Wilson moved to adjourn. Supported by Trustee Lentz.**

**VOICE VOTE                      YEAS: Supervisor Hendrickson, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson.**

**NAYS: NONE**

**Motion carried: 6-0**

**The meeting adjourned at 9:45 pm.**

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Scott Hendrickson  
Township Supervisor

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Angela Demas  
Township Clerk



To: Board Members  
From: Bernadette Blonde, Finance Director  
Date: March 17, 2026

Charter Township of Meridian  
Board Meeting  
3/17/2026

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

COMMON CASH	\$	659,830.16
PUBLIC WORKS	\$	467,700.51
TRUST & AGENCY	\$	936,729.39
<b>TOTAL CHECKS:</b>	<b>\$</b>	<b>2,064,260.06</b>
<b>CREDIT CARD TRANSACTIONS</b> 2/27/2026 to 3/12/2026	<b>\$</b>	<b>5,468.60</b>
<b>TOTAL PURCHASES:</b>	<b>\$</b>	<b><u>2,069,728.66</u></b>
<b>ACH PAYMENTS</b>	<b>\$</b>	<b><u>692,514.73</u></b>

BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
1. A T & T	FEB 28 - MAR 27 2026 - INTERNET M1 321840834	205.24
	MAR 5 - APR 4 2026 - INTERNET F3 327704413	158.99
	TOTAL	364.23
2. ALL CITY MANAGEMENT SERVICES INC	SCHOOL CROSSING GUARD SERVICES	3,684.09
3. ALYSHA COWLES		7.00
4. AMERICAN RENTALS	2026 TRANSFER STATION PORTABLE TOILET RENTAL	95.00
5. ASAP PRINTING	BUSINESS CARDS	99.53
6. AT & T	FEB 2 - MAR 1 2026 - TELEPHONE P1 51734742859240	149.29
	FEB 2 - MAR 1 2026 - TELEPHONE F1-3 51734760215648	436.86
	FEB 2 - MAR 1 2026 - TELEPHONE P1 51734768261735	58.29
	FEB 2 - MAR 1 2026 - TELEPHONE S1 51734797052196	57.82
	TOTAL	702.26
7. AUTO VALUE OF EAST LANSING	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	19.58
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	30.99
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	117.32
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	169.29
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	118.90
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	171.69
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	212.16
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	285.56
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	38.97
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	7.29
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	22.36
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	36.54
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	142.68
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	8.99
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	89.90
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	6.59
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	60.55
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	41.27
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	65.69
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	98.36
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	614.82
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	22.59
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	371.77
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	90.00
	MOTOR POOL - FLEET REPAIR PARTS 2026 - 1ST PO	201.87
	TOTAL	3,045.73
8. AVI SYSTEMS INC	CABLECAST SUPPORT RENEWAL	1,600.00
	EDITSHARE STORAGE SYSTEM REPLACEMENT	6,492.08
	TOTAL	8,092.08
9. BARYAMES CLEANERS	BARYAMES UNIFORM CLEANING - FEBRUARY	679.67
10. BLUE CROSS BLUE SHIELD OF MICHIGAN	2026 BCBS PPO RETIREE HEALTH INSURANCE	1,608.27
11. BOARD OF WATER & LIGHT	2026 BWL STREETLIGHT SERVICE	950.63
12. BOUNDTREE MEDICAL	STANDING PO FOR MEDICAL SUPPLIES/AMBULANCE SUPPLIES	3,523.98
	STANDING PO FOR MEDICAL SUPPLIES/AMBULANCE SUPPLIES	188.24
	TOTAL	3,712.22

Vendor Name	Description	Amount
13. BRD PRINTING, INC	WINDOW & NON-WINDOW ENVELOPES FOR TOWNSHIP	693.59
14. BRIGHTLINE TECHNOLOGIES	MARCH 2026 - BRIGHTLINE HPE SUBSCRIPTION	4,276.00
	MARCH 2026 - ACRONIS BACKUP SERVER	2,518.00
	MARCH 2026 - BRIGHTLINE QUICKHELP SUBSCRIPTION	1,462.00
	MARCH 2026 - AUVIK NETWORK & SAAS MONITORING & MANA	1,055.00
	TOTAL	9,311.00
15. BULL ENTERPRISES	JANITORIAL SERVICES FOR TOWNSHIP BUILDINGS -2026	8,867.00
16. CAPITAL AREA TRANSPORTATION	REDI RIDE PASSES	600.00
17. CDW	MONITORS + KEYBOARD	891.38
18. CINTAS CORPORATION #725	MECHANICS UNIFORM RENTAL	54.89
	MECHANICS UNIFORM RENTAL	54.89
	FIRST AID KIT MIDEAL SERVICES WITH CINTAS	1,249.80
	FIRST AID KIT MIDEAL SERVICES WITH CINTAS	619.90
	FIRST AID KIT MIDEAL SERVICES WITH CINTAS	1,203.80
	TOTAL	3,183.28
19. COMCAST	MAR 2026 - INTERNET + TV M1 8529114160156422	809.82
	MAR 16 - APR 15 2026 - INTERNET + TV F1 85291141602	179.85
	MAR 20 - APR 19 2026 - TV F1 8539114160280677	14.95
	TOTAL	1,004.62
20. CONSUMERS ENERGY	UTILITY ASSISTANCE 1000-0845-6459	500.00
	UTILITY ASSISTANCE 1000-9505-2195	305.97
	TOTAL	805.97
21. CONWAY SHIELD INC	HELMETS - YELLOW (QTY: 2)	932.00
22. CRAIG KOENIGSKNECHT		24.00
23. CRYSTAL FLASH	MOTOR POOL - FLEET FUEL 2026 - 1ST PO	16,722.93
24. CULLIGAN WATER CONDITIONING	2026 BLANKET PO - WATER SOFTENER SALT FOR HARRIS NA	26.00
25. DELTA CHARTER TOWNSHIP	TRAINING CLASS FOR EMS/NERIS REPORT SOFTWARE (IMAGE	1,000.00
26. DETROIT SALT CO	GROUNDS AND PARKS - BULK ROCK SALT FEBRUARY 2026	3,135.04
27. DINGES FIRE COMPANY	WATER HAND PUMP & ALPHA 5 GAL BACKPACK; SHIPPING	944.59
	FIRE GLOVES; QTY: 11 PAIRS & SHIPPING & HANDLING	970.96
	TOTAL	1,915.55
28. DOUGHNATION BAKERY	FARM MARKET VENDOR	43.00
29. ELAINE STEFFEK	REFUND FOR ELAINE STEFFEK	28.00
30. ELECTRICAL TERMINAL SERVICE	MP - SHOP SUPPLIES	95.35
	MP - SHOP STOCK	171.72
	TOTAL	267.07

BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
31. FAHEY SCHULTZ BURZYCH RHODES PLC		
	LEGAL FEES - CLERK	126.00
	LEGAL FEES - ENFORCEMENT MATTERS	345.00
	LEGAL FEES -POLICE FOIA	90.00
	LEGAL FEES - FOIA	4,720.50
	LEGAL FEES - PUBLIC WORKS	92.00
	LEGAL FEES - WINSLOW MOBILE HOMES	966.00
	LEGAL FEES - CARLTON STREET	1,288.00
	LEGAL FEES - FIRE TRUCK	2,783.00
	LEGAL FEES - HR/LABOR	522.73
	LEGAL FEES -MANAGER	522.73
	LEGAL FEES - PARKS & RECREATION	1,829.55
	LEGAL FEES- POLICE DEPARTMENT	1,306.81
	LEGAL FEES - SUPERVISOR	522.73
	LEGAL FEES - CLERK	1,045.45
	LEGAL FEES - MMT 25-001310	546.00
	LEGAL FEES - MMT 25-001332	862.00
	LEGAL FEES -MTT 25-000817	345.00
	LEGAL FEES - MTT 25-000716	1,511.00
	LEGAL FEES - HARASSMENT TRAINING	1,518.00
	LEGAL FEES - COLLECTIVE BARGAINING	4,831.00
	LEGAL FEES - GRIEVANCES	1,679.00
	TOTAL	27,452.50
32. FD HAYES ELECTRIC COMPANY		
	BUILDINGS - MUNI - R AND R STAIRWELL LIGHTS	1,485.00
33. FIRST ADVANTAGE OCCUPATIONAL HEALTH		
	CDL RANDOM DRUG TEST SERVICES	212.89
34. FIRST COMMUNICATIONS		
	MARCH 2026 - TELEPHONE LINES 3142216	56.18
35. FISHBECK, THOMPSON, CARR & HUBER		
	PROFESSIONAL SERVICES THRU 12.31.25	29,225.65
36. FORESIGHT GROUP		
	WATER BILLS AND POSTAGE FOR 2026	1,752.65
	MP - POLICE - LETTERING FOR INTERCEPTOR 750	1,156.72
	TOTAL	2,909.37
37. G3 FOOD FOR ALL OF MICHIGAN		15.00
38. GABRIEL, ROEDER, SMITH & COMP		
	GASB STATEMENT REPORTS/RETAINER SERVICES	4,850.00
	GASB STATEMENT REPORTS/RETAINER SERVICES	2,400.00
	GASB STATEMENT REPORTS/RETAINER SERVICES	7,700.00
	TOTAL	14,950.00
39. GOODYEAR COMMERCIAL TIRE		
	MP - FIRE 737-3 AXLE ALIGNMENT	333.56
40. GRAFF CHEVROLET-OKEMOS, INC		
	MP - FIRE - 701	23.58
41. GRANGER WASTE SERVICES		
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	75.81
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	33.63
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	35.55
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	33.97
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	146.26
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	370.66
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	114.57
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	139.06
	TOTAL	949.51
42. HIGHWATER FARMS		
	FARMERS MARKET	38.00
43. IGNITE DONUTS LLC		
	FARMERS MARKET	5.00

BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
44. INGHAM COUNTY DRAIN COMMISSIONER	2026 REMY CHANDLER INTERCOUNTY DRAIN SPECIAL ASSESS	11,554.92
	ASSESSMENT FOR THE DANIELS DRAIN - FEB 16, 2026 ICD	342,344.53
	2026 PROCTOR DRAIN SPECIAL ASSESSMENT - FEB 16, 202	41,857.75
	TOTAL	395,757.20
45. INGHAM COUNTY REGISTER OF DEEDS	RECORDING FEE FOR THE 2025 HAGADORN RD PATHWAY LAND	30.00
46. J. RANCK ELECTRIC INC.	RRFB RESTORATION AT SE CORNER OF HASLETT RD/VAN ATT.	4,112.09
47. JACK DOHENY COMPANIES INC	MP - SEWER - 693 REPAIRS	9,470.34
48. JACOB FARLEY	FARM MARKET VENDOR	8.00
49. JAYMES NATHANIEL WELLS	FOOTBALL REF PAYMENT	175.00
50. JEFF CLARK	FARMERS MARKET VENDOR	23.00
51. KCI	2026 ASSESSMENT CHANGE NOTICES	3,639.96
52. KENT COUNTY DEPT OF PUBLIC WORKS	KENT COUNTY - EVIDENCE DISPOSAL	90.00
53. KIMS COUNTRY KITCHEN	FARM MARKET VENDOR	5.00
54. LAFONTAINE FORD OF LANSING	MP - POLICE - 723	285.60
	MP - POLICE - 720	227.76
	MP - COMM PLANNING - 684	665.20
	TOTAL	1,178.56
55. LAKEVIEW APARTMENTS	EMERGENCY RENTAL ASSISTANCE	965.00
56. LANSING SANITARY SUPPLY INC	BUILDINGS - JANITORIAL SUPPLIES	940.18
57. LANSING UNIFORM COMPANY	NAVY HATS, QTY: 20	340.00
	BADGES (SILVER, GOLD); QTY: 2	179.90
	FIRE UNIFORMS (STURM, DENNIS, NITZ, CUMMINS, S WEBE	2,135.15
	TOTAL	2,655.05
58. LEAK PETROLEUM EQUIPMENT INC	MP - BI-ANNUAL FILTER CHANGE	888.86
59. LEXIPOL LLC	POLICEONE ACADEMY ANNUAL RATE WITH OLL SERVICES	3,946.11
60. MADISON NATIONAL LIFE INS CO	2026 LIFE/DISABILITY INSURANCE	4,533.37
61. MARSH POINTE APARTMENTS	EMERGENCY RENTAL ASSISTANCE	317.00
62. MEDICAL MANAGEMENT SYSTEMS OF	2026 COLLECTION FEE FROM AMBULANCE BILLINGS	10,203.63
63. MEI TOTAL ELEVATOR SERVICES	BUILDINGS - ELEVATOR MAINTENANCE	668.44
64. MES SERVICE COMPANY LLC	3 THERMAL IMAGING CAMERAS & 3 GEAR KEEPER LANYARDS	3,799.74
65. MID MICH ASSOC OF ASSESSING	WINSTEAD ASSOC DUES	25.00
66. MID MICHIGAN EMERGENCY EQUIPMENT	MP - POLICE - STOCK	193.17
67. MID-MICHIGAN CODE OFFICIALS ASSOC	2026 MEMBERSHIP RENEWAL FOR RON RAUL/BUILDING INSPE	85.00
68. MY GREEN MICHIGAN LLC	COMPOST SERVICE AT MARKETPLACE FEBRUARY 2026	177.00
69. ON DEMAND MOSQUITO MAN INC	ANNUAL HEPA CLEANING OF RODENT DEBRIS AT HARRIS NA	300.00

Vendor Name	Description	Amount
70. ORKIN, 551-LANSING, MI	BUILDINGS - MUNI - PEST CONTROL TREATMENT	96.61
	BUILDINGS - SC - PEST CONTROL TREATMENT	92.21
	BUILDINGS - MUNI - PEST CONTROL TREATMENT	160.32
	BUILDINGS - PEST CONTROL TREATMENT	139.87
	TOTAL	489.01
71. OVERHEAD DOOR OF LANSING	BUILDINGS - C FIRE - REPLACE DOOR SPRINGS FRONT DOO	4,777.74
72. PEOPLEFACTS LLC	PRE-EMPLOYMENT CREDIT CHECKS	32.94
73. PER MAR SECURITY SERVICES	HISTORICAL VILLAGE ANNUAL FIRE INSPECTION, REPLACED	45.05
	BUILDINGS - N FIRE - REPLACE 2 FIRE PANEL BATTERIES	109.60
	BUILDINGS - PARKS - HNC	73.30
	TOTAL	227.95
74. PITNEY BOWES	INK	713.76
75. PROGRESSIVE AE	2026 LAKE LANSING SAD PROFESSIONAL SERVICES CONTRAC	816.25
76. QUALITY TIRE INC	MP - TIRE DISPOSAL	35.00
77. RECLAIMED BY DESIGN	RECYCLING CENTER 2026 OPERATING CONTRACT	6,000.00
	TOWNSHIP SPRING RECYCLING EVENT - DUMPSTER RENTAL	405.00
	TOTAL	6,405.00
78. RETRACTABLE SCEEN SOLUTIONS INC	REPAIR/UPGRADE BROKEN WINDSCREENS AT MARKETPLACE ON	7,529.00
79. ROBINSON CAPITAL MANAGEMENT LLC	2026 INVESTMENT ADVISORY - ACCOUNT MANAGEMENT FEES	2,083.33
80. ST MARTHA CONFERENCE OF	EMERGENCY RENTAL ASSISTANCE	500.00
81. ST THOMAS AQUINAS PARISH	EMERGENCY RENTAL ASSISTANCE	250.00
82. STAPLES	OFFICE SUPPLIES	1,232.63
83. STARLIGHT FARMS INC	FARMERS MARKET	18.00
84. STATE TAX COMMISSION	REBEKAH KELLY MCAT CLASS	150.00
85. STONE CIRCLE BAKEHOUSE	FARMERS MARKET	42.00
86. T MOBILE	CELLULAR 517.980.0920 960267378	30.74
87. TEAM FINANCIAL GROUP	2026 COPIER CONTRACT - YEAR 4 OF 5	2,689.62
88. THE CHEESE PEOPLE OF GRAND RAPIDS	FARM MARKET VENDOR	110.00
89. THE SOURDOUGH DEPOT	FARMERS MARKET VENDOR	21.00
90. TRI-COUNTY REGIONAL PLANNING	2026 GROUNDWATER MANAGEMENT DUES - 10/1/25-9/30/26	8,475.00
	TOWNSHIP'S SHARE OF TRI-COUNTY WIDE STORMWATER SURV	742.91
	TOTAL	9,217.91
91. UM HEALTH - SPARROW OCCUPATIONAL	2026 EMPLOYEE PHYSICALS	1,255.00
92. VARIPRO BENEFIT ADMINISTRATORS	2026 RETIREE MEDICARE SUPPLEMENT	18,696.96
93. VERIZON CONNECT	FEBRUARY 2026 - VEHICLE DATA 100000198152	1,435.50
94. WASTE MANAGEMENT	2026 CARCASS REMOVAL DUMPSTER (DEAD DEER REMOVAL AN	645.74

BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
95. WELLNESS INSTITUTE OF MICHIGAN	MENTAL HEALTH EDUCATION SESSIONS	6,000.00
96. WILSON FARM FRESH MEATS	FARMERS MARKET VENDOR	91.00
TOTAL - ALL VENDORS		659,830.16

Vendor Name	Description	Amount
1. BRIGHT ARROW TECHNOLOGIES INC	BRIGHT ARROW ANNUAL RENEWAL - SYSTEM TO CONTACT WA	110.00
2. CITY OF EAST LANSING	ELMWSA OPERATING, INTERCONNECT & DEBT SHARING JAN-	418,914.58
3. CUMMINS INC	SEWER - SHOALS LIFT STATION GENERATOR INSPECTION	1,157.42
	SEWER -I69 STATION GENERATOR INSPECTION	1,157.42
	TOTAL	2,314.84
4. D'DESTIN KAUFMANN	REIMBURSEMENT FOR PARKING AT AWWA CONFERENCE IN LA	30.00
	CDL RENEWAL WITH DRIVERS LICENSE RENEWAL 11-13-25	30.00
	TOTAL	60.00
5. FERGUSON WATERWORKS #3386	WATER - MISTER CAR WASH & MAGIC OF PLAY - 2"COMP	3,162.13
	WATER - STOCK ITEMS FOR 2026	5,563.60
	WATER - STOCK ITEMS	87.83
	WATER - R900 RADIOS	3,112.88
	TOTAL	11,926.44
6. HALLIGAN ELECTRIC INC	FOREST HILLS LIFT STATION - METER AND SECONDARY IN	12,100.00
7. HYDROCORP	AUG 2024 TO AUG 2026 CROSS CONNECTION PROGRAM SERV	2,735.00
8. MADISON NATIONAL LIFE INS CO	2026 LIFE/DISABILITY INSURANCE	669.80
9. MICHIGAN PLUMBING	SANITARY SEWER REPAIRS ON ASHLAND AVE	16,950.00
10. SME	4285 INDIAN GLEN AND 2080 ASHLAND DENSITY TESTING	1,919.85
TOTAL - ALL VENDORS		467,700.51

Vendor Name	Description	Amount
1. CORRIDOR IMPROVEMENT AUTHORITY OF	TAX PAYOUT #2 FOR DDA.CIA.BRA.ICLB 09.16.25-03.02.	97,579.80
2. INGHAM COUNTY TREASURER	TAX PAYOUT #2 FOR DDA.CIA.BRA.ICLB 09.16.25-03.02.	42.67
3. MERIDIAN TOWNSHIP BROWNFIELD	TAX PAYOUT #2 FOR DDA.CIA.BRA.ICLB 09.16.25-03.02.	322,393.19
	TAX PAYOUT #2 FOR DDA.CIA.BRA.ICLB 09.16.25-03.02.	38,864.02
	TAX PAYOUT #2 FOR DDA.CIA.BRA.ICLB 09.16.25-03.02.	11,719.02
	TAX PAYOUT #2 FOR DDA.CIA.BRA.ICLB 09.16.25-03.02.	358,842.30
	TOTAL	731,818.53
4. MERIDIAN TOWNSHIP DDA	TAX PAYOUT #2 FOR DDA.CIA.BRA.ICLB 09.16.25-03.02.	107,054.32
5. STATE OF MICHIGAN	TAX PAYOUT #2 ICLB TO SSA 9.16.25-3.2.26 10-376-00	83.30
	TAX PAYOUT #2 ICLB TO SSA 9.16.25-3.2.26 10-376-00	150.77
	TOTAL	234.07
TOTAL - ALL VENDORS		936,729.39

