

1. CALL MEETING TO ORDER
2. ROLL CALL
3. MISSION: Set the standard in creating an entrepreneurial culture; be the example for revitalization of our business districts and be the leaders in building sustainable public/private partnerships.
4. APPROVAL OF AGENDA
5. CONSENT AGENDA
  - A. Minutes –Meeting June 5, 2025
  - B. Development Projects
6. COMMUNICATIONS
  - A. Notification of West Hamilton Subcommittee and selection of David Fosdick
7. PUBLIC REMARKS
8. OLD BUSINESS
  - A. Annual Training- MEDC updates and Development Incentives
  - B. 2026 Meridian EDC Budget
  - C. Annual Economic Development Strategy Review
9. NEW BUSINESS
10. REPORTS/OPEN DISCUSSION
11. PUBLIC REMARKS
12. NEXT MEETING DATE
  - A. September 4, 2025 7:30am
13. ADJOURNMENT



Charter Township of Meridian  
Meridian Economic Development Corporation  
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864  
Thursday, June 5, 2025– Minutes -DRAFT

**Members**

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

**Members**

**Absent:** Nate Ide and Treasurer Phil Deschaine

**Others**

**Present:** Economic Development Director Amber Clark

1. CALL MEETING TO ORDER

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

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

3. INTRODUCTION OF NEW MEMBER

Welcomed new member Adam Hodges, General Manager at the Meridian Mall.

4. APPROVAL OF THE AGENDA

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

5. CONSENT AGENDA

- a. Minutes-Meeting May 1, 2025
- b. Development Projects

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

6. COMMUNICATIONS

Director Clark announced that member Turlapati has resigned.

7. PUBLIC REMARKS

None.

8. OLD BUSINESS

None.

9. NEW BUSINESS

a. Annual Training-MEDC Updates and Development Incentives

Director Clark stated this is required annual training because of our Redevelopment Ready Community (RRC) Certification. The EDC will review module one-Introduction into Community Investing and the Field Guide and Investment Training Packet from the Michigan Economic Development Corporation (MEDC). The EDC will discuss the learnings at the next meeting.

b. EDC Budget

Director Clark shared a draft budget that includes revenue of \$66,121.71 and expenses of \$26,000. The expense items include contributions to the Chinese New Year, Juneteenth, and Lansing 5:01. The budget will be finalized at the next meeting.

There was discussion about the former Township Redevelopment Fund that was funded through Township Board designated dollars from the former MARC building sale. Director Clark stated there has been no discussion about reinstating this fund to aid with development. The Downtown Development Authority (DDA) is forming a task force to dedicate time and attention to the Village of Okemos development. Director Clark suggested the EDC may consider having a representative serve on this new task force.

c. Annual Economic Development Strategy Review

Continuing to look at our strategy is part of the requirement for the Township's RRC certification. The EDC reviewed the 2023 Economic Development Strategy. As it relates to housing, Director Clark mentioned the township is seeing growing interest in Accessory Dwelling Units (ADUs) and there is currently a deficit of 1,500-1,600 new housing units based on the housing study. There will be more discussions on the strategy over the next few meetings.

10. REPORTS/OPEN DISCUSSION

a. Township Board Updates

Trustee Sundland reported the following:

- Township Board Listening Sessions are scheduled for June 10 at the Central Park Pavilion, September 30 at St. Luke Church, and November 13 at 242 Community Center. All sessions will be from 6:00pm-7:30pm.
- Celebrate Meridian will be on June 27 and 28
- Juneteenth will be on June 20
- Working on parking ordinance updates
- Updating design contract for the Senior/Community Center
- Placing a Township Board Trustee on the East Lansing-Meridian Water & Sewer Authority Board of Trustees

Director Clark stated she will be sending out messages on some upcoming ribbon cuttings.  
The EDC decided to cancel the July meeting.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

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

14. ADJOURNMENT

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

ANGELA WRIGHT  
RON SDAO  
PETER CAMPBELL  
SCOTT HENDRICKSON

CHAIR  
VICE CHAIR  
SECRETARY  
SUPERVISOR



SRINIVAS KANDULA  
RENEE KORREY  
LEXI DENOVIH  
BILL CAWOOD

MEMBER  
MEMBER  
MEMBER  
MEMBER

## DOWNTOWN DEVELOPMENT AUTHORITY

August 1, 2025

RE: West Hamilton and Okemos Redevelopment Taskforce Creation

Dear Downtown Development Authority and Economic Development Corporation Members,

Members of the Downtown Development Authority have initiated the West Hamilton and Okemos Redevelopment Taskforce subcommittee to focus attention on the site in the Downtown district formerly known as, "The Village of Okemos" redevelopment site. The property has hit several hurdles with regard to planning and financing a proposed concept. Members of the general public remain curious and eager to see a development occur on the site. DDA members are exacerbated by the lack of progress and hope to see redevelopment occur in the district, particularly at the project site. In support of the subcommittee, one Township Board trustee has been appointed to the committee. The West Hamilton and Okemos subcommittee will host their first meeting, Monday September 8<sup>th</sup>. The regular meeting of the Downtown Development Authority will be canceled for that day. Instead the West Hamilton and Okemos subcommittee will begin meeting with staff, community partners, and others associated with the site to get a better grasp of what the total hurdles regarding development are.

