AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Economic Development Corporation
November 5, 2026 7:30 am
5151 Marsh Road, Okemos, MI
Meridian Township - Town Hall Room

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 September 3, 2026
   B. Development Projects
6. COMMUNICATIONS
7. PUBLIC REMARKS
8. OLD BUSINESS
   A. Ideal Mortgage Façade Improvement Grant Reimbursement Agreement Extension
   B. Redevelopment and Infill Design Study Update
9. NEW BUSINESS
   A. 2027 EDC Calendar
10. COMMUNITY REPORTS
    A. Meridian Mall
    B. MABA
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC REMARKS
13. NEXT MEETING DATE
    A. December 3, 2026, 7:30am
14. ADJOURNMENT

Charter Township of Meridian
Meridian Economic Development Corporation
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, September 3, 2026– Minutes -DRAFT

Members Present: Dave Ledebuhr, Joy Hazard, Adam Hodges, Anthony Alvarado, David Fosdick, and Tim Dempsey

Members Absent: Nate Ide, Trustee Kathy Sundland, and Adam Carlson

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

1. CALL MEETING TO ORDER

   Vice Chair Fosdick called the meeting to order at 7:33am.

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

3. APPROVAL OF THE AGENDA

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

4. CONSENT AGENDA

   a. Minutes-Meeting August 6, 2026
   b. Development Projects

      Director Clark stated that Juice Nation and Studio C will be closing.

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

5. COMMUNICATIONS

   None.

6. PUBLIC REMARKS

   None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

a. Community Economic Development Projects Grant (Federal Office of Administration for Children and Families)

Director Clark led discussion around possible revenue funding grant opportunities to support local businesses. There is an opportunity through the US Department of Health and Human Services Administration for Children and Families. The grant would provide local businesses with $27,000 in salary for a new full-time permanent position. The grant minimum is $100,000. There was consensus that more research is needed on this grant. Additional discussion surrounded the need to brainstorm and connect with local businesses about their needs. Possibly survey local businesses. The EDC will discuss further at the next meeting.

b. Groovy Donuts Façade Improvement Grant Reimbursement Agreement

Member Ledebuhr requested a friendly amendment to the agreement to prevent confusion on the terms of the agreement. Manager Dempsey suggested to strike the following words "The terms of this Agreement are for 10 years and."

MOTION BY MEMBER LEDEBUHR TO ADOPT THE GROOVY DONUTS, LLC AMENDED FAÇADE IMPROVEMENT GRANT REIMBURSEMENT AGREEMENT. SUPPORTED BY MANAGER DEMPSEY. MOTION PASSES 6-0.

9. COMMUNITY REPORTS

a. Meridian Mall Updates
Member Hodges mentioned the following:
- Spirit Halloween is open
- Parking lot project is complete
- Working on holiday season preparation

b. MABA
Member Alvarado reported the following:
- 212 current members
- Next Friday membership meeting at MSUFCU at 9:00am-10:30am
- Will be accepting nonprofit grant applications in October/November
- Working on hiring a paid Administrative Assistant

c. Township Board
Manager Dempsey stated the following:
- Presented the 2027 Township Budget and the Five-Year Financial Forecast at last Tuesday's Board meeting
- Public Hearing for the 2027 Budget will be on 9/15
- Final Board Listening Session of the year will be on 10/27 at 6:00pm at St. Luke's Church in Haslett

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

October 1, 2026 at 7:30am at the Township Municipal Building-Town Hall Room.

13. ADJOURNMENT

Hearing no objection, Chair Carlson adjourned the meeting at 8:04am.

Economic Development Fund (244)

Preliminary Financial Statements

Period Ending 9/30/2026 - UNAUDITED

BALANCE SHEET

		Year to Date
ASSETS		
Cash		$26,234.06
CD		$41,857.98
	TOTAL ASSETS	$68,092.04
LIABILITIES		
		$0.00
	TOTAL LIABILITIES	$0.00
FUND BALANCE		
Fund Balance 12/30/2025		70,959.29
2026 YTD Net Income		($2,867.25)
2026 Current Fund Balance		**$68,092.04**