Transaction Date	Account Name	Transaction Amount	Transaction Merchant Name
2026/03/03	TYLER KENNEL	\$98.03	THE HOME DEPOT 2723
2026/03/04	TYLER KENNEL	\$89.35	THE HOME DEPOT 2723
2026/03/05	TYLER KENNEL	\$267.33	THE HOME DEPOT #2723
2026/03/10	TYLER KENNEL	\$54.97	THE HOME DEPOT #2723
2026/03/10	TYLER KENNEL	\$25.18	THE HOME DEPOT #2723
2026/03/10	TYLER KENNEL	\$26.58	THE HOME DEPOT #2723
2026/03/02	MICHAEL HAMEL	\$209.85	SP GATAPACK
2026/03/03	MICHAEL HAMEL	\$45.86	ASAP PRINTING
2026/03/05	MICHAEL HAMEL	\$175.00	PAYPAL *JCATLAW
2026/03/11	MICHAEL HAMEL	\$39.95	MEIJER STORE #025
2026/03/04	KYLE FOGG	\$337.72	SUNBELT RENTALS #0315
2026/03/09	KYLE FOGG	\$22.56	THE HOME DEPOT #2723
2026/03/09	ASHLEY WINSTEAD	\$190.07	MEIJER STORE #025
2026/03/11	JEFFREY ROMMECK	\$27.57	MEIJER STORE #025
2026/02/27	BRIAN PENNELL	\$100.00	LIVINGSTON COUNTY
2026/02/27	BRIAN PENNELL	\$2.75	GOVPROS SRVC FEE
2026/02/27	COURTNEY WISINSKI	\$114.00	THE MAYFAIR
2026/03/09	COURTNEY WISINSKI	\$135.00	WWW.KENNYPRODUCTS.COM
2026/03/10	KATIE LOVE	\$200.71	CONSUMER ENERGY
2026/03/08	ANGELA DEMAS	\$660.45	COMFORT INNS
2026/03/10	ANGELA DEMAS	\$6.36	SUMO SUSHI & STEAK HOUSE
2026/03/02	DERRICK BOBB	\$79.93	THE HOME DEPOT #2723
2026/03/06	DERRICK BOBB	\$32.27	THE HOME DEPOT #2723
2026/03/09	RICHARD GRILLO	\$280.00	MICHIGAN ASSOCIATION OF C
2026/03/09	RICHARD GRILLO	\$30.00	MI STATE POLICE PMTS
2026/03/02	KEITH HEWITT	\$162.00	LANSING WELDING
2026/03/09	KEITH HEWITT	\$18.00	COMPLETE BATTERY SOURCE
2026/03/09	KEITH HEWITT	\$59.91	THE HOME DEPOT #2723
2026/03/10	KEITH HEWITT	(\$59.91)	THE HOME DEPOT #2723
2026/03/11	KEITH HEWITT	\$84.40	A & L LOCKSMITH
2026/03/10	KEITH HEWITT	\$74.91	THE HOME DEPOT #2723
2026/03/02	MICHELLE PRINZ	\$42.48	AMAZON MKTPL*BE5775RC2
2026/03/05	MICHELLE PRINZ	\$147.50	AGA
2026/03/09	MICHELLE PRINZ	\$79.97	AMAZON MKTPL*BP1FR9AA1
2026/03/11	MICHELLE PRINZ	\$15.98	AMAZON MKTPL*BD7I441N2
2026/03/04	ED BESONEN	\$250.00	MICHIGAN ASSOCIATION OF C
2026/03/06	BART CRANE	\$38.62	AMAZON RETA* BP8FV5MF2
2026/03/02	DANIEL OPSOMMER	\$376.25	TITANHQ
2026/03/09	ALLISON GOODMAN	\$19.99	FEEDERS SUPPLY COMPANY #4
2026/03/04	SAMANTHA DIEHL	\$99.00	GOVT SOCIAL MEDIA LLC
2026/03/05	SAMANTHA DIEHL	(\$3.60)	APPLE.COM/BILL
2026/03/08	SAMANTHA DIEHL	\$15.97	AMAZON MKTPL*BP0484RY2
2026/03/03	LAWRENCE BOBB	\$454.92	THE HOME DEPOT 2723
2026/03/03	LAWRENCE BOBB	\$159.43	THE HOME DEPOT #2723
2026/03/05	LAWRENCE BOBB	\$32.92	THE HOME DEPOT #2723
2026/03/05	LAWRENCE BOBB	\$79.67	THE HOME DEPOT #2723
2026/03/06	LAWRENCE BOBB	\$68.70	THE HOME DEPOT #2723

Total \$5,468.60

**ACH Transactions**  
**02/27/2026 to 03/12/2026**

Date	Payee	Amount	Purpose
3/3/2026	EyeMed	\$ 3,176.30	Vision Insurance
3/3/2026	Blue Care Network	\$ 7,404.08	Employee Health Insurance
3/9/2026	Health Equity	\$ 9.80	Employee Health Savings
3/9/2026	State of Michigan	\$ 23,094.46	Payroll Taxes
3/10/2026	Consumers Energy	\$ 4,128.50	Utility Transaction Fees
3/10/2026	Blue Care Network	\$ 48,617.47	Employee Health Insurance
3/4/2026	Various Financial Institutions	\$ 422,441.88	Direct Deposit 03/05/2026
3/6/2026	Nationwide	\$ 12,325.68	Payroll Deductions
3/9/2026	Delta Dental	\$ 17,393.14	Employee Dental Insurance
3/4/2026	IRS	\$ 153,923.42	Payroll Taxes 03/05/2026
	<b>Total ACH Payments</b>	<b>\$ 692,514.73</b>	



**To:** Township Board  
**From:** Mike Hamel, Fire Chief  
**Date:** March 13, 2026  
**Re:** Surplus Equipment Disposal

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Over recent months, the following pieces of equipment have been taken out of service as they no longer provide any functional use for Township Operations:

- A. (1) 2013 Braun Ambulance (155,979 miles) VIN#1GB6G5CL8D1133344
- B. ZOLL X-Series 12 Lead Monitor
- C. (1) Charger
- D. (1) Cable
- E. (1) Ambulance Mount
- F. (1) Miscellaneous Accessories

Due to a combination of normal wear and tear, these items have already been replaced with newer equipment. Moreover, there is no foreseeable use for any of the listed legacy resources in our existing operational environment. This being the case, it is time to have these items removed from our fixed asset inventory to make way for future rounds of replacements.

The following has been prepared for Board consideration:

**MOVE TO AUTHORIZE THE DISPOSAL OF OBSOLETE EQUIPMENT, ACCORDING TO TOWNSHIP POLICIES AND PROCEDURES.**



**To: Board Members**

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

**Date: March 2, 2026**

**Re: Resolution in Support of Meridian Township's FY27 CDS Grant Application**

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Based on the Board's discussion at the February 17, 2026 meeting, Township staff have applied through the CDS grant program to Sens. Peters and Slotkin for the Meridian Township Public Safety Building Grid-Connected Solar Array Project.

This evening, we are bringing the resolution in support of this grant application before the Board.

We are happy to answer any questions the Board may have.

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

**MOVE TO APPROVE THE RESOLUTION IN SUPPORT OF MERIDIAN TOWNSHIP'S FY27 CDS GRANT APPLICATION.**

**Attachment:**

1. Resolution in Support of Meridian Township's FY27 CDS Grant Application
2. Meridian Township Public Safety Building Grid-Connected Solar Array Project Concept Plan

**RESOLUTION IN SUPPORT OF MERIDIAN TOWNSHIP'S FISCAL YEAR 2027  
CONGRESSIONALLY DIRECTED SPENDING GRANT APPLICATION**

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, Michigan 48864-1198, (517) 853-4000, on Tuesday, March 17, 2026, at 6:00 p.m.

**PRESENT:** \_\_\_\_\_  
\_\_\_\_\_

**ABSENT:** \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

**WHEREAS**, Meridian Township has a long history of striving to be at the forefront of environmental sustainability; and

**WHEREAS**, In 2007, Meridian Township joined over 1,000 communities across the United States in signing the U.S. Mayors' Climate Protection Agreement; and

**WHEREAS**, Meridian resolved to achieve the goals of existing U.S. Multilateral Environmental Agreements and adopted a Climate Sustainability Plan; and

**WHEREAS**, Meridian Township's Climate Sustainability Plan established a goal for the Township to obtain 50% of electricity used for Township operations from renewable energy sources by 2025 and 100% by 2035; and

**WHEREAS**, To work toward this goal, the Township has established plans to construct grid-interconnected solar photovoltaic arrays for all Township facilities; and

**WHEREAS**, The Township has established a plan to construct a 204.22 kilowatt system, producing 244,677 kilowatt-hours annually to supply 100 percent of the energy use of the Township's Public Safety Building;

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, MOVES TO ADOPT A RESOLUTION IN SUPPORT OF MERIDIAN TOWNSHIP'S FISCAL YEAR 2027 CONGRESSIONALLY DIRECTED SPENDING GRANT APPLICATION TO HELP FUND THE TOWNSHIP'S SOLAR PROJECT AT THE PUBLIC SAFETY BUILDING.**

**ADOPTED:**

**YEAS:** \_\_\_\_\_  
\_\_\_\_\_

**NAYS:** \_\_\_\_\_

Resolution declared adopted.

**STATE OF MICHIGAN )**

**)ss.**

**COUNTY OF INGHAM )**

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, **DO HEREBY CERTIFY**, that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on Tuesday, March 17, 2026.

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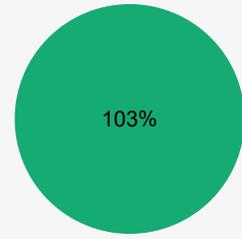
Angela Demas, Township Clerk  
Charter Township of Meridian



## Site Assessment

**Customer:** Public Safety Building  
**Address:** 5147 Marsh Rd  
Okemos, MI 48864

**System size:** 204.22 kW  
**Yr 1 Production:** 244,677 kWh  
**Total Price:** \$549,352  
**Designer:** Absolute Solar  
**Date:** June 8th, 2023



■ Solar ■ Utility





**To: Board Members**

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

**Date: March 4, 2026**

**Re: 2026 Local Road Program Agreement with the Ingham County Road  
Department**

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Before the Board this evening is the annual agreement we enter into with the Ingham County Road Department for the Local Road Program.

We are happy to answer any questions the Board may have.

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

**MOVE TO APPROVE THE 2026 LOCAL ROAD PROGRAM AGREEMENT WITH THE  
INGHAM COUNTY ROAD DEPARTMENT AND AUTHORIZE THE TOWNSHIP  
SUPERVISOR AND CLERK TO EXECUTE THE AGREEMENT.**

**Attachment:**

1. 2026 Local Road Program Agreement with the Ingham County Road Department

2026 AGREEMENT FOR LOCAL ROAD IMPROVEMENT

MERIDIAN CHARTER TOWNSHIP

THIS AGREEMENT made and entered into between the Charter Township of Meridian, County of Ingham, Michigan (Township), and the County of Ingham (County) on behalf of the Ingham County Road Department (Road Department).

W I T N E S S E T H

WHEREAS, the Township shall manage its own local road improvement program in 2026 with work being performed by Township's contractors, at an estimated cost of \$6,400,000.00; and

WHEREAS, the County is willing to pay for a portion of the cost of the Township's 2026 Local Road Improvement Program from the County Road Fund; and

WHEREAS, the Township shall pay the remaining portion of the cost of the Township's 2026 Local Road Improvement Program.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. For the Township's 2026 Local Road Improvement Program, the cost of which is estimated to be \$6,400,000.00, the County on behalf of the Road Department agrees to contribute up to \$335,000.00 from the County Road Fund to be applied toward the Township's cost of said Program. The Township shall pay the remaining cost, which is estimated to be \$6,065,000.00.
2. In the event the final cost of the improvements is greater than the estimated amount set forth above, the excess cost shall be paid solely by the Township.
3. The Township shall invoice the Road Department for the County's \$335,000.00 County Road Fund contribution. No invoice shall be issued prior to completion of the work or at year end (i.e. December, 2026), whichever occurs first.
4. The contact person from the Township for this project is Tim Dempsey, Township Manager. The contact person from the Road Department is Brett Campbell, Director of Operations.

**[Signature page to follow]**

IN WITNESS WHEREOF the parties hereto have set their hands and seals.

CHARTER TOWNSHIP OF MERIDIAN:

COUNTY OF INGHAM FOR  
INGHAM COUNTY ROAD DEPARTMENT:

\_\_\_\_\_  
SCOTT HENDRICKSON, Supervisor

\_\_\_\_\_  
RYAN SEBOLT, Chairperson  
County Board of Commissioners

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
ANGELA DEMAS, Clerk

Date: \_\_\_\_\_

APPROVED AS TO LEGAL FORM  
FOR COUNTY OF INGHAM  
COHL, STOKER & TOSKEY, P.C.

By: Robert D. Townsend 2/26/2026

N:\Client\Ingham\Roads\Agreements\Local Rd Improvements Agrs\2026\LRP Agreement-Meridian Twp.docx  
ING/Roads #24-003



**To: Board Members**  
**From: Bernadette Blonde, Finance Director**  
**Date: March 13, 2026**  
**Re: Maner Costerisan Audit Preparation**

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The Township is interested in the municipal government expertise of Maner Costerisan to assist with preparing for the 2025 Township Audit.

The following motion is proposed for Board consideration:

**MOVE TO APPROVE THE ENGAGEMENT LETTER BETWEEN MERIDIAN TOWNSHIP AND MANER COSTERISAN FOR AUDIT PREPARATION SERVICES, AS PRESENTED.**

**Attachment:**

1. Maner Costerisan Engagement Letter



2425 E. Grand River Ave.,  
Suite 1, Lansing, MI 48912

2851 Charlevoix Dr SE #210,  
Grand Rapids, MI 49546

 517.323.7500

February 23, 2026

Meridian Township  
Okemos, Michigan

Maner Costerisan is pleased that Meridian Township (the Township) has expressed interest in our firm and our municipal government expertise. We are submitting the following engagement letter for consideration and selection of services that we may be able to assist the Township with.

We are prepared to provide a full range of accounting and consulting services to Meridian Township as requested. The purpose of this engagement letter is to identify the scope of available accounting and consulting services that we can provide, as requested, and confirm the terms of our engagement.

### **Scope of Services**

The scope of accounting and consulting services that can be provided to the Township, as you request them, are outlined below. While this listing includes the full range of services available from Maner Costerisan, the specific services anticipated to be provided at the current time as the Township requests them, are separated below from those other services that are available upon further request after the services commence.

#### **We understand that our duties will potentially help ensure the completion of the following items as requested:**

- Perform a preliminary general “field review” of the Township’s procedures by obtaining a general understanding of the Township’s programs and financial procedures and then a detailed understanding of the same by reviewing documentation and discussions with management.
- Assist with the training, development, and mentoring of staff on essential accounting functions necessary for day-to-day operations while implementing and maintaining critical internal controls. This would include specific training on and optimization of the Township’s BS&A accounting software package.
- Review of organizational structure, provide oversight to Township staff, and provide recommendations on opportunities for efficiency and optimal staffing levels, as needed.
- Develop timelines and tasks lists on duties to be conducted and when they need to be completed.
- Assist with guidance and a game plan for audit preparation for the Township, as applicable and assistance with certain areas of audit preparation including, but not limited to compensated absences, pension and OPEB calculations based on actuarial information, etc. as needed.

- Assist with guidance in areas such as reconciliations of other material general ledger accounts, month and year end closing procedures, and other accounting related functions, upon request.
- Meet with Township management to discuss any accounting issues that may arise, and recommend corrective actions, as needed.
- Provide financial consulting services upon request, as allowed.

Additional management advisory services may be requested throughout this engagement, as necessary:

- General accounting advisory assistance, as requested.
- Internal control policies and procedures reviewing and updating, as needed.
- Other contracted accounting outsourced solutions.

### **Township Responsibilities**

The Township is, and will continue to be, solely responsible for establishing and maintaining an effective accounting and internal control system, including, without limitation, systems designed to assure compliance with policies, procedures, and applicable laws and regulations.

The Township will be responsible for establishing the scope of the accounting and consulting services and the resources allocated to the work; such responsibility includes determining the nature, scope, and extent of the accounting and consulting services to be performed by Maner Costerisan, providing overall direction and oversight for each service, reviewing, approving, and accepting the results of the work.

If our engagement involves assistance with the preparation of draft annual financial statements for use by an external auditor, our work will be considered a prelude to the audit performed on the Township's behalf and not the submission of compiled financial statements as defined by the standards for accounting and review services of the AICPA. The draft financial statements we provide to the external auditor, on the Township's behalf, will be prepared in accordance with accounting principles generally accepted in the United States, will be limited to management's representations, and will include no opinion, report, or any form of assurance on the statements from us. Because we can provide no form of assurance on such statements, any engagement to prepare these draft financial statements for auditor use cannot be relied upon to disclose errors, fraud, or illegal acts. The Township will be responsible for the fair presentation of such statements, and it will make such representations to the external auditors. The Township also represents to us that it is responsible for the basis of accounting and assumptions used in the preparation of the draft financial statements. The Township also agrees not to use the draft financial statements, prepared as a prelude to the audit, in any manner other than for use by the external auditor, and will not distribute or allow use of such draft statements to or by third parties.

The Township retains responsibility for performing management functions and making management decisions, including but not limited to, the adequacy of the Township's policies and procedures. Accordingly, we may submit to the Township journal entries, listings of transactions or other entries or changes or a summary of these for the Township's approval. The appropriate individuals at the Township should review these items and contact us regarding any questions or changes that the Township wishes to be made. The Township is responsible and accountable for overseeing the services rendered under this engagement.

As indicated above, the Township is responsible for supplying us with all necessary information and for allowing us access to personnel to assist in performing our services. A list of information and assistance that the Township will need to provide may be supplied by us. The Township's failure to provide this information in a timely manner may impair our ability to provide service and may result in increased fees.

The Township agrees that any final reports issued by Maner Costerisan in the conduct of our services engagement are intended solely for the information and use of Township staff, management, and the governing body. Any such reports may include wording that describes the limitations on their distribution.

### **Maner Costerisan Responsibilities**

Maner Costerisan is responsible for providing the services requested from those anticipated or available, as defined in the Scope of Services section of this letter. Such services will be performed in accordance with the applicable accounting and consulting professional standards of the American Institute of CPAs (AICPA).

Maner Costerisan will be responsible for reporting or otherwise communicating to the Township Management and/or the Township Board any findings or recommendations, it determines necessary, resulting from the accounting and consulting services provided.

### **Additional Terms and Responsibilities**

Our engagement cannot be relied upon to disclose errors, fraud, or illegal acts. However, we will inform the appropriate level of management of any material errors and of any evidence or information that comes to our attention during the performance of our procedures, indicating that fraud may have occurred. In addition, we will inform the Township of any evidence or information that comes to our attention during the performance of our procedures regarding illegal acts that potentially may have occurred.

The Township is responsible for the safeguarding of assets, for the proper recording of transactions in the general ledger, for the substantial accuracy of the financial records, and the full and accurate disclosure to us of all relevant facts affecting the engagement. The Township also has the final responsibility for any filings we do on the Township's behalf and, therefore, the appropriate officials should review them carefully before an authorized officer signs and submits.

If, during our work, we discover information that materially affects prior information, we will make the Township aware of the facts. However, we cannot be responsible for identifying all items that may affect prior information. If the Township becomes aware of such information during the project, please contact us to discuss the best resolution of the issue. We will be happy to assist in adjusting information and/or filings as part of this engagement, if appropriate.

We value each one of our clients as well as each and every one of our employees. We have spent a great deal of time and resources to locate, train, and retain our employees. We respectfully request that the Township not solicit our employees to work for the Township. If the Township does hire one of our employees within 2 years of when they last worked for Maner Costerisan, we will be due a finder's fee equal to 100% of the annual salary of said individual. Payment will be due within 10 days of receipt of our invoice.

We will utilize Suralink, a collaborative, virtual workspace in a protected, online environment. Suralink permits real-time collaboration across geographic boundaries and time zones and allows Maner Costerisan and you to share data, engagement information, knowledge, and deliverables in a protected environment. In order to use Suralink, you may be required by the provider of Suralink to execute a client portal agreement and agree to be bound by the terms, conditions, and limitations of such agreement. You agree that we have no responsibility for the activities of Suralink and agree to indemnify and hold us harmless with respect to any and all claims arising from your misuse of Suralink.

Maner Costerisan is not a host for any of your information. You are responsible for maintaining your own copy of this information. We do not provide back-up services for any of your data or records, including information we provide to you. Portals are utilized solely as a method of transferring data and are not intended for the storage of your information. Information on a portal may be deleted by Maner Costerisan.

If you decide to transmit your confidential information to us in a manner other than a secure portal, you accept responsibility for any and all unauthorized access to your confidential information. If you request that we transmit confidential information to you in a manner other than a secure portal, you agree that we are not responsible for any liability, including but not limited to, (a) any loss or damage of any nature, whether direct or indirect, that may arise as a result of our sending confidential information in a manner other than a secure portal, and (b) any damages arising as a result of any virus being passed on or with, or arising from any alteration of, any email message.

We may use a third-party service provider to assist us where necessary to help provide professional services to you or support the needs of our firm. This may include provision of your confidential information to the third-party service provider. We require our third-party service providers to have established procedures and controls designed to protect client confidentiality and maintain data security. As the paid provider of professional services, our firm remains responsible for exercising reasonable care in providing such services, and our work product will be subjected to our firm's customary quality control procedures.