**First Meeting Date:**

Monday September 8<sup>th</sup> at 7:30 a.m. Meridian Township Hall Room

**Attending Members:**

Township Staff, Renee Korrey (DDA) , Ron Sdao (DDA), David Fosdick (EDC), Kathy Sundland (Township Trustee).

The meeting will be open to the public, and members are welcome to join as public viewing members. A general agenda with meeting topics of discussion will be added to the Downtown Development Authority webpage. If you have questions about the subcommittee please email me Director Amber Clark at [clark@meridian.mi.us](mailto:clark@meridian.mi.us).

Thank you,

Amber Clark

<b>New &amp; Relocating</b>							
<b>Developer Name</b>	<b>Development Project Name</b>	<b>Review Category</b>	<b>Project Location</b>	<b>Project Type</b>	<b>Unit #</b>	<b>Assigned: Department/C ommission</b>	<b>Project Description</b>
Mid Michigan Academy of Martial Arts	Mid Michigan Academy of Martial Arts	New/Relocating	4790 Marsh Road	New Commercial Development	1	Building/Econ Development Depts	Plans received to renovate the interior of 4790 Marsh road to accommodate Mid Michigan Martial Arts Academy. This buisness is a relocation from Downtown to the Marsh road location. Set for August 21st at 4 PM
Integrity Restoration	Art Unlimited	New/Relocating	1915 W Grand River Ave.	Relocation	1	Building/Econ Development Depts	Relocation of Art Unlimited. Ribbon Cutting set for August 6th at 4 PM
Cameron Shooltz	Uptowne Cheapstake	New Business Opening/ Relocating	4790 Hagadorn Road	New Commercial Development	1	Building/Econ Development Depts	Ribbon cutting set for Thursday July 31st at 9 AM

Under Construction							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Building Dept.	First phase of 150 single family home development.
Newman Equities II , LLC	Grand Reserve	Under Construction	1580 Woodland Way Okemos	Mixed Housing - Middle Housing	115	Building Dept.	Continued construction of approved 75 single family homes and 75 duplexes for rent off of Central Park, Powell Road. Duplexes to open May -June 2025
DTN Property Management	Newton Pointe	Under Construction	626 Newton Road	New Commercial Development	1	Building Dept.	Planting of landscaping to separate the single family home section of this project/
Delta Dental of Michigan	Delta Dental	Under Construction	4100 Okemos Road	Exisiting Commercial Interior Renovation	1	Building Dept.	Interior remodeling of phase 1 north building underway. May receive temporary certificate of occupancy by end of May. Phase II of interior remodel to begin in June with a Fall possible completion
Okemos Coffee Shop	Okemos Coffee Shop	Under Construction	1732 Hamilton Road	Redevelopment	1	Building Dept.	Redevelopment of original Midwest Power location into the Okemos Coffee House.
Meridain Retail Management II LLC	Starbucks Coffee	Under Construction	2731 Grand River Ave	Redevelopment	i	Building Dept.	Construction of the Starbucks Coffee proposed at 2731 Grand River Ave.
Concrete Resource	Ashley Furnitue	Under Construction	1982 W. Grand River Ave	Redevelopment	1	Building Dept.	Plans received for interior site improvements for Ashley Furniture. Soon to be issued approval for construction.

Black River Bells LLC	Taco Bell	Under Construction	2030 Grand River Ave	Renovation	1	Building Dept.	Interior plan approval for remodel of Taco Bell on Grand River. Soon to be issued approval for construction.
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Under Plan Review							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Jim Giguere	Hulett Estates	PUD Plan Resubmittal	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7	Township Board	Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road.
SP Holding Company, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290	Planning Dept. Building Dept. Engineering Economic Dvlpt	Redevelopment of the remaining 19 acres at Haslett and Marsh road. Rehab an existing 10,000 sq ft building, build a new 11,000 sq ft commercial building.
N/A	Panda Express	Under Plan Review	4990 Marsh Road	New Commercial Development	1	Planning Dept.	New Application received
Vamo Group/ Austin Hamilton	1486 Haslett Road Development	New Applications	1486 Haslett Road	New Commercial Development	1	Building Dept.	Plans received to renovate the established lumber yard building at 1486 haslett road into a commercial suite and residential suite for rent unit. Commercial first floor with residential second floor is a conditional use by right.
Mister Car Wash	Mister Car Wash	New Applications	4880 Marsh Road	New Commercial Development	1	Planning Dept.	Proposed Car Wash at 4880 Marsh Road. Plans under review by Engineering, Planning Department (waiting for Drain and Road approval), and Building Department.
Wheat Jewelers	Wheat Jewelers	Awaiting Applications	4990 Marsh Road	Demolition	1	Building Dept.	Demolition of Wheat Jewelers buiding.