INCOME STATEMENT

		August	September	Year to Date
REVENUES				
Interest		$ 127.21	$ 128.05	$ 1,132.75
Sponsorship		$ -		$ -
*Bond Issue costs		$ -		$ -
	TOTAL REVENUES	$ 127.21	$ 128.05	$ 1,132.75
EXPENDITURES				
Sponshorship (community Promotion)		$ -	$ -	$ 4,000.00
	TOTAL EXPENDITURES	$ -	$ -	$ 4,000.00
	2026 Net Income	$ 127.21	$ 128.05	**$ (2,867.25)**

BB 10/16/26

BALANCE SHEET FOR MERIDIAN TWP
Period Ending 09/30/2026

Fund 244 ECONOMIC DEVELOPMENT FUND

GL Number	Description	Balance
*** Assets ***		
244-000.000-001.000	CASH	26,234.06
244-000.000-003.000	CERTIFICATES OF DEPOSIT	41,857.98
Total Assets		**68,092.04**
*** Liabilities ***		
Total Liabilities		**0.00**
*** Fund Balance ***		
244-000.000-390.000	FUND BALANCE	43,092.40
244-000.000-390.005	FUND BALANCE - MARC	27,866.89
Total Fund Balance		**70,959.29**
Beginning Fund Balance		**70,959.29**
Net of Revenues VS Expenditures		**(2,867.25)**
Ending Fund Balance		**68,092.04**
Total Liabilities And Fund Balance		**68,092.04**

REVENUE AND EXPENDITURE REPORT FOR MERIDIAN TWP

PERIOD ENDING 09/30/2026

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/2026	AVAILABLE BALANCE	% BDGT USED
Fund 244 - ECONOMIC DEVELOPMENT FUND						
Revenues						
Dept 000.000						
244-000.000-665.000	INTEREST	1,100.00	1,132.75	128.05	(32.75)	102.98
244-000.000-698.000	BOND ISSUE COSTS	10,000.00	0.00	0.00	10,000.00	0.00
Total Dept 000.000		11,100.00	1,132.75	128.05	9,967.25	10.20
TOTAL REVENUES		11,100.00	1,132.75	128.05	9,967.25	10.20
Expenditures						
Dept 000.000						
244-000.000-880.000	COMMUNITY PROMOTION	26,000.00	4,000.00	0.00	22,000.00	15.38
Total Dept 000.000		26,000.00	4,000.00	0.00	22,000.00	15.38
TOTAL EXPENDITURES		26,000.00	4,000.00	0.00	22,000.00	15.38
Fund 244 - ECONOMIC DEVELOPMENT FUND:						
TOTAL REVENUES		11,100.00	1,132.75	128.05	9,967.25	10.20
TOTAL EXPENDITURES		26,000.00	4,000.00	0.00	22,000.00	15.38
NET OF REVENUES & EXPENDITURES		(14,900.00)	(2,867.25)	128.05	(12,032.75)	19.24

INDEPENDENT BANK

230 W Main St
Ionia, MI 48846

Statement Ending 09/30/2026

CHARTER TOWNSHIP OF MERIDIAN

Account Number: XXXXXXX2419

Managing Your Accounts

Okemos

800.355.0641

IndependentBank.com

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

Fall is a great time to get organized and take a fresh look at your finances. With ONE Wallet Digital Banking, you can access your accounts, check your free credit score, and stay on top of everyday banking wherever the season takes you. From checking balances to making transfers and more, it's a convenient way to keep your finances within reach. Log in today or learn more at IndependentBank.com/ONEWallet.

Summary of Accounts

Account Type	Account Number	Ending Balance
BusinessFlex TM	XXXXXXX2419	$26,234.06

BusinessFlex TM - XXXXXXX2419

Account Summary

Date	Description	Amount
09/01/2026	**Beginning Balance**	**$26,227.59**
	1 Credit(s) This Period	$6.47
	0 Debit(s) This Period	$0.00
09/30/2026	**Ending Balance**	**$26,234.06**

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.30%
Interest Days	30
Interest Earned	$6.47
Interest Paid This Period	$6.47
Interest Paid Year-to-Date	$62.52
Average Ledger Balance	$26,227.59

Other Credits

Date	Description	Amount
09/30/2026	Credit Interest	$6.47

Daily Balances

Date	Amount	Date	Amount
09/01/2026	$26,227.59	09/30/2026	$26,234.06

Interest Rate Changes

Interest Rate As Of Date	Interest Rate
09/01/2026	0.3000%

Member FDIC

MERIDIAN
economic development corporation

To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: November 5, 2026

Re: 1257 Haslett Road Façade Improvement Grant Reimbursement Extension

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The EDC established the FIP to support exterior site improvements at local small businesses within Meridian Charter Township through grant reimbursement. In January 2026, the EDC approved a grant for eligible improvements by Nate Ide and Ideal Mortgage at 1257 Haslett Road, Haslett, Michigan. The Grant Reimbursement Agreement was authorized in April 2026, with reimbursement not to exceed $6,600. .