By accepting the terms and conditions of our engagement, you consent to the disclosure of your confidential information to third-party service providers, if such disclosure is necessary to deliver professional services to you or provide support services to our firm. In certain circumstances, we may require separate written consent from you before your information is transmitted to a third party.

In connection with this engagement, we may communicate with the Township or others via e-mail transmission. As e-mails can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that e-mails from us will be properly delivered and read only by the addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure or communication or e-mail transmissions, or for the unauthorized use or failed delivery of e-mails transmitted by us in connection with the performance of this engagement. In that regard, the Township agrees that we shall have no liability for any loss or damage to any person or entity resulting from the use of e-mail transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of sales or anticipated profits, or disclosure or communication of confidential or proprietary information.

Because it is inherently difficult to recall or preserve information as the period after an engagement increases, the Township agrees that, notwithstanding the statute of limitations of the State of Michigan, any claim based on this engagement must be commenced within 12 months after performance of our service, unless the Township has previously provided us with a written notice of a specific defect in our services that forms the basis of the claim.

The Township agrees that our maximum liability for any negligent errors or omissions committed by us in the performance of the engagement will be limited to the amount of our fees for this engagement, except to the extent determined to result from our gross negligence or willful misconduct.

If any dispute arises among the parties hereto, the parties agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Commercial Mediation Rules. If the parties are unable to resolve the dispute through mediation within 60 days from the date notice is first given from one party to the other as to the existence of a dispute and the demand to mediate, then they may proceed to resolve the matter by arbitration if this agreement provides that the particular dispute is subject to arbitration, or by whatever other lawful means are available to them if this agreement does not provide for arbitration of the particular dispute. Costs of any mediation proceeding shall be shared equally by all parties.

Meridian Township and Maner Costerisan both agree that any dispute over fees charged by Maner Costerisan to the client will be submitted for resolution by arbitration in accordance with the rules of the American Arbitration Association. Such arbitration shall be binding and final. The arbitration shall take place at Lansing, Michigan. Any hearing shall be before one arbitrator in accordance with Rule 17 of the Commercial Arbitration Rules of the American Arbitration Association (the Rules). Any award rendered by the Arbitrator pursuant to this Agreement may be filed and entered and shall be enforceable in the appropriate court of the County in which arbitration proceeds. In agreeing to arbitration, we both acknowledge that, in the event of a dispute over fees, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury and instead we are accepting the use of arbitration for resolution. The prevailing party shall be entitled to an award of reasonable attorney's fees and costs incurred in connection with the arbitration of the dispute in an amount to be determined by the arbitrator.

We do not accept original records and documents. Electronic versions of original records and documents should be provided to us through the secure portal noted above. These copies of your records and documents are solely for our documentation purposes and are not a substitute for your own records and do not mitigate your record retention obligations under any applicable laws or regulations. You are responsible for maintaining complete and accurate books and records, which may include financial statements, schedules, and other deliverables provided to you by us. If we provide deliverables or other records to you via an information portal, you must download this information within 60 days (unless otherwise stated). Professional standards preclude us from being the sole repository of your original data, records, or information.

Workpapers and other documents created by us are our property and will remain in our control. Copies are not to be distributed without your written request and our prior written consent. Our workpapers will be maintained by us in accordance with our firm's record retention policy and any applicable legal and regulatory requirements.

Our firm destroys workpaper files after a period of 8 years. Catastrophic events or physical deterioration may result in damage to or destruction of our firm's records, causing the records to be unavailable before the expiration of the retention period, as stated in our record retention policy.

State, federal, and foreign regulators may request access to or copies of certain workpapers pursuant to applicable legal or regulatory requirements. Requests also may arise with respect to peer review, an ethics investigation, or the sale of our accounting practice. If requested, access to such workpapers will be provided under the supervision of firm personnel. Regulators may request copies of selected workpapers to distribute the copies or information contained therein to others, including other governmental agencies.

If we receive a request for copies of selected workpapers, provided that we are not prohibited from doing so by applicable laws or regulations, we agree to inform you of such request as soon as practicable. You may, within the time permitted for our firm to respond to any request, initiate such legal action as you deem appropriate, at your sole expense, to attempt to limit the disclosure of information. If you take no action within the time permitted for us to respond, or if your action does not result in a judicial order protecting us from supplying requested information, we may construe your inaction or failure as consent to comply with the request.

If we are not a party to the proceeding in which the information is sought, you agree to reimburse us for our professional time and expenses, as well as the fees and expenses of our legal counsel, incurred in responding to such requests.

All information you provide to us in connection with this engagement will be maintained by us on a strictly confidential basis.

If we receive a summons or subpoena which our legal counsel determines requires us to produce documents from this engagement or testify about this engagement, provided that we are not prohibited from doing so by applicable laws or regulations, we agree to inform you of such summons or subpoena as soon as practicable. You may, within the time permitted for our firm to respond to any request, initiate such legal action as you deem appropriate, at your sole expense, to attempt to limit discovery. If you take no action within the time permitted for us to respond, or if your action does not result in a judicial order protecting us from supplying requested information, we may construe your inaction or failure as consent to comply with the request.

If we are not a party to the proceeding in which the information is sought, you agree to reimburse us for our professional time and expenses, as well as the fees and expenses of our legal counsel, incurred in responding to such requests.

In providing services to you, we may require information that is considered confidential and may include Personally Identifiable Information (PII), i.e., information that can be used to distinguish or trace an individual's identity such as address, bank account, and social security information. We treat all client information, including PII, as confidential and have a duty to do so based on the standards promulgated by the American Institute of Certified Public Accountants as well as applicable laws and regulations. You agree to only provide us with information, including PII, that is necessary for us to provide services to you in accordance with the Agreement.

In the course of providing services to you, you may request referrals to products or professionals such as attorneys, brokers, or investment advisors. We may identify professional(s) or product(s) for your consideration. However, you are responsible for evaluating, selecting, and retaining any professional or product and determining if the professional or product meets your needs. You agree that we will not oversee the activities of and have no responsibility for the work product of any professional or the suitability of any product we refer to you or that you separately retain. Further, we are not responsible for any services we perform that fail to meet the intended outcomes as a result of relying on the services of other professionals or products you may retain.

We may discuss with you our views regarding the treatment of certain items or decisions you may encounter. We may also provide you with information in an email. Any advice or information delivered orally or in an email (rather than through a memorandum delivered as an email attachment) will be based upon limited research and a limited discussion and analysis of the underlying facts. Additional research or a more complete review of the facts may affect our analysis and conclusions.

Due to these limitations and the related risks, it may or may not be appropriate to proceed with a decision solely on the basis of any oral or email communication from us. You accept all responsibility, except to the extent caused by our gross negligence or willful misconduct, for any liability, including but not limited to additional tax, penalties or interest resulting from your decision (i) not to have us perform the research and analysis necessary to reach a more definitive conclusion and (ii) to instead rely on an oral or email communication. The limitation in this paragraph will not apply to an item of written advice that is a deliverable of a separate engagement. If you wish to engage us to provide formal advice on a matter on which we have communicated orally or by email, we will confirm this service in a separate agreement.

Our services under this Agreement do not constitute investment advice. Our services under this Agreement do not constitute legal advice.

In the interest of facilitating our services to you, we may send data over the Internet, temporarily store electronic data via computer software applications hosted remotely on the Internet, or utilize cloud-based storage. Your confidential electronic data may be transmitted or stored using these methods. In using these data communication and storage methods, our firm employs measures designed to maintain data security. We use reasonable efforts to keep such communications and electronic data secure in accordance with our obligations under applicable laws, regulations, and professional standards.

You recognize and accept that we have no control over the unauthorized interception or breach of any communications or electronic data once it has been transmitted or if it has been subject to unauthorized access while stored, notwithstanding all reasonable security measures employed by us. You consent to our use of these electronic devices and applications during this engagement.

Maner Costerisan shall, during the term of the engagement and for 3 years after termination of same by either you or us, maintain in full force and effect, accountants' professional liability and cyber liability insurance coverage from an insurer or insurers licensed to conduct business in the state of Michigan. Premiums for said insurance policy shall be paid by Maner Costerisan.

Upon your written request, Maner Costerisan shall furnish certificates of insurance for the required insurance coverage. Such certificate of insurance shall indicate the minimum limits of liability per claim and in the aggregate, as required by you.

If any portion of this Agreement is deemed invalid or unenforceable, said finding shall not operate to invalidate the remainder of the terms set forth in this Agreement.

Each party hereto agrees that any electronic signature is intended to authenticate a written signature, shall be valid, and shall have the same force and effect as a manual signature. For purposes hereof, "electronic signature" includes, but is not limited to, a scanned copy of a manual signature, an electronic copy of a manual signature affixed to a document, a signature incorporated into a document utilizing touchscreen capabilities, or a digital signature. Documents may be executed in one or more counterparts, each of which shall be considered an original instrument, but all of which shall be considered one and the same agreement.

We will continue to perform our services under the arrangements discussed above from year to year unless for some reason you or we find that some change is necessary. However, the performance of each year is a separate and severable engagement. Each separate engagement shall be deemed complete and Maner Costerisan will not have a continuing responsibility to perform additional services with respect to that completed engagement for any given year.

**Fees and Costs**

Fees and out-of-pocket expenses for this engagement will be billed as the work progresses and payable upon receipt of our invoices. Out-of-pocket expenses include such costs incurred by our firm in providing the services including travel time/costs, telecommunications, printing, document reproduction, and the like. Our fees for these services will be billed at the hourly rates (discounted 15%) noted below, for the individual performing such services based on the actual number of hours of work, including travel time, performed by that individual.

	<u>2026 Rates</u>
Associate	\$ 175
Manager	225
Senior Manager	250
Principal	375

Our rates increase annually on an incremental basis. All time spent working on projects for the Township would be billed at these discounted hourly rates.

Our initial assessment and commencement of our various services will require a mixed time from various levels of staffing. We will work as efficiently and effectively as possible to maintain reasonable costs. We will bill the Township for any costs based on the value of the services received from our team members involved until our services are no longer needed. Our ability to keep costs down is predicated on Township staff cooperation and providing necessary information on a timely basis. If the Township would like additional assistance over the noted elements those hours will be billed at the rates noted after approval is given.

All projects/services detailed in the scope of services section would be billed at the hourly rates noted above, as requested. With an engagement such as this, the Township has 100% control over the hours to be invested in the project and the resulting cost. We will bill the Township for all the time spent on each phase of the engagement as we conduct the services. Our invoices for these fees will be rendered as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 45 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed even if we have not completed the entire scope of service. You will be obligated to compensate us for all the time expended and to reimburse us for all out-of-pocket costs through the date of termination.

We will bill the Township as the work progresses and only bill for the value of the services provided during the project. We will invest the time required to ensure that the professional relationship we will develop with the Township remains strong and we continue to be the Township's trusted advisor in all financial matters. We will rely on the Township to monitor the cumulative fees and expenses charged and notify us if and when the cumulative amount approaches the total appropriated level.

If the Township were to need additional services rendered by other team members, those hours would be billed at the following rates, which increase annually on an incremental basis:

<u>Team Member Level</u>	<u>Hourly Rate</u>
Principal	\$ 300 - 450
Manager/Senior Manager	200 - 300
Associate	150 - 250
Administrative	100 - 200

Maner Costerisan may perform additional services upon receipt of a request from the Township with terms and conditions that are acceptable to the Township and Maner Costerisan.

Very truly yours,

*Maner Costerisan PC*

Lansing, Michigan

**Acceptance**

Please indicate the Township's acceptance of this agreement by signing in the space provided below and returning this engagement letter to us. We look forward to continuing our professional relationship with Meridian Township.

**This letter correctly sets forth the understanding of Meridian Township:**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**To: Board Members**  
**From: Courtney Wisinski**  
**Director of Parks and Recreation**  
**Date: March 17, 2026**  
**Re: Middle Grand River Water Trail – State Designation Support**

---

The Middle Grand River Water Trail is a designated paddling trail along the Middle Grand River, extending through Clinton, Eaton, Ingham, and Ionia counties before joining the Lower Grand River Water Trail in Portland. The trail provides significant opportunities for canoeing, kayaking, fishing, and wildlife viewing. Additionally, the Middle Grand River is accessible via the Red Cedar River Water Trail, creating expanded nonmotorized water travel opportunities from Meridian Township to Eaton Rapids, Dimondale, Lansing, Delta Township, Grand Ledge, and beyond.

Meridian Township is deeply connected to the Red Cedar River. Numerous parks and natural areas within the Township border the river's shoreline, making it an invaluable natural and recreational asset to the community. The Township has consistently prioritized stewardship, access, and best management practices to preserve and enhance this important natural resource for current and future residents.

In 2018, the Middle Grand River Organization of Watersheds and the Tri-County Regional Planning Commission achieved State Designation for the Middle Grand River Water Trail. Since that time, they have continued to assist surrounding communities in improving water trail infrastructure, access, and programming. This support has extended to Meridian Township through assistance with the Red Cedar River Water Trail's 2025 State Designation application, as well as advisory guidance on mapping, event development, and the Red Cedar Clearing Project.

As a final step in securing State Designation through the Michigan Department of Natural Resources (MDNR), local and regional resolutions of support are required. To ensure coordinated development between the Red Cedar River and the Grand River systems, staff recommend that the Meridian Township Board formally support the Tri-County Regional Planning Commission's efforts toward MDNR State Designation and the continued development of the Middle Grand River Water Trail.

The following motion has been prepared for Board consideration:

**MOVE TO SUPPORT OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES STATE DESIGNATION FOR THE MIDDLE GRAND RIVER WATER TRAIL.**

**RESOLUTION TO APPROVE                    Middle Grand River Water Trail – State Designation Support**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 17th day of March, 2026, at 6:00 p.m. local time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following Resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

**WHEREAS**, the Middle Grand River Water Trail is a paddling trail along the Middle Grand River that runs through Clinton, Eaton, Ingham, and Ionia counties before joining the Lower Grand River Water Trail in Portland; and

**WHEREAS**, the Middle Grand River is known as the heart of downtown Lansing, showcases the Lansing River Trail system, and lies within the most populated watershed in the State; and

**WHEREAS**, the Middle Grand River offers tremendous potential for canoeing, kayaking, paddling, fishing, and wildlife viewing; and

**WHEREAS**, the Middle Grand River Water Trail can be accessed via the Red Cedar River Water Trail, providing nonmotorized travel opportunities from the City of Williamston and Meridian Township to the City of Eaton Rapids, Village of Dimondale, City of Lansing, Delta Charter Township, and the City of Grand Ledge, and encourages users (residents) to visit these municipalities via convenient access sites to enjoy food, drink, and additional recreational opportunities; and

**WHEREAS**, Meridian Township has undertaken efforts to improve accessibility along the Red Cedar River Water Trail, including clearing logjams and advancing the installation of accessible floating kayak launches to expand user access and strengthen connectivity between communities; and

**WHEREAS**, the Tri-County Regional Planning Commission and Middle Grand River Organization of Watersheds created a comprehensive Middle Grand River Water Trail Development Plan and successfully achieved State designation of the Middle Grand River Water Trail in December of 2018; and

**WHEREAS**, since State designation was achieved in, the Tri-County Regional Planning Commission and Middle Grand River Organization of Watersheds have continued to work with communities along the Middle Grand River to further develop the water trail by improving access

Memo to Township Board

March 17, 2026

Re: Middle Grand River Water Trail – State Designation Support

Page 3 of 4

to the river, enhancing launch sites, improving wayfinding, developing and distributing a map, and creating a marketing plan for the water trail; and

**WHEREAS**, a Virtual Trail Explorer was developed and is maintained on the Tri-County Regional Planning Commission's website as a resource for the public to experience the water trail with a 360° view along with a Google map of the water trail so paddlers can plan a safe trip down the Middle Grand River; and

**WHEREAS**, a Middle Grand Advisory Committee encourages further development and improvement of the Middle Grand River Water Trail and meets quarterly to coordinate and collaborate with state and local governments; and

**WHEREAS**, the Middle Grand River Water Trail connects communities between Eaton, Ingham, and Ionia counties and offers opportunities for camping, hiking and biking, going to see cultural and historical sites, exploring parks and natural areas, visiting attractions and museums, and attending events; and

**WHEREAS**, the Middle Grand River is celebrated throughout the tri-county region, supports the economies of its many riverfront communities, includes the famous Grand Ledges and many natural features, and provides nonmotorized transportation and vital recreational opportunities for Mid-Michigan residents and visitors; and

**WHEREAS**, State designation of the Middle Grand River Water Trail and its connecting Lower and Upper Grand River Water Trails have created the longest network of water trails in the State and the Tri-County Regional Planning Commission and Middle Grand River Organization of Watersheds has supported State designation of the connecting Red Cedar River Water Trail; allowing paddlers a unique opportunity to navigate from Williamston through connected water trails to Grand Haven before entering Lake Michigan; and

**WHEREAS**, State designation of the Middle Grand River Water Trail highlights the Middle Grand River's importance to the Greater Lansing region while enhancing aesthetics, quality of life, and livability, within Mid-Michigan.

**NOW THEREFORE BE IT RESOLVED**, THAT THE CHARTR TOWNSHIP OF MERIDIAN HEREBY STRONGLY SUPPORTS THE STATE DESIGNATION AND CONTINUED DEVELOPMENT OF THE MIDDLE GRAND RIVER WATER TRAIL, RECOGNIZING ITS ECONOMIC IMPACT AND THE BENEFITS AND OPPORTUNITIES IT BRINGS TO RESIDENTS AND VISITORS OF THE TRI-COUNTY REGION.

**BE IT FURTHER RESOLVED** THAT A COPY OF THIS RESOLUTION BE TRANSMITTED TO THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND THE TRI-COUNTY REGIONAL PLANNING COMMISSION AS EVIDENCE OF THE TOWNSHIP'S SUPPORT.

ADOPTED:      YEAS:  
                     NAYS:

Memo to Township Board

March 17, 2026

Re: Middle Grand River Water Trail – State Designation Support

Page 4 of 4

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 on the 12<sup>th</sup> day of December 2017.

---

Angela Demas  
Township Clerk



**To: Township Board**  
**From: Courtney Wisinski, Director of Parks and Recreation**  
**Date: March 3, 2026**  
**Re: Meridian Pride Event Liquor License Application**

---

Meridian Township Parks and Recreation is requesting approval to apply for a one-day liquor license to sell beer at the 2026 Meridian Pride Event event scheduled for Saturday, June 6, 2026. The license type is a *Special License Application* which is issued by the Michigan Liquor Control Commission (MLCC), under authority from the Michigan Department of Licensing and Regulatory Affairs (LARA). A certified copy of a resolution of the Township Board authorizing the license request must be included in the application to the State.

For municipalities, the license fee for the "Special License" is \$50. The license is good for one day, with sales restricted to 7:00 a.m. until 2:00 a.m., the following day. The Meridian Pride Event liquor sales will run from approximately 5:00 pm until 10:00 pm on June 6, 2026. The Meridian Township Parks and Recreation is prepared to provide a secure site with appropriate barriers as required per law, and monitor and restrict beer/wine sales from visibly intoxicated persons and minors.