Okemos Family Dentistry	Okemos Family Dentistry	New Applications	2277 Science Parkway	Renovation	1	Building Department	Interior renovation of Okemos Family Dentistry
Wild Bills Tobacco	Wild Bills Tobacco	New Applications	3520 Okemos Road Suite 5	New Commercial Development	1	Building Department	Wild Bills Tobacco will take over the existing tobacco and supply store at 3520 Okemos Road.
Haslett New Beginnings OBGYN	Haslett New Beginnings OBGYN	New Applications	1650 Haslett Road	Expansion/Renovation	1	Building Department	Remodel of Haslett New Beginnings OBGYN office.
N/A	Swagath Food Indian Grocery	New Applications	3695 Okemos Road	Renovation	1	Building Dept.	Interior expansion to include Financial Services of America



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

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

**Date: August 7, 2025**

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

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**SUMMARY:**

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

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

**BACKGROUND:**

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

**NEXT STEPS:**

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

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



To: Economic Development Corporation Members  
From: Amber Clark Neighborhoods & Economic Development Director  
Date: August 7, 2025  
RE: 2026 Meridian EDC Annual Budget

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The attached proposed budget is prepared for the EDC member's consideration. A budget has been proposed keeping in mind the EDC's desire to be the key to entrepreneurship in Meridian Township. The newly adopted Façade Improvement expense, as well as our internal investment to the EDC's general fund through the CD investment will start to have revenue impacts. No new applications have been submitted to use the EDC's Façade program however conversations with community partners describe the investment opportunity as critical to economic stability.

Staff suggests that the EDC adopt the included annual budget noting potential sources and uses of funding. In addition to supporting the redevelopment of the either PICA location, there remain obstacles to development in these areas. Please review the attached budget and prepare to offer suggestions on the appropriate allocations based on the project description.

The recommended motion:

**MOVE TO ADOPT THE 2026 MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT CORPORATION BUDGET AS PRESENTED.**



## 2025-2026 Proposed Budget

### REVENUE

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

### EXPENSES

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

\*Includes Lansing 5:01 and Juneteenth Contributions



To: Economic Development Corporation Members  
From: Neighborhoods & Economic Development Director Amber Clark  
Date: August 7, 2025  
RE: Annual Economic Development Strategy Review

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

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

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

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

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#### **Budget Impacts:**

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

#### **Recommendation:**

THERE IS NO RECOMMENDATION AT THIS TIME.

GOAL DESCRIPTION	TIMEFRAME	TASK INITIATOR(S) & CONTRIBUTORS	KPIs	START YEAR	ESTIMATED COMPLETION YEAR	COMPLETION YEAR
<b>Goal D</b>	<b>Encourage Potential Intensity Change Area Development</b>					
4.1 Create a development small area plan including Meridian Mall as a PICA.	Short Term	Task Leader:CPD, ED	Coordinate with Planning Staff, Economic Development Staff, CBL Property members about the future potential of the site.	2026	2027	
4.2 Create small area plans for each PICA in anticipation of future development.	Short Term	Task Leader:CPD, ED	Coordinate with Planning Staff, Economic Development Staff, and property owners to create a potential site concept for remaining parcels.	2026	2030	
4.3 Align with the property owners of Carriage Hills shopping center to determine how the Township can support the start of redevelopment.	Short Term	Task Leader:ED, CPD	Coordinate with Planning Staff, Economic Development Staff, and property owners to create a potential site concept for remaining parcels.	2027	2028	
4.4 Conduct a Housing and Market study to support future commercial redevelopment of the PICAs.	Short Term	Task Leader: ED, CPD	Request the EDC utilize the funding from MEDC to conduct a full Market study.	2025	2027	
4.5 Coordinate with Ingham County Drain Office on potential stormwater management of the Okemos and Meridian Mall PICAs.	Short Term	Task Leader:ED, CPD	Include potential stormwater management concepts on the Meridian Mall PICA plan area.	2025	2026	
4.6 Update the Downtown Development Authority Integrated Plan.	Long Term	Task Leader:ED, CPD, DDA, T	DDA members, Economic Development Staff, and Planning Staff work to update the Integrated Plan.	2026	2028	
4.7 Create the Corridor Improvement Authority Integrated Plan.	Long Term	Task Leader: ED, CPD, CIA, T	CIA members, Economic Development Staff, and Plannign Staff work to create an Integrated Plan for the CIA.	2027	2030	
4.8 Develop standards to require electric car charging stations in new commercial development.	Short Term	Task Leader: ED, CPD, TB	Develop standards to require electric car charging stations in the PICA development and other incentivized areas. Recommended to include in updated parking ordinance, suggest to developers to include conduit for units.	2025	2026	
4.9 Identify potential targets for the use of the Brownfield Revolving Loan Fund.	Long Term	Task Leader:ED, CPD	Identify potential projects sites for the use of Brownfield Revolving Fund and present projects to the BRA. Create a policy for the RLF to the BRA.	2025	2028	