The Agreement provides for reimbursement within six months of grant approval and execution and permits extensions when additional time is required. It requires project completion within six months or an extension request before that period expires.

Township staff contacted Nate Ide and Ideal Mortgage for status updates throughout the project construction timeline. In August 2026, Ideal Mortgage reported that delays in obtaining materials had affected project completion. On October 28, 2026, Nate Ide notified staff of the completed portions of the project; however, the project remains incomplete beyond the Agreement's six-month period.

Nate Ide has formally requested an extension of the grant reimbursement eligibility period to January 2027 to allow for project completion and reimbursement.

EDC BOARD ACTION:
Consider an extension of the Ideal Mortgage FIP Grant Reimbursement Agreement and confirm the authorized eligibility end date. The grantee's request identifies January 2027, while the draft resolution permits eligible expenses through December 2026. This difference should be resolved before approval.

Immediately following approval, the developer must submit documentation of project costs, proof of payment, and photographs showing the site before and after project completion to Township staff. The authorized reimbursement amount remains capped at $6,600.

A motion is prepared for you below:

> MOVE TO ADOPT AN AUTHORIZING RESOLUTION GRANTING AN EXTENSION TO NATE IDE AND IDEAL MORTGAGE SERVICES FOR ELIGIBLE EXPENSES OF THE FAÇADE IMPROVEMENT GRANT PROGRAM TO BE GRANTED THROUGH DECEMBER 30TH OF 2026 NOT TO EXCEED $6,600.

Attachments

A. Meridian EDC Façade Improvement Grant Reimbursement Agreement
B. Resolution to Authorize An Extension to Ideal Mortgage Services FIP Reimbursement Agreement.

AUTHORIZING RESOLUTION
TO EXTEND FIP CONTRACT
GRANT REIMBURSEMENT
AWARD

ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION

At a regular meeting of the Meridian Township Economic Development Corporation of the Charter Township of Meridian, Ingham County, Michigan, held at the Central Fire Station on November 5, 2026, at 7:30 a.m., local time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Meridian Township Economic Development Corporation (EDC) established the Facade Improvement Program (FIP) to support exterior site improvements at local small businesses within Meridian Charter Township through grant reimbursement; and

WHEREAS, the EDC approved an FIP grant in January 2026 for eligible exterior site improvements by Nate Ide and Ideal Mortgage at 1257 Haslett Road, Haslett, Michigan, and authorized the Grant Reimbursement Agreement in April 2026. The Agreement provides for reimbursement within six months of grant approval and execution and permits extensions when additional time is required. Township staff contacted Nate Ide and Ideal Mortgage to obtain project status updates throughout the project construction timeline. In August 2026, Ideal Mortgage reported that delays in obtaining materials had affected project completion; and

WHEREAS, on October 28, 2026, Nate Ide of Ideal Mortgage notified Township staff of the completed portions of the project. The Agreement requires project completion within six months or a request for an extension before that period expires. The project remains incomplete ten months after grant approval and more than six months after execution of the Agreement; and

WHEREAS, the EDC has received a formal request from the grantee, Nate Ide, to extend the grant reimbursement eligibility period to January 2027 to allow for project completion and reimbursement to the developer; and

WHEREAS, the EDC authorized grant reimbursement in an amount not to exceed $6,600 (Six Thousand Six Hundred Dollars); and

WHEREAS, immediately following approval, the developer must submit documentation of project costs, proof of payment, and photographs showing the site before and after project completion to Township staff; and

NOW, THEREFORE, BE IT RESOLVED, that the Meridian Township Economic Development Corporation authorizes an extension of the Ideal Mortgage Facade Improvement Program Grant Reimbursement Agreement to permit eligible expenses through December 2026.