- **MOTION TO APPROVE THE MERIDIAN TOWNSHIP PARKS AND RECREATION REQUEST TO APPLY FOR ONE-DAY LIQUOR LICENSE FROM THE MICHIGAN LIQUOR CONTROL COMMISSION (MLCC) FOR THE MERIDIAN PRIDE EVENT ON JUNE 6, 2026.**

**Attachments:**

1. Resolution to approve Meridian Pride Event special license application
2. Map of proposed Beer Garden for Meridian Pride Event

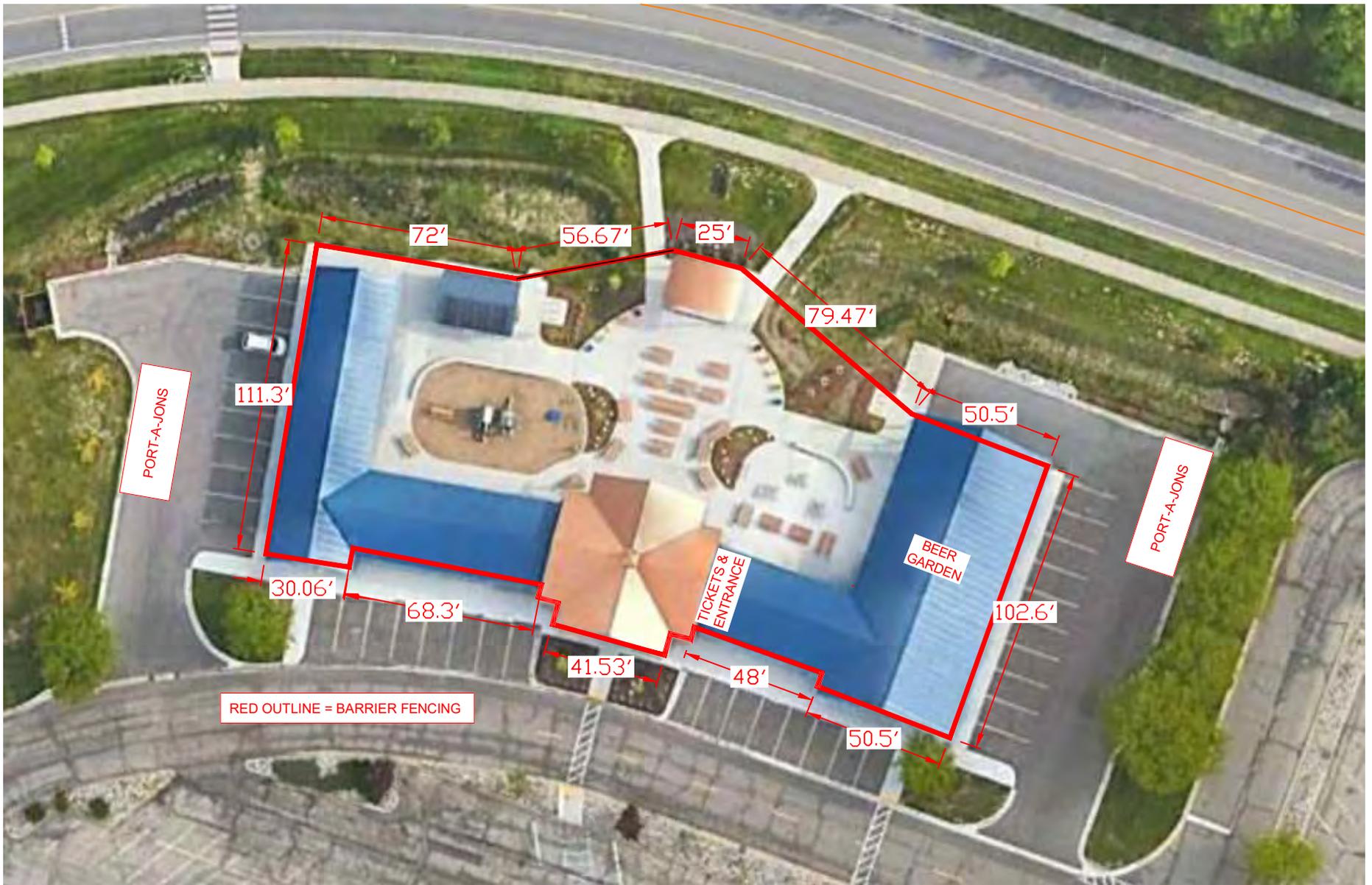


**Township Board**  
**March 3, 2026**  
**RE: Resolution to Approve**  
**Liquor License Request Meridian Pride Event**  
**Page 2**

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 3<sup>rd</sup> day of March, 2026.

---

Angela Demas  
Township Clerk



# Marketplace on the Green Beer Garden

## 1995 Central Park Drive

PERIMETER = 789.51 FEET



Meridian Charter Township  
 Ingham County, Michigan  
 1995 CENTRAL PARK DR  
 CELEBRATE MERIDIAN EVENT

DATE	BY:	COMMENTS:
00/00/00	XX	XX
00/00/00	XX	XX
00/00/00	XX	XX
02/29/24	RS	DRAFT

SHEET
1



**To: Board Members**

**From: Courtney Wisinski  
Director of Parks and Recreation**

**Date: March 17, 2025**

**Re: Meridian Pride Outdoor Gathering Permit Approval**

---

The Meridian Township Parks and Recreation Department is the applicant for the Outdoor Gathering Permit Application for Meridian Pride scheduled for Saturday, June 6, 2026 at Marketplace on the Green.

Meridian Pride is a community-wide event that will feature live music and performances, food trucks, beer tent, games and activities for families.

Township Ordinance requires the regulation, licensing, and control of gatherings which draws upon the health, sanitation, fire, police, transportation, utility, and other public services normally provided by the Township. The ordinance enumerates specific public safety standards that must be set. Therefore, the application was forwarded to the Fire, Police, and Community Planning & Development Departments and the Ingham County Health Department for inspection, review and approval.

The following motion is proposed for Board consideration:

**MOVE TO APPROVE THE OUTDOOR ASSEMBLY LICENSE FOR THE  
MERIDIAN PRIDE TO BE HELD ON JUNE 6, 2026 AT MARKETPLACE ON  
THE GREEN.**

**Attachments:**

1. Application for Outdoor Assembly License
2. Map

Charter Township of Meridian

**Application for Outdoor Assembly License**

**I. Description of Applicant**

**Name:** Meridian Township Parks and Recreation Department

**Age:** N/A

**Residence Address:** 5151 Marsh Road, Okemos, MI 48864

**Mailing Address:** 2100 Gaylord C. Smith Court, Haslett, MI 48840

*If Applicant is a partnership or association, provide the above information for all partners, officers and directors, or other sponsors. If Applicant is a corporation, file its Articles of Incorporation, together with the names and address of all officers, directors, and shareholders having a financial interest greater than Five Hundred (\$500.00) dollars therein. Attach separate sheets containing such information.*

**II. The purpose and character of the proposed assembly is as follows:**

Meridian Pride Event is a community-wide event that will feature live music, food trucks, beer garden, games, educational vendors, and activities for families.

**III. The proposed assembly is to be conducted at (address):**

1995 Central Park Drive, Okemos

**The legal description of the premises is:**

Marketplace on the Green

The premises are owned by Applicant.

*If the premises are not owned by Applicant, attach an affidavit from the owner indicating his consent to use the site for the proposed assembly.*

**IV. The dates and hours during which the proposed assembly is to be conducted are as follows:**

Saturday, June 6, 2026

(4:00 pm – 12:00 am, including setup and cleanup)

**V. Applicant estimates that the maximum number of persons expected at the assembly for each day it is conducted is:**

2,000

**VI. Applicant hereby agrees to observe and obey the minimum requirements contained in Chapter 65 of the Township Code of Ordinances, except that applicant requests that the Township Board grant a waiver of the following provisions:**

Section 65-9 Provision c: waive application fee

*The reasons in support of the requested waiver are as follows:*

This is a government operated community-wide celebration.

**VII. Attach a detailed explanation, including drawings and diagrams where applicable, of Applicant’s plans to provide for the following:**

1. Police and fire protection;
2. Food and water supply and facilities
3. Health and sanitation facilities
4. Medical facilities and services, including emergency vehicles and equipment
5. Vehicle access and parking facilities;
6. Camping and trailer facilities;
7. Illumination facilities;
8. Communication facilities;
9. Noise control and abatement;
10. Facilities for clean-up and waste disposal;
11. Insurance and bonding arrangement.

In addition, attach a detailed map or maps of the overall site of the proposed assembly.

Date: March 12, 2026

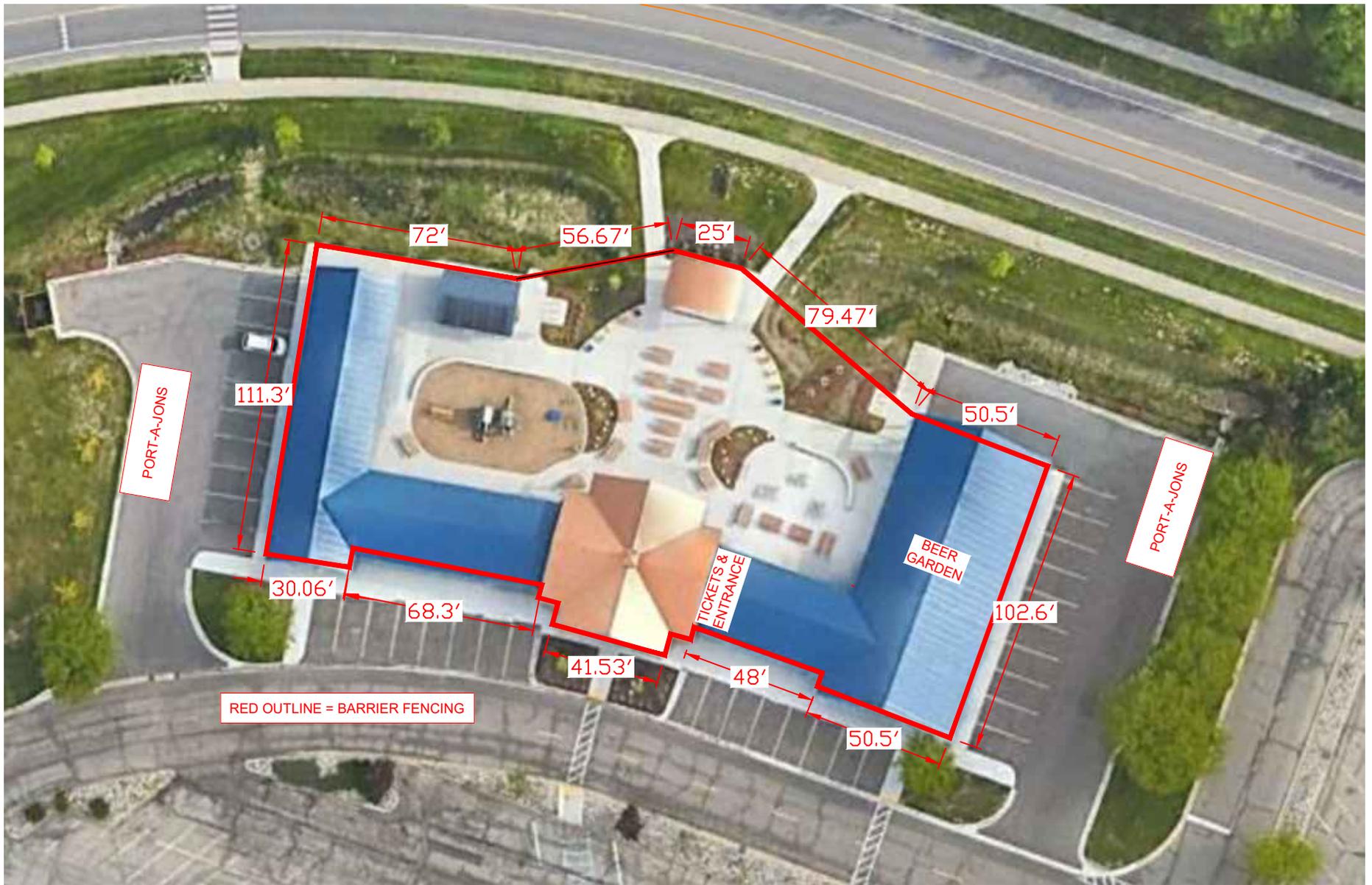


Director of Parks and Recreation

Received by Township Clerk’s Office:

By: \_\_\_\_\_ Date: \_\_\_\_\_

Please submit five (5) copies of this Application and its attachments. Copies shall be forwarded to the Township Police Chief, Fire Chief, Manager and the Ingham County Health Department, for their review, investigation and findings and recommendations, within twenty (20) day of the date this Application if filed.



# Marketplace on the Green Beer Garden

## 1995 Central Park Drive

PERIMETER = 789.51 FEET



Meridian Charter Township  
 Ingham County, Michigan  
 1995 CENTRAL PARK DR  
 2024 CELEBRATE MERIDIAN EVENT

DATE	BY:	COMMENTS:
00/00/00	XX	XX
00/00/00	XX	XX
00/00/00	XX	XX
02/29/24	RS	DRAFT

SHEET
1



**To: Township Board**  
**From: Courtney Wisinski**  
**Director, Parks & Recreation**  
**Date: March 17, 2026**  
**Re: Celebrate Meridian Festival Liquor License Resolution**

---

Meridian Township Parks & Recreation Department is requesting approval to apply for a one-day liquor license to sell beer and wine at the Celebrate Meridian Festival event scheduled for Saturday, July 25, 2026. The license type is a *Special License Application* which is issued by the Michigan Liquor Control Commission (MLCC), under authority from the Michigan Department of Licensing and Regulatory Affairs (LARA). A certified copy of a resolution by the Township Board authorizing the license request must be included in the application to the State.

For municipalities, the license fee for each “Special License” is \$50. The license is good for one day, with sales restricted to 7:00 a.m. until 2:00 a.m., the following day. The Celebrate Meridian event liquor sales will run from approximately 4:00 pm until 11:00 pm on July 25, 2026. Parks & Recreation is prepared to provide a secure site with appropriate barriers as required by law and monitor and restrict beer/wine sales from visibly intoxicated persons and minors.

- **MOTION TO APPROVE THE PARKS & RECREATION REQUEST TO APPLY FOR ONE-DAY LIQUOR LICENSE FROM THE MICHIGAN LIQUOR CONTROL COMMISSION (MLCC) FOR THE CELEBRATE MERIDIAN EVENT ON July 25, 2026.**

**Attachments:**

1. Resolution to approve Celebrate Meridian Festival special license application
2. Map of proposed Beer Tent for Celebrate Meridian Festival at Marketplace on the Green



**Township Board**  
**March 17, 2026**  
**RE: Resolution to Approve**  
**Liquor License Request Celebrate Meridian Festival**  
**Page 2**

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 17<sup>th</sup> day of March, 2026.

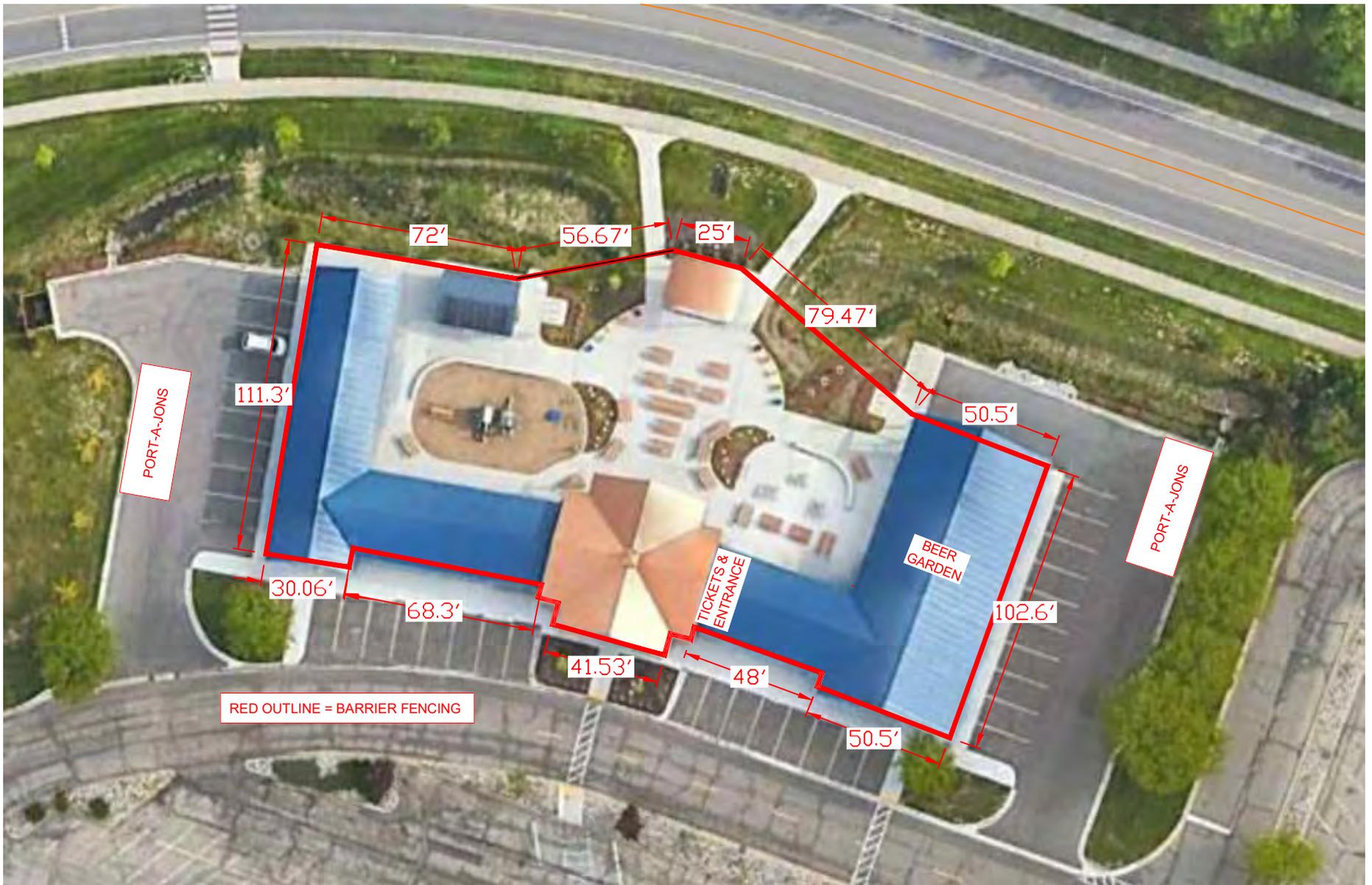
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Angela Demas  
Township Clerk

Providing a safe and welcoming, sustainable, prime community.



A PRIME COMMUNITY  
meridian.mi.us



# Marketplace on the Green Beer Garden

## 1995 Central Park Drive

PERIMETER = 789.51 FEET



Meridian Charter Township  
 Ingham County, Michigan  
 1995 CENTRAL PARK DR  
 CELEBRATE MERIDIAN EVENT

DATE	BY:	COMMENTS:
00/00/00	XX	XX
00/00/00	XX	XX
00/00/00	XX	XX
02/29/24	RS	DRAFT

SHEET
1



**To: Board Members**  
**From: Courtney Wisinski**  
**Director of Parks and Recreation**  
  
**Date: March 17, 2026**  
**Re: Celebrate Meridian Outdoor Gathering Permit Approval**

---

The Meridian Township Parks and Recreation Department is the applicant for the Outdoor Gathering Permit Application for Celebrate Meridian Festival scheduled for Friday, July 24, 2026 and Saturday, July 25, 2026 in Central Park and at Marketplace on the Green.

Celebrate Meridian is a community-wide event that will feature live music, food trucks, beer tent, games and activities for families, historic village tours, and drone display at approximately 10:20 pm on Saturday, July 24, 2026. This year, we will also feature festivities at Marketplace on the Green on Friday, July 25, 2026 for teens. This evening event will include music, dancing and food.

Township Ordinance requires the regulation, licensing, and control of gatherings which draws upon the health, sanitation, fire, police, transportation, utility, and other public services normally provided by the Township. The ordinance enumerates specific public safety standards that must be set. Therefore, the application was forwarded to the Fire, Police, and Community Planning & Development Departments and the Ingham County Health Department for inspection, review and approval.

The following motion is proposed for Board consideration:

**MOVE TO APPROVE THE OUTDOOR ASSEMBLY LICENSE FOR THE  
CELEBRATE MERIDIAN FESTIVAL TO BE HELD ON JULY 24, 2026 AND  
JULY 25, 2026 IN CENTRAL PARK AND MARKETPLACE ON THE GREEN.**

**Attachments:**

1. Application for Outdoor Assembly License
2. Map

Charter Township of Meridian

**Application for Outdoor Assembly License**

**I. Description of Applicant**

**Name:** Meridian Township Parks and Recreation Department

**Age:** N/A

**Residence Address:** 5151 Marsh Road, Okemos, MI 48864

**Mailing Address:** 2100 Gaylord C. Smith Court, Haslett, MI 48840

*If Applicant is a partnership or association, provide the above information for all partners, officers and directors, or other sponsors. If Applicant is a corporation, file its Articles of Incorporation, together with the names and address of all officers, directors, and shareholders having a financial interest greater than Five Hundred (\$500.00) dollars therein. Attach separate sheets containing such information.*

**II. The purpose and character of the proposed assembly is as follows:**

Celebrate Meridian Festival– a community-wide event sponsored by Meridian Township on Saturday, July 25, 2026. Saturday’s activities will include live music, food trucks and restaurant booths, beer and wine tent, games and activities for families, children’s activity area with inflatable obstacle course, kiddie carnival rides, historic village tours, Nokomis Cultural Heritage Center demonstrations, Farmers’ Market, and drone display at approximately 10:15 pm.

**III. The proposed assembly is to be conducted at (address):**

Central Park, 5151 Marsh Road, Okemos and

Marketplace on the Green, 1995 Central Park Drive, Okemos

**The legal description of the premises is:**

Central Park – Meridian Township Municipal Building

Marketplace on the Green

The premises are owned by Applicant.

*If the premises are not owned by Applicant, attach an affidavit from the owner indicating his consent to use the site for the proposed assembly.*

**IV. The dates and hours during which the proposed assembly is to be conducted are as follows:**

Saturday, July 25, 2026

- Farmers’ Market - 8:00 am – 1:00 pm
- Arts and Crafts Fair - 4:00 am – 9:00 pm
- Historic Village activities - 2:00 pm – 6:00 pm
- Central Park children’s activities - 4:00 pm – 9:00 pm

- Marketplace on the Green activities starting at 4:00 pm – midnight, including the cleanup

**V. Applicant estimates that the maximum number of persons expected at the assembly for each day it is conducted is:**

10,000

**VI. Applicant hereby agrees to observe and obey the minimum requirements contained in Chapter 65 of the Township Code of Ordinances, except that applicant requests that the Township Board grant a waiver of the following provisions:**

Section 65-9 Provision c: waive application fee

*The reasons in support of the requested waiver are as follows:*

This is a government operated community-wide celebration.

**VII. Attach a detailed explanation, including drawings and diagrams where applicable, of Applicant’s plans to provide for the following:**

1. Police and fire protection;
2. Food and water supply and facilities
3. Health and sanitation facilities
4. Medical facilities and services, including emergency vehicles and equipment
5. Vehicle access and parking facilities;
6. Camping and trailer facilities;
7. Illumination facilities;
8. Communication facilities;
9. Noise control and abatement;
10. Facilities for clean-up and waste disposal;
11. Insurance and bonding arrangement.

In addition, attach a detailed map or maps of the overall site of the proposed assembly.

Date: March 12, 2026



Director of Parks and Recreation

Received by Township Clerk’s Office:

By: \_\_\_\_\_ Date: \_\_\_\_\_

Please submit five (5) copies of this Application and its attachments. Copies shall be forwarded to the Township Police Chief, Fire Chief, Manager and the Ingham County Health Department, for their review, investigation and findings and recommendations, within twenty (20) day of the date this Application if filed.



# Celebrate Meridian Event

5151 MARSH ROAD, OKEMOS, MI



1" = 250'



**To: Board Members**  
**From: Stephen Gebes, IT Director**  
**Date: March 11, 2026**  
**Re: Environmental Systems Research Institute's Small Government Department Platform Agreement**

---

For more than a decade, the Township has leveraged the Environmental Systems Research Institute's (ESRI) Small Government Department Platform Agreement to create and maintain our Geographic Information Systems assets. On Wednesday, March 4, 2026, ESRI extended a fixed annual renewal cost for the agreement that will be maintained over the next three years. The related documentation and contract are attached for consideration and potential execution.

This contract provides the essential services & licenses required to maintain our various existing GIS platforms.

As such, the following motion is presented for the Board's consideration:

**MOVE TO EXECUTE THE CONTRACT RENEWAL SMALL GOVERNMENT DEPARTMENT PLATFORM AGREEMENT (E218-2), WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, EXTENDING SUPPORT FOR THE TOWNSHIP'S GIS TOOLS AND SUPPORT THROUGH MARCH 13, 2029.**

**Attachment:**

1. ESRI Small Government Department Platform Agreement (E218-2)



# Quotation # Q-561107

Date: January 20, 2026

Customer # 110896 Contract # 00018574.12

Charter Township of Meridian  
5151 Marsh Rd  
Okemos, MI 48864-1104

ATTENTION: Ryan Schaner  
PHONE: 517.853.4464  
EMAIL: schaner@meridian.mi.us

Environmental Systems Research Institute, Inc.  
380 New York St  
Redlands, CA 92373-8100  
Phone: (909) 793-2853  
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

To expedite your order, please attach a copy of this quotation to your purchase order.  
Quote is valid from: 10/29/2025 To: 4/27/2026

Material	Qty	Term	Unit Price	Total
193238	1	Year 1	\$18,200.00	\$18,200.00
Populations of 25,001 to 50,000 Small Government Department Platform Program Annual Subscription				
193238	1	Year 2	\$18,200.00	\$18,200.00
Populations of 25,001 to 50,000 Small Government Department Platform Program Annual Subscription				
193238	1	Year 3	\$18,200.00	\$18,200.00
Populations of 25,001 to 50,000 Small Government Department Platform Program Annual Subscription				

Subtotal:	\$54,600.00
Sales Tax:	\$0.00
Estimated Shipping and Handling (2 Day Delivery):	\$0.00
Contract Price Adjust:	\$0.00
<b>Total:</b>	<b>\$54,600.00</b>

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

<b>For questions contact:</b> Joe Araiza	<b>Email:</b> jaraiza@esri.com	<b>Phone:</b> 312-609-0966 x5383
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The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <https://go.esri.com/MAPS> apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance of a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <https://www.esri.com/en-us/legal/terms/state-supplemental> apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

**Esri Use Only:**

Cust. Name \_\_\_\_\_  
Cust. # \_\_\_\_\_  
PO # \_\_\_\_\_  
Esri Agreement # \_\_\_\_\_



**SMALL GOVERNMENT DEPARTMENT  
PLATFORM AGREEMENT  
(E218-2)**

This Agreement is by and between the organization identified in the Quotation (“Customer”) and **Environmental Systems Research Institute, Inc. (“Esri”)**.

This Agreement sets forth the terms for Customer’s use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

**Table A  
List of Products**

**Uncapped Quantities (annual subscription)**

<b>ArcGIS Enterprise Software and Extensions</b> ArcGIS Enterprise (Advanced and Standard) ArcGIS Monitor ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Data Reviewer	<b>ArcGIS Enterprise Additional Capability Servers</b> ArcGIS Image Server  <b>ArcGIS Online User Types</b> ArcGIS Online Viewer User Type  <b>ArcGIS Enterprise User Types</b> ArcGIS Enterprise Viewer User Type
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**Capped Quantities (annual subscription)**

<b>ArcGIS Online User Types</b>		<b>ArcGIS Enterprise User Types</b>	
ArcGIS Online Contributor User Type	8	ArcGIS Enterprise Contributor User Type	8
ArcGIS Online Mobile Worker User Type	40	ArcGIS Enterprise Mobile Worker User Type	40
ArcGIS Online Creator User Type	40	ArcGIS Enterprise Creator User Type	40
ArcGIS Online Professional User Type	15	ArcGIS Enterprise Professional User Type	15
ArcGIS Online Professional Plus User Type	15	ArcGIS Enterprise Professional Plus User Type	15
<b>ArcGIS Pro (Add-on Apps) for ArcGIS Online Creator or Professional User Type</b>		<b>ArcGIS Pro (Add-on Apps) for ArcGIS Enterprise Creator or Professional User Type</b>	
ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	15 each	ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	15 each
<b>ArcGIS Online Apps and Other</b>		<b>ArcGIS Enterprise Apps and Other</b>	
ArcGIS Location Sharing for ArcGIS Online	15	ArcGIS Location Sharing for ArcGIS Enterprise	15
ArcGIS Online Service Credits	7,500	ArcGIS Advanced Editing User Type Extension for ArcGIS Enterprise	8

**Other Benefits**

Number of Esri User Conference registrations provided annually	1
Number of Tier 1 Help Desk individuals authorized to call Esri	1
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement (“**Ordering Document**”). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER’S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri’s receipt of an Ordering Document, unless otherwise agreed to by the parties (“**Effective Date**”).

**Term of Agreement:** Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

\_\_\_\_\_  
(Customer)

By: \_\_\_\_\_  
Authorized Signature

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

### CUSTOMER CONTACT INFORMATION

Contact: \_\_\_\_\_

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Fax: \_\_\_\_\_

City, State, Postal Code: \_\_\_\_\_

E-mail: \_\_\_\_\_

Country: \_\_\_\_\_

Quotation Number (if applicable): \_\_\_\_\_

## 1.0—ADDITIONAL DEFINITIONS

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

“**Case**” means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

“**Deploy**”, “**Deployed**” and “**Deployment**” mean to redistribute and install the Products and related Authorization Codes within Customer’s organization(s).

“**Fee**” means the fee set forth in the Quotation.

“**Maintenance**” means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

“**Master Agreement**” means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at <https://www.esri.com/en-us/legal/terms/full-master-agreement> and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

“**Product(s)**” means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

“**Quotation**” means the offer letter and quotation provided separately to Customer.

“**Technical Support**” means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

“**Tier 1 Help Desk**” means Customer’s point of contact(s) to provide all Tier 1 Support within Customer’s organization(s).

“**Tier 1 Support**” means the Technical Support provided by the Tier 1 Help Desk.

“**Tier 2 Support**” means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

## 2.0—ADDITIONAL GRANT OF LICENSE

**2.1 Grant of License.** Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

**2.2 Consultant Access.** Esri grants Customer the right to permit Customer’s consultants or contractors to use the Products exclusively for Customer’s benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer’s benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

## 3.0—TERM, TERMINATION, AND EXPIRATION

**3.1 Term.** This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

**3.2 No Use upon Agreement Expiration or Termination.** All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

**3.3 Termination for a Material Breach.** Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

**3.4 Termination for Lack of Funds.** For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

**3.5 Follow-on Term.** If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

## 4.0—PRODUCT UPDATES

**4.1 Future Updates.** Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

**4.2 Product Life Cycle.** During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at <https://support.esri.com/en/other-resources/product-life-cycle>. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

## 5.0—MAINTENANCE

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at <https://www.esri.com/en-us/legal/terms/maintenance>). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other

than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

### a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

### b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.
5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

## 6.0—ENDORSEMENT AND PUBLICITY

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

## 7.0—ADMINISTRATIVE REQUIREMENTS

**7.1 OEM Licenses.** Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

**7.2 Annual Report of Deployments.** At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

## 8.0—ORDERING, ADMINISTRATIVE PROCEDURES, DELIVERY, AND DEPLOYMENT

### 8.1 Orders, Delivery, and Deployment

- a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download,

operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

- b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.
- c. Esri's federal ID number is 95-2775-732.
- d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

**8.2 Order Requirements.** Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

- a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.
- b. The following information will be included in each Ordering Document:
  - (1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
  - (2) Order number
  - (3) Applicable annual payment due

## 9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

- 9.1** If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.
- 9.2** If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.
- 9.3** This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.



**To: Board Members**

**From: Amber Clark Neighborhood and Economic Development Director**

**Date: March 17, 2026**

**Re: MI Neighborhood Program CDBG Application – 4690 Okemos Road  
PUBLIC HEARING**

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At the March 3, 2026 Township Board meeting, Staff was directed to prepare for a public hearing on March 17, for the proposed Michigan State Housing Development Authority (MSHDA) MI Neighborhood Program Grant Application for 4690 and 4696 Okemos Road.

This grant leverages a blend of state and federal funds from the Community Development Block Grant (CDBG) program, administered through MSHDA. As part of the application process to administer federal funds, a public hearing is required. The intent of the public hearing is to provide an opportunity for residents to learn about the project, engage individuals who may qualify for improvements under the program, and affirm the Township’s ability to administer federal funding.

This evening, the developer of the property at 4690-4696 Okemos Road will present the overall vision for the rehabilitation project and formally request the Township’s participation in applying for the MI Neighborhood Program grant.

Community Development Block Grants are federal funds commonly allocated to entitlement communities to address specific development challenges. Entitlement communities typically include cities with populations of 50,000 or more, or communities that qualify based on the number of residents at or below federal poverty levels. The MI Neighborhood Program supports *non-entitlement* communities in their redevelopment efforts by expanding access to funding for rehabilitation and new construction of housing units. Eligible housing units must support households earning at or below 80% of Area Median Income (AMI) for a minimum of five years.

Staff has published the required notice in the *City Pulse*, and the Board is now asked to formally hold the public hearing to receive public comment regarding the application. Following the public hearing, the Township will have the opportunity to designate specific staff to coordinate the grant submission. Should the Board authorize the resolution, the Township Supervisor will be required to submit the complete application through the IGX portal by April 23, 2026.



**To: Board Members**

**From: Timothy R. Schmitt, AICP  
Community Planning and Development Director**

**Date: March 11, 2026**

**Re: Settlement Agreement Amendment Request - Eyde Land Holdings (owner)/Continental Properties (developer) - Central Park Properties (Parcel IDs 15-400-031, 22-203-001, 22-202-001)**

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The Board has had extensive discussion regarding the potential development of the vacant land on the east side of Central Park Drive, adjacent to the Central Park Estates neighborhood. The concept was initially brought in front of the Board in July of 2025 and the matter was referred to the Planning Commission for public hearing and a recommendation. Including the initial July meeting, there have been a total of nine separate meetings where the matter has been discussed.

Planning Commission: September 8, 2025 [PACKET VIDEO MINUTES](#)  
October 13, 2025 [PACKET VIDEO MINUTES](#)  
October 27, 2025 [PACKET VIDEO MINUTES](#)  
November 17, 2025 [PACKET VIDEO MINUTES](#)

Township Board: July 22, 2025 [PACKET VIDEO MINUTES](#)  
August 7, 2025 [PACKET VIDEO MINUTES](#)  
December 2, 2025 [PACKET VIDEO MINUTES](#)  
February 17, 2026 [PACKET VIDEO MINUTES](#) (not yet available)  
March 3, 2026 [PACKET VIDEO MINUTES](#) (not yet available)

The subject properties have substantial litigation history and are currently under a settlement agreement that allows for multi-family residential adjacent to Central Park Estates, up to eight dwelling units per acre (RD Zoning), and commercial uses along the Central Park frontage in this area (CS Zoning). The applicant's request is to change the zoning designations across the entire site, through a settlement agreement amendment, to RC, multi-family residential up 14 dwelling units per acre, while limiting the overall density and increasing setbacks, among other conditions. The project was initially submitted with 312 dwelling units proposed over the three parcels. This was reduced to 288 dwelling units before the December 2, 2025 Township Board meeting and further reduced to 240 dwelling units prior to the March 3, 2026 meeting.

As a result of the discussion at the March 3<sup>rd</sup> Board meeting, the applicant has provided some final changes to the plan for the Township Board to consider.

Alternative Layout Options

Following the March 3<sup>rd</sup> discussion with the Township Board, the applicant looked into reworking the location of Building 4, in an effort to address the Board's concerns. This building has become the focus of the public's commentary on the project since the Board originally raised concern with its location in an earlier discussion. The financial viability of the project doesn't allow the units in the building to be fully removed from the project, but relocating them is an option.



The alternative plan being put forth at this time would remove Building 4 from the plans, redistributing the units throughout the project. The 24 units in the building would move to Buildings 7 & 8 to the north of Belvedere Avenue. An additional 12 units would be added to Building 9 to make the project financially work, bringing the total project density to 252 units. This would create three, three-story buildings on the northern parcel and two, two-story buildings. The remaining four, two-story buildings, would be located between Belvedere and Columbus, along with the clubhouse building. Garages would be limited and spread throughout the project. This alternative plan would retain the 200' building setback, but instead of Building 4 being the closest structure, a small garage building would be. The nearest occupiable structure would be approximately another 70 feet away from the rear lot lines of Central Park Estates.

Staff and the applicant did review the concept of moving Building 4 to the area south of Columbus Avenue, at the request of the Township Board. The upland area south of Columbus is too small to make this concept work and would lead to several issues:

- To meet setback requirements from Central Park and Columbus, there would be substantial wetland encroachment. This is a State regulated wetland and would require EGLE approval, which cannot be guaranteed.
- To avoid the wetland encroachment, the building would need to be pushed very close to Central Park Drive, which would be unusual along this Street and create a visual concern.
- In both scenarios, the Central Park Estates neighborhood sign would need to be removed.
- Also in both scenarios, Staff large concern about whether or not a curb cut would be approved by the Ingham County Road Department. A potential curb cut on Central Park Drive would be very close to the Neuman intersection and a potential curb cut on Columbus Avenue would be very close to the Columbus/Central Park intersection. Neither appear to meet ICRD standards.

Overall, if Building 4 is a priority to remove, then moving the units to the north and creating three story buildings appears to be preferable to moving the building to the south and placing it on the upland south of Columbus.

### Proposed Parcel Zoning

There is an additional side effect of removing Building 4 from the central parcel. The applicant's initial request was to rezone all three parcels to RC, Multiple Family Residential up to 14 dwelling units per acre. This was necessary due to the density being proposed over the entire project. The RD and RC zoning district standards are nearly identical, other than density. As a reminder, the permitted density, by parcel, is as follows:

	<b>Total Acreage</b>	<b>Wetlands</b>	<b>Net acreage</b>	<b>Units under RD zoning</b>	<b>Units under RC zoning</b>
Northern Parcel	13.1 acres	2.23 acres	10.87 acres	<b>102</b>	<b>178</b>
Central Parcel	12.84 acres	1.26 acres	11.58 acres	<b>102</b>	<b>178</b>
Southern Parcel	4.66 acres	2.56 acres	2.1 acres	<b>26</b>	<b>46</b>
			<b>Totals</b>	<b>230</b>	<b>402</b>

On the February 23, 2026 site plan, 240 units were proposed, 120 each on the northern and middle parcels. This necessitates RC zoning, as the density would be higher than permitted under the RD zoning when looking at the parcels individually. However, under the March 10, 2026 alternative site plan, the relocation of units from Building 4 changes this analysis. Only 96 units would remain on the middle

parcel, which could then be zoned RD. The northern parcel would have 156 units, which would still require RC zoning. The southern parcel would need to have a classification as well, to remove the outdated CS zoning, and Staff would recommend using the RD classification for the southern parcel, for consistency with the middle parcel. As a reminder, no development will occur on the southern parcel, as it is proposed to be largely under a conservation easement.

#### Setback/Conservation Easement

Under both the February 23<sup>rd</sup> and March 10<sup>th</sup> plans, slightly over 15 acres of land is anticipated to be placed into a conservation easement. An additional approximately 5 acres of land will be maintained open space on the property. All buildings will be setback 200 feet from the western edge of any residentially developed lot in Central Park Estates, including all garage structures. The actual amount of area under the conservation easement and left in open space will be determined when final grading is approved. Conservation easements will be put in place over all conserved areas prior to occupancy being granted for any buildings on the site.

#### Outside Agency Review

Staff would like to reiterate an important point regarding the process for all development projects. We are at the very beginning of the development process and reviews by outside agencies still need to occur. They do not happen at the point of the process, as a change in zoning is generally a pure land use decision, to which outside agencies generally have no position to weigh in on. Once the land use decision is made, all necessary outside agencies get involved in the review of the site plan, specifically the Ingham County Road Department and the Ingham County Drain Commissioner. The IRCDC will review the project for impacts on the street network, including whether or not warrants exist for upgrades to the system. The ICDC will review the drainage for the project to ensure that neighboring properties aren't flooded by this project and that the runoff from the project is properly directed to the drain network. This work will be done before any construction begins on the site, as we require an approved site plan, including all outside agency approval, prior to construction commencing.

#### Township Board Options

There are a number of options available to the Township Board at this stage in the project. The three most viable from Staff's perspective are presented in the attached resolutions. They are:

- Approve an amendment to the settlement agreement to change the zoning on the parcels to RC for the entire site, limiting development to 240 dwelling units. This option would be implemented through **Resolution A**.
- Approve an amendment to the settlement agreement to change the zoning on the north parcel to RC and the middle and southern parcels to RD, limiting development to 252 dwelling units. This option would be implemented through **Resolution B**.
- Opt not to make a change to the zoning through an amendment to the consent judgement and leave the existing RD and CS zoning in place. This option would be implemented through **Resolution C**.

#### **Attachments:**

1. Supplemental Information from applicant, dated March 11, 2026
2. Resolution A – Approval of zoning to RC, 240 dwelling units
3. Resolution B – Approval of zoning to RC and RD, 252 dwelling units
4. Resolution C – Opt not to make a zoning change and leave existing settlement agreement in place



March 11, 2026

Meridian Township Board  
 5151 Marsh Road  
 Okemos, MI 48864

**RE: Continued Consideration of the Authentix Central Park Proposal – Settlement Agreement Request**

Dear Members of the Meridian Township Board,

Continental 975 Fund LLC (“Continental”) is pleased to provide this updated information packet as ongoing support for the proposed Authentix Central Park residential community, located on the east side of Central Park Drive between Times Square Drive and Columbus Avenue.

As a result of the Township Board session held on March 3, 2026, Continental had clear direction that, in addition to the plan as presented (described herein as the Base Case and depicted on “**Exhibit A – 3/3 Site Plan**”), board members requested site plan evaluation through the following alternatives:

- **Alternative 1.** 252 units total, allocating three-story buildings to the North parcel, to eliminate Building Pad #4 from the 3/3/2026 Site Plan. This option preserves the same cumulative green space (conservation easement area + open space area) as the proposed 3/3 Site Plan and honors limited daily vehicular access points on both Columbus Avenue & Central Park Drive. Additionally, it preserves the south parcel (and the Central Park Estates monument sign) in its entirety. This option is enclosed as “**Exhibit B – 3/10 Site Plan**”.
- **Alternative 2.** 240 units total, relocating building pad #4 from the 3/3 Site Plan to the South Parcel. While this iteration may increase the distance from anticipated development from the eastern property line of the central parcel, the plan requires additional curb cuts to accommodate daily vehicular traffic on both Central Park Drive and Columbus Avenue. Additionally, this option would stipulate impacts to essential wetlands and wetland buffers, as well as a reduction in total green space by 0.30 acres.

The table below summarizes substantive changes to the proposed terms of development for each iteration:

Community Scope	Base Case 3/3 Site Plan (Exhibit A)	Alternative 1 3/10 Site Plan (Exhibit B)	Alternative 2 Relocate Bldg. #4
<b>Unit Count</b>	<b>240</b>	<b>252</b>	<b>240</b>
No Impacts to Essential Wetlands	✓	✓	✗
Total Green Space ≥ 20.6 acres*	✓	✓	✗
Restrict Columbus Ave. Access Points	✓	✓	✗
Restrict Central Park Dr. Access Points	✓	✓	✗
Full Preservation of South Parcel	✓	✓	✗
All 2-story Building Heights	✓	✗	✓
Overall density ≤ 240	✓	✗	✓
Eliminate/Relocate Building Pad #4	✗	✓	✓



Based on the foregoing, Continental supports **Alternative 1** (depicted in **Exhibit B – 3/10 Site Plan**) as an acceptable alternative to the 3/3/2026 Proposal. In consideration of the aggregate impacts of each plan option on key factors (total green space, wetlands, vehicular access), we have determined that **Alternative 2** is not viable.