AUTHORIZING RESOLUTION
TO EXTEND FIP CONTRACT
GRANT REIMBURSEMENT
AWARD

ECONOMIC DEVELOPMENT CORPORATION

ADOPTED:

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Economic Development Corporation 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 Economic Development Corporation on November 5, 2026.

_____
Adam Carlson
Chair
Economic Development Corporation
Meridian Charter Township

MERIDIAN
economic development corporation

Applicant Information

1. **Applicant Name:** Nate Ide
2. **Business Name:** Ideal Mortgage Services, LLC
3. **Property Address:** 1257 Haslett Road, Haslett 48840
4. **Owner/Tenant Status:** ☐ Owner ☐ Tenant (with owner approval)

Eligibility Checklist	**YES**	**NO**
The property is within Meridian Township.	☑	☐
The Property is outside of the DDA or CIA.	☑	☐
The Applicant is the owner/tenant who has approval.	☑	☐
All taxes and fees associated with the property are in compliance.	☐	☐
The building is an existing structure.	☑	☐
The project is not considered general maintenance.	☐	☐

(If either of the above is "no", the project is not eligible)

Project Scope

Public Spaces Amenity Bonus:

If applicable, check all that apply:

- ☐ Free Wi-Fi/Broadband
- ☐ Walkability/Non-Motorized Improvements
- ☐ Green Infrastructure
- ☐ Electric Charging Stations
- ☐ Accessibility Improvements (ADA, Age-Friendly)
- ☐ Affordability (Housing, Child Care)

Bonus Eligibility: ☐ Yes ☑ No

Potential Reimbursement: ☐ Up to 70% (Max $30,000) N/A

Design Compliance:	**YES**	**NO**
The property complies with the U.S. Secretary of the Interior's standards.	☑	☐
The Property complies with Meridian Township Code of Ordinances.	☑	☐
The project will require building plans and a building permit.	☑	☐
Site Plan approval will be required.	☐	☑

Notes on Design Compliance:

Confirmation of Contractor license; provides work in Meridian on several projects (Mark Sanders Construction). No outstanding/unresolved enforcements

MERIDIAN
economic development corporation

Prioritization Factors:	YES	NO
This is the applicant's first facade improvement request.	☑	☐
The project will be large-scale or have a large impact.	☐	☑
The project will include retail, recreation, or entertainment.	☐	☑
The site is on a corner lot.	☑	☐
The building is owner-occupied	☑	☐
High private/public investment ratio.	☐	☑
Conserves community institution.	☐	☑
Reverses longstanding deterioration.	☐	☑
Completes block improvement.	☑	☐

Notes on Prioritization Factors:
The project will improve the block aesthetic's in Haslett. The property lies in a predominantly residential neighborhood. Images provided show the current conditions. It would be helpful to see final materials & color in the graphic.

Funding & Timeline

Requested Reimbursement Amount: $ 6700 = 1/2 projected costs ($13,400)
Project Start Date: Fall 2025
Expected Completion Date: Fall '25 or 1st quarter '26
Meets 90-day start / 180-day completion requirement: ☑ Yes ☐ No

Final Notes & Recommendation

Staff Preliminary Review: Amber Clark
Recommendation: ☑ Approve ☐ Modify ☐ Reject
Reviewer Signature:
Date: 10/31/2025

MERIDIAN economic development corporation

FACADE IMPROVEMENT PROGRAM APPLICATON

9-30-21
DATE

1. Please provide the business/organization name

Ideal Mortgage Services, LLC

2. Please provide the business/organization address

1257 Haslett Rd Haslett, MI 48840

3. Provide the business/organization mailing address if different from above

Same

4. Is the applicant located within the Downtown Development Authority District of Meridian Charter Township?

____ YES _X_ NO

5. Is the applicant located in a Potential Intensity Change Area referred to as " PICA" of Meridian Charter Township?

____ YES _X_ NO

6. Are you the property owner?

_X_ YES ____ NO

7. If you are not the building owner please provide the building owner's name.

N/A

8. Building Owner Telephone (if different than above).

517-303-3012 (Nate) - 517-339-6489 (Builder)

9. If you are *NOT* the property owner please provide a copy of the written statement from the property owner granting the allowance for the building improvements. A lack of approval from the property owner may disqualify the project from using the program. NA