We appreciate ongoing discussions with the Township regarding this proposal to provide quality housing for Meridian Township, while taking into account sensitive issues and the total quantity of new residential units. We look forward to the Township Board meeting on March 17, 2026, and I am available to answer any questions about our plans or analysis beforehand. Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read "Erik Hahn", is positioned above the typed name.

Erik Hahn, Vice President of Acquisitions  
Continental Properties Company, Inc.

[ehahn@cproperties.com](mailto:ehahn@cproperties.com)

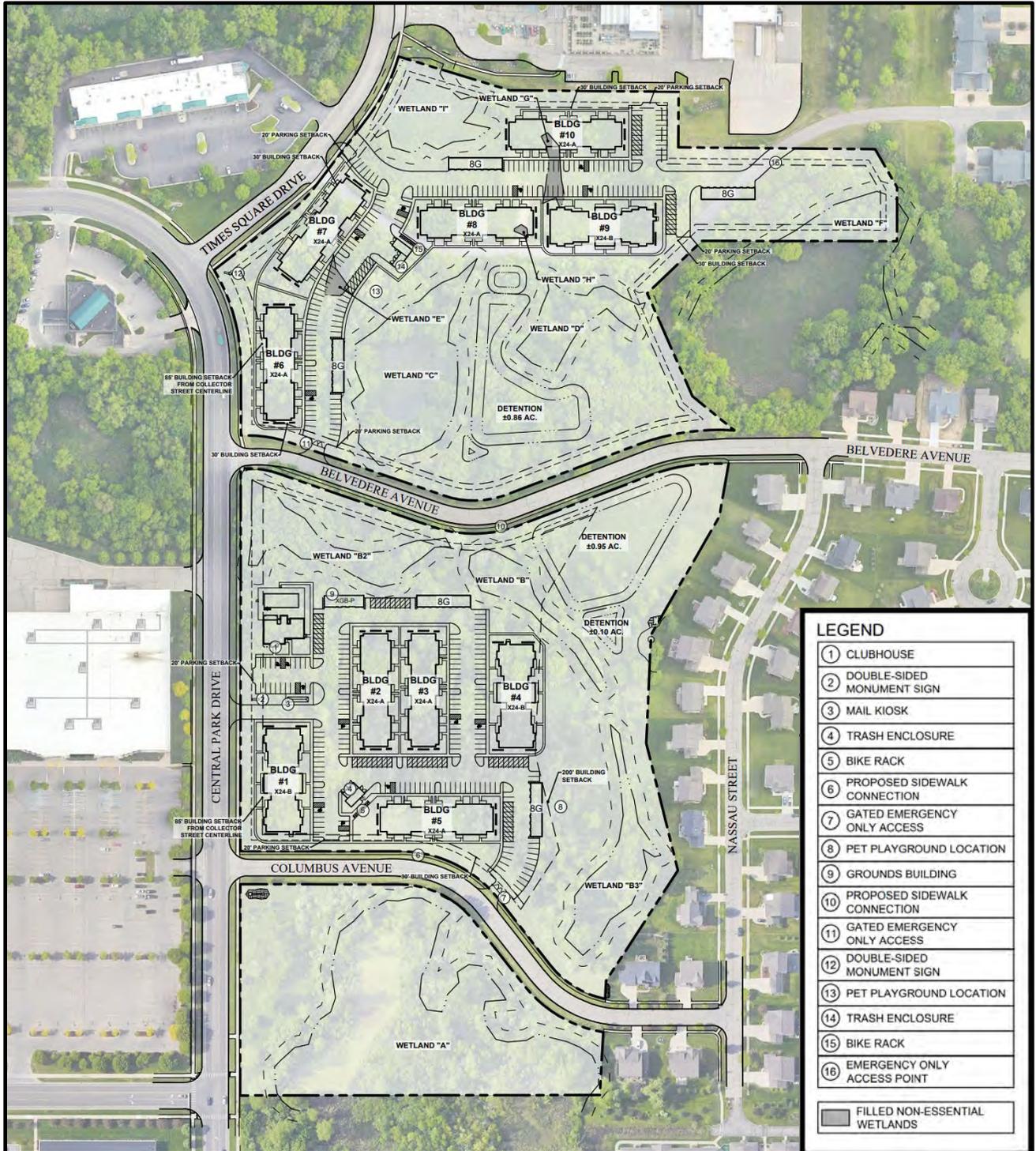
Enclosures:

**Exhibit A – 3/3 Site Plan**

**Exhibit B – 3/10 Site Plan**

**Exhibit A – 3/3 Site Plan**

240 TOTAL HOMES

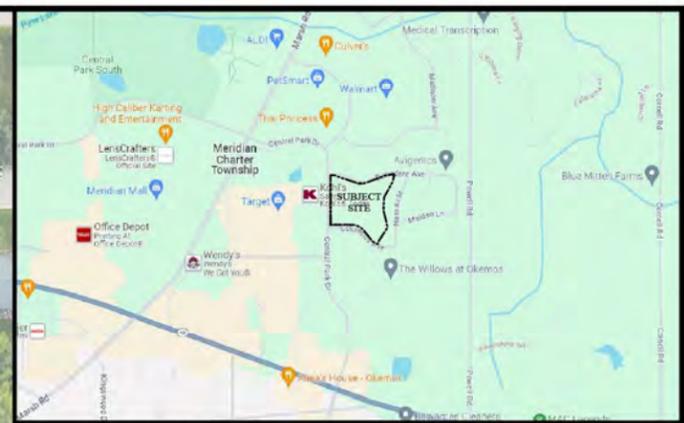
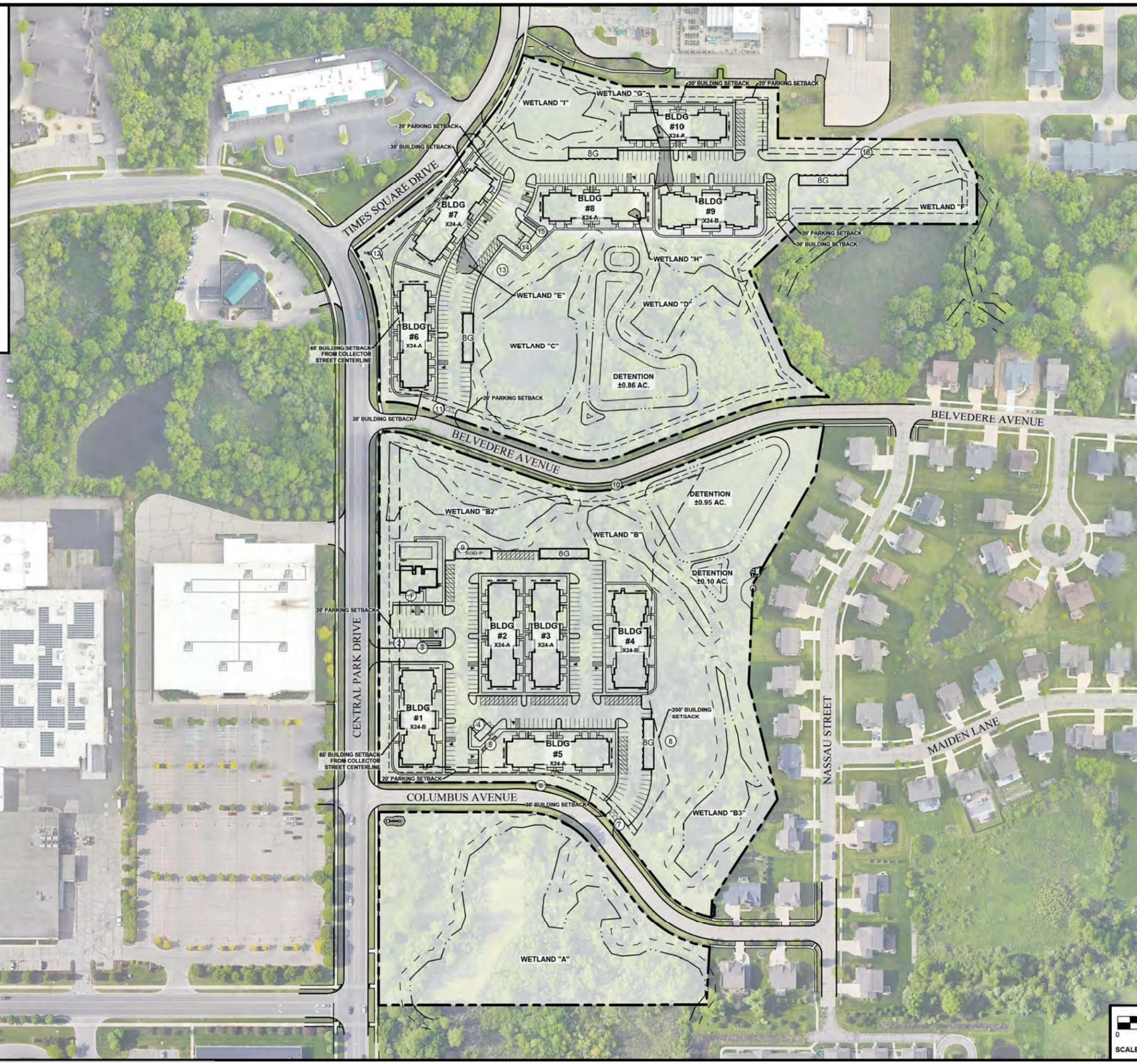


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**LEGEND**

- 1 CLUBHOUSE
- 2 DOUBLE-SIDED MONUMENT SIGN
- 3 MAIL KIOSK
- 4 TRASH ENCLOSURE
- 5 BIKE RACK
- 6 PROPOSED SIDEWALK CONNECTION
- 7 GATED EMERGENCY ONLY ACCESS
- 8 PET PLAYGROUND LOCATION
- 9 GROUNDS BUILDING
- 10 PROPOSED SIDEWALK CONNECTION
- 11 GATED EMERGENCY ONLY ACCESS
- 12 DOUBLE-SIDED MONUMENT SIGN
- 13 PET PLAYGROUND LOCATION
- 14 TRASH ENCLOSURE
- 15 BIKE RACK
- 16 EMERGENCY ONLY ACCESS POINT

FILLED NON-ESSENTIAL WETLANDS



**SITE INFORMATION**

NORTHERN PARCEL	13.18 ACRES
MIDDLE PARCEL	12.80 ACRES
SOUTHERN PARCEL	4.86 ACRES
TOTAL AREA	30.84 ACRES
DENSITY	7.83 D.U. / ACRES

**BUILDING INFORMATION**

CLUBHOUSE	XCH-A, 2,795 S.F.	
RESIDENT BUILDINGS	QUANTITY	HEIGHT
X24A (24 D.U. / BUILDING)	7	2-STORY / 35'
X24B (24 D.U. / BUILDING)	3	2-STORY / 35'
TOTAL RESIDENT BUILDINGS	10	

**GENERAL HOME MIX**

STUDIO	HOMES	PERCENTAGE
1-BEDROOM	96	40%
2-BEDROOM	96	40%
3-BEDROOM	24	10%
TOTAL	240	100%

**PARKING INFORMATION**

PARKING	QUANTITY
DETACHED GARAGES	40
8G (8-BA)	5
CARPORTS	72
GROUNDS BUILDING (MG-PL)	1
TOTAL COVERED PARKING	113
SURFACE PARKING	307
TOTAL UNCOVERED PARKING	307
<b>TOTAL PARKING PROVIDED</b>	<b>420</b>
HOME PARKING RATIO	1.76
OVERALL GARAGES / HOME COVERED PARKING RATIO	0.17
CLUBHOUSE PARKING	20
ADA PARKING	15

**PARKING DIMENSIONS**

STANDARD STALL	9'w x 20'd
ADA STALL	9'w x 20'd
DRIVE WIDTH	26'w

**SITE AMENITIES**

AMENITY	QTY / SF / NOTES
SWIMMING POOL	INCLUDED
FITNESS CENTER	INCLUDED
CAR CARE CENTER	INCLUDED
PET PLAYGROUND TYPE A	INCLUDED
PET PLAYGROUND TYPE C	INCLUDED
ENCLOSED YARDS	INCLUDED
STORAGE LOCKERS	N/A
PARCEL PICKUP	INCLUDED
GRILLING AREA	INCLUDED

**PROPERTY BOUNDARY** SURVEY

**VICINITY MAP**  
SCALE: NTS

**CONTINENTAL PROPERTIES**  
W134 N8675 EXECUTIVE PARKWAY  
MENOMONEE FALLS, WI 53051  
262.502.5500 \* FAX 262.502.5522

ON BEHALF OF  
**CONTINENTAL 975 FUND LLC**

**PROJECT INFORMATION**

**AUTHENTIX OKEMOS**  
CENTRAL PARK DR\_COLUMBUS AVE\_BELVEDERE AVE | MERIDIAN CHARTER TOWNSHIP, WI  
CONTINENTAL 975 FUND LLC

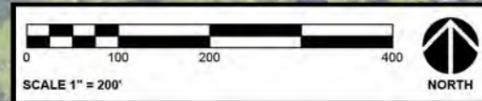
**SHEET INFORMATION**

**SITE PLAN**

DRAWN DATE: 02/23/2026  
DRAWN BY: JWG

**SHEET NUMBER**

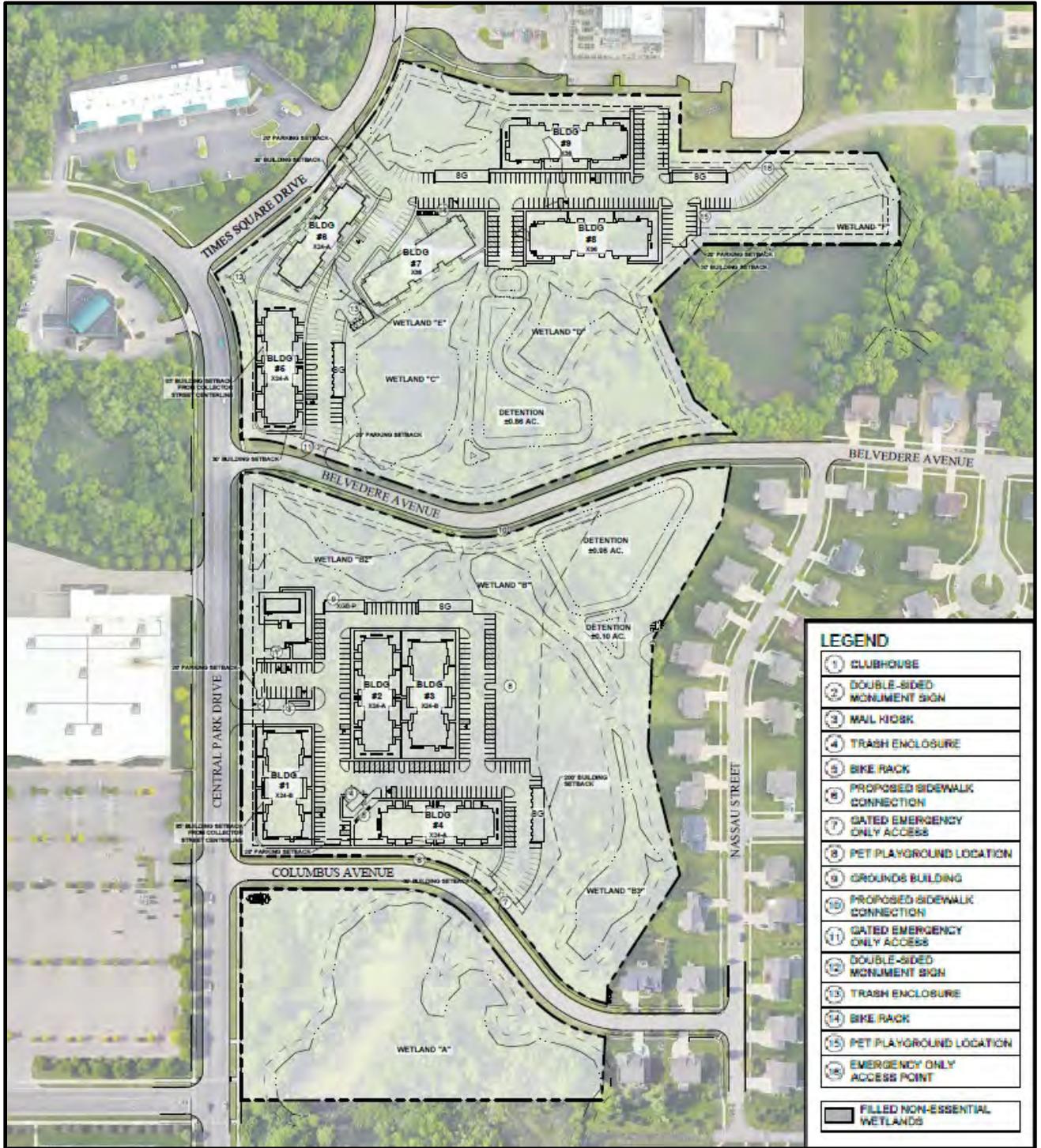
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**EXHIBIT B: ALTERNATE PROPOSAL**

252 TOTAL HOMES

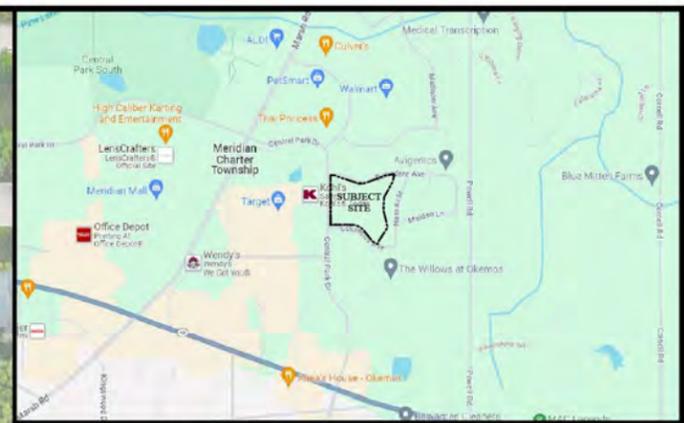
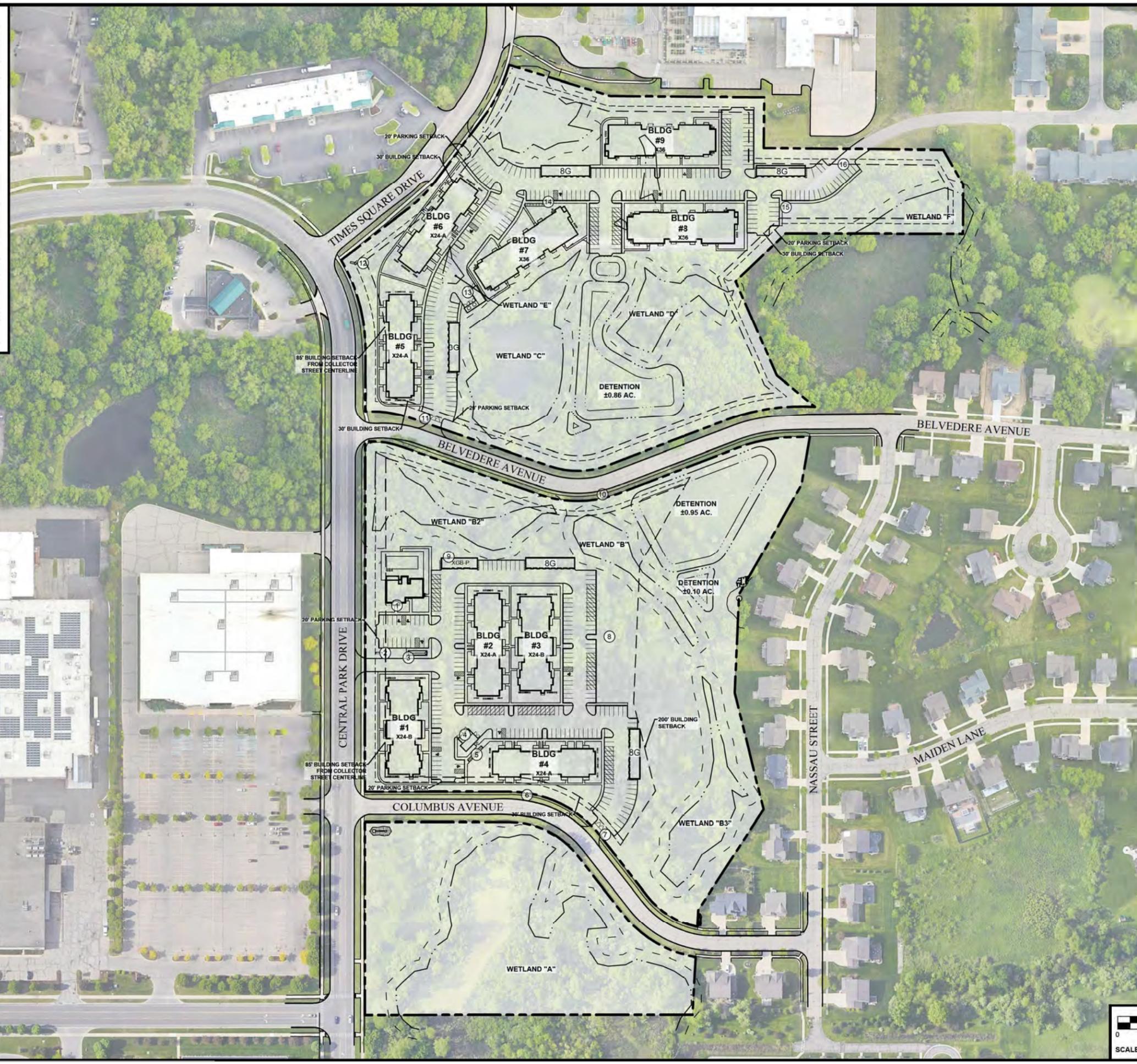