10. Name of Best Contact Person for the project :

Nate Ide

11. Contact person's address(if different than above):

Same

12. Contact person's phone number:

517-303-3012

13. Contact person's phone email: :

nide@idealmortgage.org

14. Has the rehabilitation project begun yet?

_____ YES ___X___ NO

15. Provide a description of the Improvement Project:

Ideal Mtg Services, LLC would like to replace the siding and also the front door for the business located @ 1257 Harlett Rd - Haslett. I believe this is both the original siding and the original door from building construction in 1935. It desperately needs to be updated as this corner is a high traveled, high profile and highly visible corner. These improvements will be esthetically pleasing to all & really improve the look of this corner.

16. Provide cost breakdowns by major categories(for example architectural fees, engineering fees, signs, awning, carpentry, electrical, pathway grading, etc., and attach to this application) Installation of siding - 9,700
New Front door - 1500
permits - 200

17. What is the proposed start date for the project?

Fall of 2025

18. What is the estimated completion date for the project?

Late Fall of 2025/Early 2026

19. Provide a statement copy of proof of project financing. The Meridian EDC FIP is a 50% matching grant program. Funding for the program MUST be 50% funded from other sources than the FIP grant. An accompanying match of finances from the developer, property owner, and banking institution is permitted. Attached

20. Please indicate which of the following exterior improvements will be included in this project:

- [ ] Street Front Façade
- [ ] Renewable Energy/Electric Charging Station
- [X] Exterior Side Facade Improvements
- [ ] Walkway/Pathway/Sidewalk Improvements
- [ ] Site Signage/Storefront Signage
- [ ] Landscaping/Rain Garden/Site stormwater maintenance
- [ ] Public Recreation
- [ ] Public High-Speed Internet/Cable

21. Will any portion of this project be considered maintenance? The EDC may not finance a project that falls into a category similar to traditional or regular building maintenance.

_____ YES ___X___ NO

22. Please provide a copy of the project design if available. — Proposal is included

23. Please provide at least one photograph of the current condition of the project area to be improved. — included all 4 sides are included shows siding + Front Door

24. By signing below, the applicant affirms that:

A) The information submitted herein is true and accurate to the best of (my/our) knowledge.

B) (I/we) have read and understand the conditions of the Meridian Charter Township Economic Facade Improvement and Grant Program and agree to abide by its conditions and guidelines.

C) (I/we) understand that if this application is approved, any changes, alterations or modifications to the approved façade design must be authorized in writing by EDC. Any and all improvements must meet the standards and conditions of the Township's Code of Ordinances. Payments of permits will not be included in the overall project costs.(I/we) understand that certain improvements may require inspections and associated fees, which will be managed solely by (me/us). If unauthorized changes are made, (I/we) understand that the EDC may withdraw it's funding commitment.

D)(I/we) understand that if this project is not completed within the scope of the timetable (12 months), the EDC can withdraw it funding commitment. I/we understand that I/we can reapply, however, the application will be subject to funding availability at the time of reapplication.

[signature] — 9-30-25

Applicant's Signature — **Date**

Applicant's Signature — **Date**

For Meridian Twp. EDC Staff :

Date Received:	10-1-2025
Received By:	Amber Clark
Is the application complete?	Yes [signature]






IDEAL
MortgageServices
517-339-5300
1257



Mark Sanders Construction, Inc.
8787 Coleman Road
Haslett, Michigan 48840

Proposal

Proposal Date: 9/30/2025
Proposal #: 2024-523
Project:

Bill To:

IMS
1257 Haslett Rd
Haslett, MI 48840

Description	Est. Hours/Qty.	Rate	Total
Remove existing siding on building and disposal. Install new siding. *Siding color Traditional Redwood.		9,700.00	9,700.00
Instal new front entrance door. *Pricing may change with customer selection.		3,500.00	3,500.00
Pull all required permits		200.00	200.00
		Total	$13,400.00

Phone #	Fax #	E-mail
(517) 339-6489	517-827-5485	contact@marksandersconstruction.com

BUILDING PERMIT APPLICATION
CHARTER TOWNSHIP OF MERIDIAN
5151 MARSH ROAD, OKEMOS, MI 48864-1198
BUILDING DIVISION PHONE: (517) 853-4500
meridian.mi.us

PLEASE PRINT

Date: 10-8-2025	Description of Work: Removal / Installation of Siding / New Ft. Door	
Project Name: Ideal Mtg. Services, LLC	Project Address (and Suite #): 1257 Haslett Rd Haslett	
Lot No. and Subdivision: ID# 33-02-02-11-330-009	Email Address: nide@idealmortgage.org	
Owner Name: Nathan Ide	Mailing Address if different than job address: N/A	Telephone: 517-339-5300
Contractor Name and Email Address: Mark Sanders Construction contact@mark-sanderscons	Contractor Phone: truction.com 517-339-6489	Contractor License # and Expiration Date: 2102125142 5/31/2026
Contractor Street Address, City, State, Zip: 6787 Coleman Rd Haslett, MI 48840		
Engineer/Architect: N/A	Street Address, City, State, Zip, Phone, Registration Number: N/A	
Size of Structure: Bldg size - 1728 ft²	Valuation of Work $: 13,200	Permit Fee $: 250

NOTICE: This permit becomes null and void if work or construction is not commenced within six months, or if work or construction is suspended or abandoned for a period of six months at any time after work is commenced.

A true copy of the plans of said building is attached. It is understood that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

"Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subjected to civil fines."

Applicant Signature [signature] Date 10-8-2025

Federal I.D Number 65-1268396 Insurance Name/Policy Number Farm Bureau Ins. Policy #: BO-1137827S Expires 12-1-2025 (Auto Items)

Parcel No.	Zoning District	Occupancy Group	Code

Water/Sewer: ☐ Private ☐ Public Permit No. _____ Driveway Permit No. _____

Soil Erosion Permit No. _____

Existing Structure or Use ☐ Conforming ☐ Non Conforming If Non Conforming Assessed Value of Structure	Proposed Structure ☐ Conforming ☐ Non Conforming Variance Granted/Date _____

Application accepted by

Date **Building Permit Number**

Fee Received Receipt No Date By

☐ Approved ☐ Denied Building Official Date

Special Conditions

_____

_____

_____

NOTE: Separate applications must be completed for Plumbing, Electrical and Mechanical permits. Revised 8.21.24

MERIDIAN
economic development corporation

To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: November 5, 2026

Re: Meridian EDC 2027 Calendar Meeting Dates & Resolution

Annually the Meridian Economic Development Corporation (EDC) by resolution, establishes the upcoming year meeting schedule of the body. The notices of public hearing are a requirement of the Open Meetings Act and a provision of PA 267 of 1976. All meetings will be in person at Meridian Township Hall or Central Fire Station unless otherwise indicated per State notification requirements. The Michigan Open Meetings Act restricts remote meeting participation of commissioners with limited exceptions. The dates approved by the body will be our regular meetings dates, the board has the ability to call a special meeting with a motion and support by two members of the commission.

A motion is prepared for you below:

> MOVE TO ADOPT THE RESOLUTION AUTHORIZING THE 2027 MEETING SCHEDULE FOR THE ECONOMIC DEVELOPMENT CORPORATION OF MERIDIAN TOWNSHIP AS PROPOSED.

Attachments

A. 2027 EDC Calendar Resolution

Meridian Economic Development Corporation
2027 Meeting Dates Schedule

RESOLUTION

At a regular meeting of the Economic Development Corporation of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Public Safety Building, in said Township on the 6th day of November, 2026 at 7:30 AM., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Member _____ and supported by Member _____.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Economic Development Corporation of Meridian (EDC) desires to announce the time, date, and place of all regular meetings of the EDC, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT CORPORATION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Meridian Economic Development Corporation will meet for at least 10 regular meetings on the first Thursday of the month, January through December in 2027 in the Charter Township of Meridian, MI 48864-48840. 517.853.4258.

2. The specific dates for meetings are as follows:

January	7 - regular meeting
February	4 - regular meeting
March	4 - regular meeting
April	1 - regular meeting
May	6- regular meeting
June	3 - regular meeting
August	5 - regular meeting
September	2 - regular meeting
October	7- regular meeting
November	4 - regular meeting
December	2 - regular meeting

3. Meetings will begin at approximately 7:30 am

4. Special meetings of the Meridian Economic Development Corporation may be called pursuant to the applicable statute.

5. Regular meetings may be canceled, recessed, or postponed by members of the Meridian Economic Development Corporation pursuant to the applicable statute.