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**LEGEND**

- 1 CLUBHOUSE
- 2 DOUBLE-SIDED MONUMENT SIGN
- 3 MAIL KIOSK
- 4 TRASH ENCLOSURE
- 5 BIKE RACK
- 6 PROPOSED SIDEWALK CONNECTION
- 7 GATED EMERGENCY ONLY ACCESS
- 8 PET PLAYGROUND LOCATION
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- 13 TRASH ENCLOSURE
- 14 BIKE RACK
- 15 PET PLAYGROUND LOCATION
- 16 EMERGENCY ONLY ACCESS POINT

■ FILLED NON-ESSENTIAL WETLANDS



SITE INFORMATION	
NORTHERN PARCEL	13.18 ACRES
MIDDLE PARCEL	12.80 ACRES
SOUTHERN PARCEL	4.86 ACRES
TOTAL AREA	30.84 ACRES
DENSITY	8.22 D.U. / ACRES

BUILDING INFORMATION	
CLUBHOUSE	XCH-A - 2,795 S.F.
RESIDENT BUILDINGS	QUANTITY HEIGHT
X24A (24 D.U. / BUILDING)	4 2-STORY / 35'
X24B (24 D.U. / BUILDING)	2 2-STORY / 35'
X36 (36 D.U. / BUILDING)	3 3-STORY / 45'
TOTAL RESIDENT BUILDINGS	9
GENERAL HOME MIX	HOMES PERCENTAGE
STUDIO	25 10%
1-BEDROOM	92 37%
2-BEDROOM	110 44%
3-BEDROOM	25 10%
TOTAL	252 100%

PARKING INFORMATION	
PARKING	QUANTITY
DETACHED GARAGES	40
8G (B-BAY)	5
CARPORTS	72
GROUNDS BUILDING (MG-PL)	1
TOTAL COVERED PARKING	113
SURFACE PARKING	358
TOTAL UNCOVERED PARKING	358
TOTAL PARKING PROVIDED	471
HOME PARKING RATIO	1.87
OVERALL GARAGES / HOME	0.16
COVERED PARKING RATIO	0.24
CLUBHOUSE PARKING	20
ADA PARKING	14
PARKING DIMENSIONS	
STANDARD STALL	9'w x 20'd
ADA STALL	9'w x 20'd
DRIVE WIDTH	26'w

SITE AMENITIES	
AMENITY	QTY / SF / NOTES
SWIMMING POOL	INCLUDED
FITNESS CENTER	INCLUDED
CAR CARE CENTER	INCLUDED
PET PLAYGROUND TYPE A	INCLUDED
PET PLAYGROUND TYPE C	INCLUDED
ENCLOSED YARDS	INCLUDED
STORAGE LOCKERS	N/A
PARCEL PICKUP	INCLUDED
GRILLING AREA	INCLUDED
PROPERTY BOUNDARY	SURVEY

**VICINITY MAP**  
SCALE: NTS

**CONTINENTAL PROPERTIES**  
 W134 N6675 EXECUTIVE PARKWAY  
 MENOMONEE FALLS, WI 53051  
 262.502.5500 \* FAX 262.502.5522

ON BEHALF OF  
**CONTINENTAL 975 FUND LLC**

**PROJECT INFORMATION**

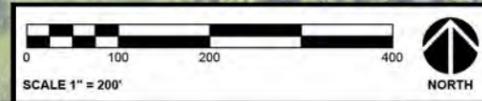
**AUTHENTIX OKEMOS**  
 CENTRAL PARK DR\_COLUMBUS AVE\_BELVEDERE AVE | MERIDIAN CHARTER TOWNSHIP, MI  
 CONTINENTAL 975 FUND LLC

**SHEET INFORMATION**

**ALTERNATE SITE PLAN**  
 DRAWN DATE: 03/10/2026  
 DRAWN BY: JWG

**SHEET NUMBER**

**D1-4.1**





# OPEN SPACE EXHIBIT - 252 UNITS

## MERIDIAN TOWNSHIP - MICHIGAN

**RESOLUTION TO APPROVE – OPTION A**

**Vacant Central Park Properties  
Settlement Agreement Amendment (2025)**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 17th day of March 2026 at 6:00 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, properties with Parcel Identification numbers 33-02-02-15-400-031, 33-02-02-22-203-001, 33-02-02-22-202-001 (the “Properties” or “Parcels”) are currently vacant; and

WHEREAS, the Properties total approximately 30.64 acres of land located in the Township, on the east side of Central Park Drive, south of Times Square Drive, north of the Willows of Okemos property, and west of the Central Park Estates neighborhood; and

WHEREAS, the Properties are subject to the terms of a settlement agreement, last amended in 2004, between Meridian Township and the Eyde Construction Company, Ingham County Circuit Court Case No. 01-93420-CZ (“Settlement Agreement”), designating the zoning of the parcels as CS (Community Service) and RD (Multiple-Family Low-Density Residential, which allows up to 8 dwelling units per acre); and

WHEREAS, the owners / developers of the Properties, including the successor in interest to the Eyde Construction Company, (the “Owners”) have approached the Township about further amending the Settlement Agreement to facilitate a specific residential development project on the Properties (the “Project”) by changing the zoning designation on the site to RC (Multiple-Family Medium Density Residential, which allows up to 14 dwelling units per acre) subject to a series of restrictions on the development of the site, limiting the overall density and impact of the development of the site by specifically:

- Setting a maximum number of dwelling units.
- Limiting all buildings in the Project to two stories in height.
- Limiting full-time access points to Central Park and Times Square Drives only, subject to the approval of the Ingham County Road Department.
- Providing a minimum of 200 feet of setback from any residentially developed lot in the Central Park Estates subdivision, where only 45 feet is required by ordinance.
- Limiting parking on the site to 1.75 spaces per dwelling unit; and

WHEREAS, the Township Board received the initial request and discussed the matter at their July 22, 2025 meeting and further discussed the matter at their August 7, 2025 meeting and referred the request to the Planning Commission for analysis of the potential change to the zoning of the Properties; and

WHEREAS, the Planning Commission held a public hearing on October 13, 2025; received extensive public comment; discussed potential traffic impacts, unit density, housing characteristics,

**Resolution to Approve – OPTION A**  
**Vacant Central Park Properties – Settlement Agreement Amendment**  
**Page 2**

and pedestrian pathways, among other things; and sought follow up on a number of items from Staff; and

WHEREAS, the Planning Commission further discussed the matter at their October 27, 2025 meeting, analyzing whether to rezone the Properties, among other topics, and sought further follow up from Staff; and

WHEREAS, the Planning Commission discussed the matter again at their November 17, 2025 meeting and recommended to the Township Board that the zoning should be changed, but did not provide a recommendation as to the specific zoning district for rezoning; and

WHEREAS, the Township Board then held an additional public hearing at their December 2, 2025 meeting; listened to and considered public comments; and discussed the zoning history of the Properties, the Master Plan, density concerns, sidewalk requirements, conservation easements, and various zoning and wetland standards and requested the Project come back to the Board for further discussion; and

WHEREAS, the Township Board discussed the matter further at their February 17, 2026 March 3, 2026, and March 17, 2026 meetings, receiving substantial public input and responding to the developer's proposed changes for the Project; and

WHEREAS, the Township Board has concluded that the requested amendment of the Settlement Agreement to facilitated the Project will be a reduction in the intensity of use from the land use approved by the Township in 2004, when commercial uses were introduced to the site; and

WHEREAS, in any Zoning District, a project of this size general would meet the Chapter 86, Article II, requirements and the Chapter 86, Article VI Special Use Requirements and Restrictions of the Zoning Ordinance, including § 86-658 for buildings greater than 25,000 square feet; and

WHEREAS, the Township's Future Land Use Map generally did not modify projected uses since the Properties were subject to the Settlement Agreement; and

WHEREAS, patterns of commercial and residential development have shifted since the Settlement Agreement was entered and last amended; and

WHEREAS, the Township Board has concluded that the requested amendment of the Court orders and Settlement Agreement governing the Properties would provide for a better transition of uses from the commercial in the west, across Central Park Drive, to multiple family development on the east side of Central Park Drive, to Central Park Estates, a medium density single-family residential district; and

WHEREAS, the Township Board has reviewed the Township Board meeting packets, the Planning Commission meeting packets, the submissions of Staff, all submissions and documents of the applicant / developer, and is fully informed as to the request and Project.

**Resolution to Approve – OPTION A**  
**Vacant Central Park Properties – Settlement Agreement Amendment**  
**Page 3**

NOW THEREFORE, BE IT RESOLVED THAT the Township Board of the Charter Township of Meridian hereby authorizes the amendment of the Settlement Agreement and those Court orders and documents governing the zoning, permitted uses, and development of the parcels and Properties that are the subject of this resolution to replace the current zoning designations of RD, Multiple Family Residential up to 8 dwelling units per acre, and CS, Community Service, and rezone the parcels and Properties to the RC, Multiple Family Residential up to 14 dwelling units per acre, Zoning District subject to the conditions set forth below.

FURTHER, NOW THEREFORE, the Township Board of the Charter Township of Meridian, for the reasons stated on the record during its several meetings and as set forth above, makes the following FINDINGS OF FACT:

- A. The Project is consistent with the applicable land use policies contained in the Township’s current comprehensive development plan; and
- B. The Project and conceptual plan are designed to be built and operated in harmony and appearance with the character of the general vicinity and will not change the essential character of the area which is a transitional space between commercial uses and residential uses; and
- C. The Project is not hazardous to the neighboring properties or uses; and
- D. With the reasonable conditions set forth below, the Project will not adversely affect the neighboring properties or uses; and
- E. The Project will not be detrimental to the economic welfare of the surrounding properties or community but is calculated to enhance the welfare of the surrounding community by serving as a transitional land use; and
- F. The Project is and will be adequately served by public roads, water, utilities, facilities and infrastructure and no undue burden will be placed on said facilities or infrastructure from the project and additional reviews and mitigation will be undertaken by relevant County departments; and
- G. The Project preserves wetlands to mitigate impacts and needs for stormwater drainage, which will be further maintained in cooperation with the County Drain Commissioner; and
- H. The Project is served by the necessary public sanitation facilities; and
- I. The Project and dwelling units will not create excessive traffic, noise, smoke, fumes, glare, odors, or other environmental factors; and
- J. The Project will not have a substantial adverse impact on the overall natural resources of the Township.

NOW THEREFORE, BE IT FURTHER RESOLVED THAT the Township Board of the Charter Township of Meridian, approves the Project as consistent with the Special Use Permit requirements under Chapter 86, Article II, Division 4 and § 86-658 subject to the following conditions:

**Resolution to Approve – OPTION A**  
**Vacant Central Park Properties – Settlement Agreement Amendment**  
**Page 4**

1. Development on the Properties shall occur in a manner consistent with the concept plan dated February 23, 2026 and incorporated herein.
2. No buildings taller than 2 stories shall be permitted on parcel 33-02-02-22-202-001 or 33-02-02-15-400-031 of the development.
3. The sidewalk along Belvedere Avenue shall be built in place of the proposed off-road pathway on the Township’s Pathway Master Plan and shall be constructed a minimum of eight feet wide, subject to Engineering review and approval.
4. No later than the commencement of construction, the applicant / developer shall engage in good faith discussions and negotiations regarding the availability of easements for pedestrian connection to the Project with Walmart and other property owners adjacent to the Properties.
5. Subject to the availability of easements from the relevant property owner(s), the applicant/developer shall, within five years of commencing construction of the project, create a pedestrian connection from the northern boundary of the Project to the sidewalk on the southwest corner of the Walmart site.
6. Pedestrian connections from the Project, to the surrounding sidewalk/pathway system shall be provided wherever feasible.
7. No more than 240 dwelling units shall be permitted across only the two northern parcels, being numbers 33-02-02-22-202-001 or 33-02-02-15-400-031, with no more than 120 dwelling units on either parcel.
8. No dwelling units shall be permitted south of Columbus Avenue.
9. Full movement access points shall be limited to connections along Central Park and Times Square Drives. Additional access points along Belvedere Avenue and Columbus Avenue, as proposed, are limited to emergency services only, unless otherwise required by the Ingham County Road Department.
10. All access and traffic related items, along with the overall site plan, are subject to review and approval by the Ingham County Road Department, prior to any construction commencing.
11. From the time of this approval through five years after issuance of the Certificate of Occupancy, the applicant, its agents, successors in interest, and developers shall timely, undertake, assist, or order any and all reports, studies, or reviews requested by the Ingham County Road Department or Ingham County Drain Commissioner and shall be responsible for the cost of such report, study, or review.
12. In the event the Project results in an increase in traffic counts and patterns on local roads within five years of the issuance of the Certificate of Occupancy, the Township shall, subject to review and approval of the Ingham County Road Commission, install any necessary improvements to local roads intersections to accommodate the increases and the owner of the Properties shall be responsible for the costs of such improvements.
13. A site plan consistent with the Project concept plan, this resolution, and any other approvals, rules, or regulations shall be submitted for review and approval consistent

**Resolution to Approve – OPTION A**  
**Vacant Central Park Properties – Settlement Agreement Amendment**  
**Page 5**

- with Chapter 86, Article II, Division 5, § 86-151 *et seq.* and all other zoning or ordinance requirements.
14. The site plan and all drainage related infrastructure shall be reviewed and approved by the Ingham County Drain Commissioner's office, prior to any construction commencing, to ensure that no adverse drainage impacts occur to any surrounding properties.
  15. A minimum of 200 foot building setback on the center parcel bound by Belvedere Avenue on the north and Columbus Avenue on the south (No. 33-02-02-22-202-001) shall be provided as measured from the western lot lines of the nearest residential properties in Central Park Estates to the nearest (e.g., eastern) exterior wall of any building with dwelling units consistent with the concept plan.
  16. Parking on the site shall be reduced to a maximum of 1.75 spaces per dwelling unit.
  17. The applicant shall provide a detailed grading plan, showing preservation of natural areas along all property lines, where feasible, with a focus on limited all grading activities along the eastern project boundaries.
  18. All preserved areas, not impacted by grading or detention for the development, shall be preserved in a conservation easement, prior to issuance of Certificate of Occupancy for any building in the project.
  19. All lighting on the site shall meet Meridian Township standards, including no visible light sources along the eastern project boundaries.
  20. No essential wetlands on the site shall be impacted by development activities.
  21. Wetlands E, G, and H from the Marx Wetlands, LLC report dated August 5, 2025, totaling 0.41 acres, are non-regulated, non-essential wetlands and can be filled without any required mitigation.
  22. Specific encroachments within the wetland setback area may be permitted, provided that equivalent adjacent areas are designated in other locations to maintain a no net loss of the overall buffer area.
  23. Notwithstanding Section 86-376(d)(4)(f)(4)(ii) of the Zoning Ordinance, the length of the buildings on the site may exceed 200 feet but shall not exceed 220 feet.
  24. The Township Director of Community Planning and Development is authorized and directed as of this approval to receive, review, and issue a final determination as to tree removal the applicant/developer determines reasonably necessary for undertaking additional due diligence related to the proposed development consistent with Chapter 22, Article V, § 22-171 *et seq.* and other rules, regulations, and ordinances.
  25. The applicant/developer shall provide the Township with a current wetland delineation for the parcels prepared by a qualified professional in accordance with applicable standards of the Michigan Department of Environment, Great Lakes, and Energy. The delineation shall supersede and replace any prior wetland delineations, surveys, or wetland/open space boundary determinations for the property.

**Resolution to Approve - OPTION A**  
**Vacant Central Park Properties - Settlement Agreement Amendment**  
**Page 6**

26. This resolution authorizes the development but shall not be construed as creating any requirement or obligation on the part of the applicant or developer to commence construction of the development. For the purposes of § 86-128(b) and (c), the effective date shall be 10 days from the date of entry of a Court Order amending the Settlement Agreement.

BE IT FURTHER RESOLVED, that except for the amendment expressly provided for herein, all provisions of those court orders referred to in this Resolution shall remain in full force and effect.

BE IT FURTHER RESOLVED, that the Township Supervisor, Township Manager, Township Clerk, and Township Attorney are hereby authorized to execute those documents and undertake those measures necessary to effectuate this Resolution, including an amendment to the Settlement Agreement.

ADOPTED:      YEAS:      \_\_\_\_\_

                    NAYS:      \_\_\_\_\_

STATE OF MICHIGAN      )  
  ) ss  
COUNTY OF INGHAM      )

I, the undersigned, the duly qualified and acting Clerk of the Township Board of 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 on the 17<sup>th</sup> day of March 2026.

\_\_\_\_\_  
Angela Demas  
Township Clerk

**RESOLUTION TO APPROVE – OPTION B**

**Vacant Central Park Properties  
Settlement Agreement Amendment (2025)**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 17th day of March 2026 at 6:00 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, properties with Parcel Identification numbers 33-02-02-15-400-031, 33-02-02-22-203-001, 33-02-02-22-202-001 (the “Properties” or “Parcels”) are currently vacant; and

WHEREAS, the Properties total approximately 30.64 acres of land located in the Township, on the east side of Central Park Drive, south of Times Square Drive, north of the Willows of Okemos property, and west of the Central Park Estates neighborhood; and

WHEREAS, the Properties are subject to the terms of a settlement agreement, last amended in 2004, between Meridian Township and the Eyde Construction Company, Ingham County Circuit Court Case No. 01-93420-CZ (“Settlement Agreement”), designating the zoning of the parcels as CS (Community Service) and RD (Multiple-Family Low-Density Residential, which allows up to 8 dwelling units per acre); and

WHEREAS, the owners / developers of the Properties, including the successor in interest to the Eyde Construction Company, (the “Owners”) have approached the Township about further amending the Settlement Agreement to facilitate a specific residential development project on the Properties (the “Project”) by changing the zoning designation on the site to RC (Multiple-Family Medium Density Residential, which allows up to 14 dwelling units per acre) subject to a series of restrictions on the development of the site, limiting the overall density and impact of the development of the site by specifically:

- Setting a maximum number of dwelling units.
- Limiting buildings in the Project to two stories in height.
- Limiting full-time access points to Central Park and Times Square Drives only, subject to the approval of the Ingham County Road Department.
- Providing a minimum of 200 feet of setback from any residentially developed lot in the Central Park Estates subdivision, where only 45 feet is required by ordinance.
- Limiting parking on the site to 1.75 spaces per dwelling unit; and

WHEREAS, the Township Board received the initial request and discussed the matter at their July 22, 2025 meeting and further discussed the matter at their August 7, 2025 meeting and referred the request to the Planning Commission for analysis of the potential change to the zoning of the Properties; and

WHEREAS, the Planning Commission held a public hearing on October 13, 2025; received extensive public comment; discussed potential traffic impacts, unit density, housing characteristics,

**Resolution to Approve – OPTION B**  
**Vacant Central Park Properties – Settlement Agreement Amendment**  
**Page 2**

and pedestrian pathways, among other things; and sought follow up on a number of items from Staff; and

WHEREAS, the Planning Commission further discussed the matter at their October 27, 2025 meeting, analyzing whether to rezone the Properties, among other topics, and sought further follow up from Staff; and

WHEREAS, the Planning Commission discussed the matter again at their November 17, 2025 meeting and recommended to the Township Board that the zoning should be changed, but did not provide a recommendation as to the specific zoning district for rezoning; and

WHEREAS, the Township Board then held an additional public hearing at their December 2, 2025 meeting; listened to and considered public comments; and discussed the zoning history of the Properties, the Master Plan, density concerns, sidewalk requirements, conservation easements, and various zoning and wetland standards and requested the Project come back to the Board for further discussion; and

WHEREAS, the Township Board discussed the matter further at their February 17, 2026 March 3, 2026, and March 17, 2026 meetings, receiving substantial public input and responding to the developer's proposed changes for the Project; and

WHEREAS, the Township Board has concluded that the requested amendment of the Settlement Agreement to facilitated the Project will be a reduction in the intensity of use from the land use approved by the Township in 2004, when commercial uses were introduced to the site; and

WHEREAS, in any Zoning District, a project of this size general would meet the Chapter 86, Article II, requirements and the Chapter 86, Article VI Special Use Requirements and Restrictions of the Zoning Ordinance, including § 86-658 for buildings greater than 25,000 square feet; and

WHEREAS, the Township's Future Land Use Map generally did not modify projected uses since the Properties were subject to the Settlement Agreement; and

WHEREAS, patterns of commercial and residential development have shifted since the Settlement Agreement was entered and last amended; and

WHEREAS, the Township Board has concluded that the requested amendment of the Court orders and Settlement Agreement governing the Properties would provide for a better transition of uses from the commercial in the west, across Central Park Drive, to multiple family development on the east side of Central Park Drive, to Central Park Estates, a medium density single-family residential district; and

WHEREAS, the Township Board has reviewed the Township Board meeting packets, the Planning Commission meeting packets, the submissions of Staff, all submissions and documents of the applicant / developer, and is fully informed as to the request and Project.

**Resolution to Approve – OPTION B**  
**Vacant Central Park Properties – Settlement Agreement Amendment**  
**Page 3**

NOW THEREFORE, BE IT RESOLVED THAT the Township Board of the Charter Township of Meridian hereby authorizes the amendment of the Settlement Agreement and those Court orders and documents governing the zoning, permitted uses, and development of the parcels and Properties that are the subject of this resolution to replace the current zoning designations of RD, Multiple Family Residential up to 8 dwelling units per acre, and CS, Community Service, and rezone the parcels and Properties to RC, Multiple Family Residential up to 14 dwelling units per acre, for Parcel 33-02-02-15-400-031, and RD, Multiple Family Residential up to 8 dwelling units per acre, for Parcels 33-02-02-22-202-001 and 33-02-02-22-203-001, subject to the conditions set forth below.

FURTHER, NOW THEREFORE, the Township Board of the Charter Township of Meridian, for the reasons stated on the record during its several meetings and as set forth above, makes the following FINDINGS OF FACT:

- A. The Project is consistent with the applicable land use policies contained in the Township's current comprehensive development plan; and
- B. The Project and conceptual plan are designed to be built and operated in harmony and appearance with the character of the general vicinity and will not change the essential character of the area which is a transitional space between commercial uses and residential uses; and
- C. The Project is not hazardous to the neighboring properties or uses; and
- D. With the reasonable conditions set forth below, the Project will not adversely affect the neighboring properties or uses; and
- E. The Project will not be detrimental to the economic welfare of the surrounding properties or community but is calculated to enhance the welfare of the surrounding community by serving as a transitional land use; and
- F. The Project is and will be adequately served by public roads, water, utilities, facilities and infrastructure and no undue burden will be placed on said facilities or infrastructure from the project and additional reviews and mitigation will be undertaken by relevant County departments; and
- G. The Project preserves wetlands to mitigate impacts and needs for stormwater drainage, which will be further maintained in cooperation with the County Drain Commissioner; and
- H. The Project is served by the necessary public sanitation facilities; and
- I. The Project and dwelling units will not create excessive traffic, noise, smoke, fumes, glare, odors, or other environmental factors; and
- J. The Project will not have a substantial adverse impact on the overall natural resources of the Township.

NOW THEREFORE, BE IT FURTHER RESOLVED THAT the Township Board of the Charter Township of Meridian, approves the Project as consistent with the Special Use Permit requirements under Chapter 86, Article II, Division 4 and § 86-658 subject to the following conditions:

**Resolution to Approve – OPTION B**  
**Vacant Central Park Properties – Settlement Agreement Amendment**  
**Page 4**

1. Development on the Properties shall occur in a manner consistent with the concept plan dated March 10, 2026 and incorporated herein.
2. No buildings taller than 2 stories shall be permitted on parcel 33-02-02-22-202-001 of the development. Three story buildings are permitted on parcel 33-02-02-15-400-031.
3. The sidewalk along Belvedere Avenue shall be built in place of the proposed off-road pathway on the Township’s Pathway Master Plan and shall be constructed a minimum of eight feet wide, subject to Engineering review and approval.
4. No later than the commencement of construction, the applicant / developer shall engage in good faith discussions and negotiations regarding the availability of easements for pedestrian connection to the Project with Walmart and other property owners adjacent to the Properties.
5. Subject to the availability of easements from the relevant property owner(s), the applicant/developer shall, within five years of commencing construction of the project, create a pedestrian connection from the northern boundary of the Project to the sidewalk on the southwest corner of the Walmart site.
6. Pedestrian connections from the Project, to the surrounding sidewalk/pathway system shall be provided wherever feasible.
7. No more than 252 dwelling units shall be permitted across only the two northern parcels, with no more than 156 dwelling units on parcel 33-02-02-22-202-001 and no more than 96 dwelling units on parcel 33-02-02-15-400-031.
8. No dwelling units shall be permitted south of Columbus Avenue.
9. Full movement access points shall be limited to connections along Central Park and Times Square Drives. Additional access points along Belvedere Avenue and Columbus Avenue, as proposed, are limited to emergency services only, unless otherwise required by the Ingham County Road Department.
10. All access and traffic related items, along with the overall site plan, are subject to review and approval by the Ingham County Road Department, prior to any construction commencing.
11. From the time of this approval through five years after issuance of the Certificate of Occupancy, the applicant, its agents, successors in interest, and developers shall timely, undertake, assist, or order any and all reports, studies, or reviews requested by the Ingham County Road Department or Ingham County Drain Commissioner and shall be responsible for the cost of such report, study, or review.
12. In the event the Project results in an increase in traffic counts and patterns on local roads within five years of the issuance of the Certificate of Occupancy, the Township shall, subject to review and approval of the Ingham County Road Commission, install any necessary improvements to local roads intersections to accommodate the increases and the owner of the Properties shall be responsible for the costs of such improvements.
13. A site plan consistent with the Project concept plan, this resolution, and any other approvals, rules, or regulations shall be submitted for review and approval consistent

**Resolution to Approve – OPTION B**  
**Vacant Central Park Properties – Settlement Agreement Amendment**  
**Page 5**

- with Chapter 86, Article II, Division 5, § 86-151 *et seq.* and all other zoning or ordinance requirements.
14. The site plan and all drainage related infrastructure shall be reviewed and approved by the Ingham County Drain Commissioner's office, prior to any construction commencing, to ensure that no adverse drainage impacts occur to any surrounding properties.
  15. A minimum of 200 foot building setback on the center parcel bound by Belvedere Avenue on the north and Columbus Avenue on the south (No. 33-02-02-22-202-001) shall be provided as measured from the western lot lines of the nearest residential properties in Central Park Estates to the nearest (e.g., eastern) exterior wall of any building with dwelling units consistent with the concept plan.
  16. Parking on the site shall be reduced to a maximum of 1.75 spaces per dwelling unit.
  17. The applicant shall provide a detailed grading plan, showing preservation of natural areas along all property lines, where feasible, with a focus on limited all grading activities along the eastern project boundaries.
  18. All preserved areas, not impacted by grading or detention for the development, shall be preserved in a conservation easement, prior to issuance of Certificate of Occupancy for any building in the project.
  19. All lighting on the site shall meet Meridian Township standards, including no visible light sources along the eastern project boundaries.
  20. No essential wetlands on the site shall be impacted by development activities.
  21. Wetlands E, G, and H from the Marx Wetlands, LLC report dated August 5, 2025, totaling 0.41 acres, are non-regulated, non-essential wetlands and can be filled without any required mitigation.
  22. Specific encroachments within the wetland setback area may be permitted, provided that equivalent adjacent areas are designated in other locations to maintain a no net loss of the overall buffer area.
  23. Notwithstanding Section 86-376(d)(4)(f)(4)(ii) of the Zoning Ordinance, the length of the buildings on the site may exceed 200 feet but shall not exceed 220 feet.
  24. The Township Director of Community Planning and Development is authorized and directed as of this approval to receive, review, and issue a final determination as to tree removal the applicant/developer determines reasonably necessary for undertaking additional due diligence related to the proposed development consistent with Chapter 22, Article V, § 22-171 *et seq.* and other rules, regulations, and ordinances.
  25. The applicant/developer shall provide the Township with a current wetland delineation for the parcels prepared by a qualified professional in accordance with applicable standards of the Michigan Department of Environment, Great Lakes, and Energy. The delineation shall supersede and replace any prior wetland delineations, surveys, or wetland/open space boundary determinations for the property.

**Resolution to Approve - OPTION B**  
**Vacant Central Park Properties - Settlement Agreement Amendment**  
**Page 6**

26. This resolution authorizes the development but shall not be construed as creating any requirement or obligation on the part of the applicant or developer to commence construction of the development. For the purposes of § 86-128(b) and (c), the effective date shall be 10 days from the date of entry of a Court Order amending the Settlement Agreement.

BE IT FURTHER RESOLVED, that except for the amendment expressly provided for herein, all provisions of those court orders referred to in this Resolution shall remain in full force and effect.

BE IT FURTHER RESOLVED, that the Township Supervisor, Township Manager, Township Clerk, and Township Attorney are hereby authorized to execute those documents and undertake those measures necessary to effectuate this Resolution, including an amendment to the Settlement Agreement.

ADOPTED:      YEAS:      \_\_\_\_\_

                    NAYS:      \_\_\_\_\_

STATE OF MICHIGAN      )  
  ) ss  
COUNTY OF INGHAM      )

I, the undersigned, the duly qualified and acting Clerk of the Township Board of 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 on the 17<sup>th</sup> day of March 2026.

\_\_\_\_\_  
Angela Demas  
Township Clerk

**RESOLUTION TO DENY**

**Vacant Central Park Properties  
Settlement Agreement Amendment (2025)**

**RESOLUTION OF REZONING DENIAL**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 17th day of March 2026 at 6:00 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, properties with Parcel Identification numbers 33-02-02-15-400-031, 33-02-02-22-202-001, 33-02-02-22-203-001 (the “Properties” or “Parcels”) are currently vacant; and

WHEREAS, the Properties in question total approximately 30.64 acres of land located in the Township, on the east side of Central Park Drive, south of Times Square Drive, north of the Willows of Okemos property, and west of the Central Park Estates neighborhood; and

WHEREAS, those same Parcels are subject to the terms of a settlement agreement, last amended in 2004, between Meridian Township and the Eyde Construction Company, Ingham County Circuit Court Case No. 01-93420-CZ (“Settlement Agreement”), designating the zoning of the parcels as CS (Community Service) and RD (Multiple-Family Low-Density Residential allowing up to 8 dwelling units per acre); and

WHEREAS, the owners / developers of the Parcels, including the successor in interest to the Eyde Construction Company, (the “Owners”) submitted a proposal requesting the Township agree to a further amendment of the Settlement Agreement to include a rezoning of the Parcels to RC (Multiple-Family Medium-Density Residential, allowing up to 14 dwelling sites per acre) and voluntarily offered and discussed a series of conditions on the development of the Parcels regarding overall density and the impact of the development (the “Rezoning Request” or “Request”); and

WHEREAS, the Township Board received the initial Request and discussed the matter at their July 22, 2025 meeting, further discussed the matter at their August 7, 2025 meeting and referred the Request to the Planning Commission for a public hearing and an analysis of the potential change to the Zoning of the Properties; and

WHEREAS, the Planning Commission held a Public Hearing at their October 13, 2025 meeting; received extensive public comment against the Rezoning Request; discussed the density the Request would create, the deficiencies in a traffic study provided by the Owners, and the effects to local traffic and pedestrian safety; and sought follow up on a number of items from Staff; and

WHEREAS, the Planning Commission further discussed the matter at their October 27, 2025 meeting, received extensive public comment against the Rezoning Request, and further analyzed the effects the Rezoning Request would have on local traffic and density before requesting further follow up from Staff; and

**Resolution to Deny  
Vacant Central Park Properties – Settlement Agreement Amendment  
Page 2**

WHEREAS, the Planning Commission again evaluated the Rezoning Request at their November 17, 2025 meeting, received further public comments against the Request, and recommended to the Township Board that the zoning should be changed, but did not provide a recommendation as to the specific zoning district for rezoning; and

WHEREAS, the Township Board then held an additional public hearing at their December 2, 2025 meeting, received public comment against the Request, discussed the zoning history of the Properties, the Master Plan, density concerns, sidewalk requirements, conservation easements, and various zoning and wetland standards and requested the Project come back to the Board for further discussion; and

WHEREAS, the Township Board discussed the matter further at their February 17, 2026, requesting additional information from Staff and the developer, and;

WHEREAS, the Township Board further discussed the matter at their March 3, 2026 meeting, including a series of design changes proposed by the applicant, but raised additional questions for Staff and the development team to respond to, and:

WHEREAS, after receiving and considering the substantial public input from the previous meetings, the Township Board held a final discussion at their March 17, 2026 meeting, reviewing the applicant / developer's final proposed Rezoning Request; and

WHEREAS, the Township Board has reviewed the Township Board meeting packets, the Planning Commission meeting packets, the submissions of Staff, all submissions and documents of the applicant / developer, and is fully informed as to the Rezoning Request.

NOW THEREFORE, for the reasons stated on the record during its several meetings and as set forth above, the Meridian Township Board FINDS AND DETERMINES:

1. The Rezoning Request will create an increase in development intensity on the Properties from the previously approved mix of commercial uses along Central Park Drive and the multi-family residential use up to eight dwelling units per acre on the Properties.
2. The additional density available under RC zoning may result in additional infrastructure pressure, excessive traffic, and noise adjacent to the existing single-family residential neighborhood located immediately east of the Properties.
3. The Township's Future Land Use Map has not been amended to allow for all residential use on the Properties, notwithstanding other development and growth in the Township.
4. The previously approved and current zoning classifications for the property are a more orderly transition of land use between the existing single-family neighborhood to the east and the commercial development to the west.

**Resolution to Deny  
Vacant Central Park Properties – Settlement Agreement Amendment  
Page 3**

NOW THEREFORE, for the reasons set forth above, the Township Board of the Charter Township of Meridian hereby DENIES the Rezoning Request to amend the Settlement Agreement and rezone the Properties to the RC Zoning District.

ADOPTED:      YEAS:      \_\_\_\_\_

                         NAYS:      \_\_\_\_\_

STATE OF MICHIGAN      )  
  ) ss  
COUNTY OF INGHAM      )

I, the undersigned, the duly qualified and acting Clerk of the Township Board of 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 on the 17<sup>th</sup> day of March 2026.

\_\_\_\_\_  
Angela Demas  
Township Clerk



**To: Board Members**

**From: Amber Clark Neighborhood and Economic Development Director**

**Date: March 17, 2026**

**Re: CDBG Authorizing Resolution Form 2-A MI Neighborhood Grant Application: 4690 Okemos Road**

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A proposal for the rehabilitation of 4690 and 4696 Okemos Road has been submitted to the Township. The recently purchased properties consist of two mixed-use buildings with a total of seven residential units located in the heart of our downtown. The developers are local Meridian Township residents who are committed to investing in the future of our downtown district.

To support the rehabilitation of these properties, Director Clark submitted a letter of interest to the Michigan State Housing Development Authority (MSHDA) MI Neighborhood Program. In December 2025, MSHDA submitted a Designation Memo inviting the Township to submit a full application for funding for the 4690-4696 Okemos Road rehabilitation project. The invitation allocates up to \$700,000 in direct funding for eligible housing activities. If awarded, the Township will manage and administer the funds to the developer for eligible rehabilitation expenses for all seven housing units.

MSHDA will provide administrative dollars directly to the Township to assist with grant management. The Township has determined that project administration will be completed in-house, based on the limited nature of the redevelopment area and the direct involvement of the property owner/developer. Funding will be released through drawdown requests submitted to the Economic Development Department after all procedural steps for grant execution are complete. The Township will verify its capacity to manage federal funding using previous experience with federal and state grant programs. The Township's updated Public Participation Plan will be followed to ensure appropriate resident engagement. Staff is experienced in certifying income eligibility through our Community Resource Commission.

The application deadline is April 23, 2026. Staff is requesting Township Board approval of the following items related to submitting the MI Neighborhood Grant application and meeting Federal grant administration requirements:

1. Authorize Township and staff to submit the application to MSHDA for the MI Neighborhood Program.
2. Designate the Township Supervisor as the authorized individual to submit and sign the application and any subsequent amendments.
3. Designate the Economic Development Director Amber Clark as the person authorized to sign the FSR Payment Requests related to the grant. As the project advances staff will work with Downtown Development Authority, Township Supervisor, and the developer to execute the grant including paying contractors when work is completed. This resolution would authorize Director Clark to sign these payment requests, after all paperwork is verified and complete.
4. Designate the Township Manager Timothy Dempsey as the Certifying Officer for the National Environmental Protection Act (NEPA) environmental review. The Local Unit of

**CDBG Authorizing Resolution MI Neighborhood Application Memo**  
**Page 2**

Government's highest non-elected official is the person expected to certify this process and must be formally named. Should our application be accepted, the next step in the process will be the completion of the environmental review for the project.

The following motion is prepared for your consideration:

**Move to adopt the attached resolution authorizing the Township's application to the MI Neighborhood Program, designating the Township Supervisor, Scott Hendrickson, as the person authorized to sign the application and any amendments; Director Amber Clark as the person authorized to sign payment requests; and designate Township Manager Timothy Dempsey as the Certifying Officer for NEPA environmental review.**

**AUTHORIZING RESOLUTION - FORM 2 -A MICHIGAN STATE HOUSING DEVELOPMENT  
AUTHORITY  
MI Neighborhood Program Grant Application**

**AUTHORIZING RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 7th day of April, 2026 at 6:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, the Charter Township of Meridian is seeking to apply for the MI Neighborhood Grant Program, a housing rehabilitation program administered by the Michigan State Housing Development Authority (MSHDA) through the Community Development Block Grant (CDBG); and

WHEREAS, the Township is proposing to apply for the MI Neighborhood Program to support an Unoccupied Rental Rehabilitation Project in the downtown development district, specifically 4690 Okemos Road and 4696 Okemos Road, in downtown Meridian Township. The project proposes the rehabilitation of two (2) one-bedroom units at 4696 Okemos Road, one (1) two-bedroom unit, and four (4) one bedrooms at 4690 Okemos Road for a total of seven (7) units; and

WHEREAS, the Township is applying for \$700,000 in funding, to fund the rehabilitation of the seven unoccupied rental housing units, and funding for the MI Neighborhood program is administratively matched by MSHDA. Administrative funds provided by MSHDA are up to \$126,000. This application for the MI Neighborhood Program Unoccupied Rental Rehabilitation Project will total \$826,000; and

WHEREAS, at least 51 percent of the beneficiaries of the proposed project will be low- and moderate-income persons; and

WHEREAS, the proposed project is consistent with the Meridian Township's Master Plan and the Township Board's goals to provide affordable housing funding; and

WHEREAS, no project costs, whether CDBG or non-CDBG, will be incurred prior to a formal grant award, completion of the environmental review procedures and formal, written authorization to incur costs has been provided by the CDBG Project Manager; and

WHEREAS, the Township agrees to comply with all Federal and State requirements to administer the MI Neighborhood Program including but not limited to, maintaining financial and programmatic records in accordance with federal requirements, Title I Housing and Community Development Act, 24 CFR Part 58 (environmental review compliance), Uniform Administrative Requirements, Procurement Standards and Civil Rights obligations; and

**AUTHORIZING RESOLUTION – MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY**  
**MI Neighborhood Program Application**  
**Page 2**

WHEREAS, the Township Board of Meridian Charter Township formally approves the submission of an application to the MSHDA MI Neighborhood program for the 4690-4696 Okemos Road Unoccupied Rental Rehabilitation project proposed in downtown Meridian Township; and

NOW THEREFORE, BE IT RESOLVED that the TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby AUTHORIZES Township Staff to submit the Township’s application for the MI Neighborhood Program administered through MSHDA and supported by the CDBG Program;

BE IT FURTHER RESOLVED, THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby ESTABLISHES Supervisor Scott Hendrickson as the person authorized to sign the application and all attachments, as well as the person authorized to sign the grant agreements and all amendments;

BE IT FURTHER RESOLVED that the TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby ESTABLISHES Amber Clark, Neighborhood & Economic Development Director, as the person authorized to sign the FSR Payment Requests related to this grant;

BE IT FURTHER RESOLVED that the TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby ESTABLISHES Timothy Dempsey, Township Manager, as the Certifying Officer for the NEPA Environmental Review.

ADOPTED:      YEAS:      \_\_\_\_\_

                    NAYS:      \_\_\_\_\_

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Clerk of the Township Board of 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 on the 7th day of April, 2026.

\_\_\_\_\_  
Angela Demas  
Township Clerk



12.B

**To: Township Board**  
**From: Tim Dempsey, Township Manager**  
**Date: March 13, 2026**  
**Re: Joint Local Governments and Schools Meeting Topics**

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The annual joint meeting with local governments and schools is scheduled for April 28. Like last year, staff would like to create a list of topics for discussion. I am requesting that the Board discuss possible topics at Tuesday's meeting.

For reference, you can review the agendas for the last few meetings:

- [2025](#)
- [2023](#)