6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Economic Development Corporation 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 Meridian Economic Development Corporation held on the 5th day of November, 2026.

_____
Adam Carlson
Chairperson
Economic Development Corporation

MERIDIAN
economic development corporation

To: Economic Development Corporation Members

From: Amber Clark Neighborhoods & Economic Development Director

Date: October 21, 2026

Re: Contract for Lord Aeck Sargent Redevelopment & Infill Design

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The Technical Assistance Program offered through the Michigan Economic Development Corporation (MEDC) supports certified communities of the Redevelopment Ready Communities (RRC) program to access funding in support of technical assistance. These funds support the RRC with planning funding to help assist decision making regarding planning and development. Meridian Township has adopted a stance to review and update their Masterplan every five years like the State legislation requests. A study conducted prior to those planning efforts will greatly improve staff's ability to address blight or deterioration of sites, while managing expectations in the commercial market.

The contract with Lord Aeck Sargent, the selected consultant for the study should be signed by the Chair of the Township CIA and EDC as those local development boards have budgeted and committed funding to the efforts. The contract will be for no more than $50,000, split between the Meridian EDC and the Meridian CIA. The EDC has already approved the funding request but staff would like to offer the EDC the opportunity to review the proposal provided by LAS and questions related to the study.

There is no authorization or motion at this time.

New or Relocating Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
Eyde Hannah Plaza LLC	BB.Q Chicken Korea's Finest Fried Chicken	New Business Opening	4750 Hagadorn Rd	Commercial Remodel	1	Building Dept.	New Korean BBQ Chicken Restaurant in Hannah Plaza.

Under Construction Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
DTN Property Management	Newton Pointe	Under Construction	6276 Newton Road	New Commercial Development	5	Building Department	Continued construction of Newton Pointe MUPUD. This construction phase will develop the quadplexes.
Eyde Hannah Plaza LLC	El Camino's Garage Bar	Under Construction	4790 Hagadorn Road Suite 102	New Commercial Development	1	Building Department	New bar/restaurant in Hannah Plaza.
SP Holding Company LLC	Haslett Village Square 2.0	Under Construction	1655 Haslett Road	New Development	290 Housing Units	Building, Engineering, & Fire	The redevelopment of 20 acres at the southwest corner of Haslett and Marsh road. Approved MUPUD in 2022.
CFT NV Developments LLC	Panda Express	Under Construction	4990 Marsh Road	New Commercial Development	1	Building Department	Construction of the Panda Express. Quick service restaurant with dine-in, take-out service.
Eyde Land Holdings LLC	Authentix Okemos	Under Construction	1604 Central Park Drive	New Development	252 Housing Units	Building Dept. Engineering Dept.	Construction of multifamily housing on Central Park Drive between Times Square and Columbus Avenue.
St. Martha Parish Okemos	St. Martha Parish Okemos School Building Expansions	Under Construction	1100 W. Grand River Ave	New Development	2	Building, Engineering, & Fire Department	Additional building/classroom developments at St. Martha Parish Okemos.
Eyde Hannah Plaza LLC	N/A	Under Construction	4790 Hagadorn Road Suite 137	White Box	1	Building Department	Plans received to convert unit to white box interior.

Under Review Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
David J Stanton & Associates	Wendy's	Under Building Review - Ready to Issue Building Permit to Construct	4850 Marsh Road	Commercial Remodel	1	Building Dept. Engineering Dept.	Plans received for existing restaurant remodel. May soon issue permit to begin interior improvements.
3520 Okemos Road LLC	WINGSTOP	Under Building Review	3520 Okemos Road	New Development	1	Building Dept. Engineering Dept.	Plans received for new restaurant.
Eyde Land Holdings LLC	Capstone Collegiate Communities Project	Special Use Permit Under Review	Hannah Boulevard and Eyde Parkway	Multifamily unit housing	256	Planning Commission referred to Township Board	Construction of 256 multifamily housing units near Eyde Parkway and Hannah Blvd.
UPS	UPS Store Remodel	Building Plans Under Review	5100 Marsh Road Suite F-1	Commercial Remodel	1	Building Department	Interior remodel of commercial store.