Charter Township of Meridian
Meridian Economic Development Corporation
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, August 6, 2026– Minutes -DRAFT

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

Members Absent: Nate Ide

Others Present: Economic Development Director Amber Clark

1. CALL MEETING TO ORDER

   Chair Carlson called the meeting to order at 7:33am and Member Hazard read the mission statement.

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

3. APPROVAL OF THE AGENDA

   MOTION BY MEMBER LEDEBUHR TO APPROVE THE AGENDA. SUPPORTED BY MEMBER FOSDICK. MOTION PASSES 8-0.

4. CONSENT AGENDA

   a. Minutes-Meeting May 7, 2026
   b. Development Projects

   MOTION BY MEMBER FOSDICK TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 8-0.

5. COMMUNICATIONS

   None.

6. PUBLIC REMARKS

   None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

a. Façade Improvement Program Application-Groovy Donuts

Director Clark introduced the new owners, Nick and Pink Cianciolo, of the Groovy Donuts located on Lake Lansing. They shared the proposed improvements they wish to make including parking lot improvements, ADA accessibility with a 20' sidewalk with a ramp, and new signage. The estimated cost of the improvements is $43,686.00 and they are requesting a $30,000 reimbursement grant from the EDC. There was discussion that the EDC was not in favor of supporting the parking lot improvements as part of the project.

MOTION BY MANAGER DEMPSEY TO ACCEPT AND APPROVE A FAÇADE IMPROVEMENT GRANT, TO REIMBURSE GROOVY DONUTS, UP TO $20,000, FOR AN EXTERIOR SITE IMPROVEMENT PROJECT THAT WILL INCLUDE A NEW ADA ACCESSIBLE PATIO, RAMP, AND SIGNAGE AT 3054 E. LAKE LANSING ROAD. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 8-0.

b. 2027 Economic Development Corporation Budget

Director Clark presented the proposed 2027 EDC Budget. The total revenue expected by December 2026 is $73,971.71 and potential expenses of $48,000 for a remaining fund balance of $25,971.71.

MOTION BY MEMBER FOSDICK TO APPROVE THE 2027 PROPOSED EDC BUDGET. SUPPORTED BY MEMBER ALVARADO. MOTION PASSES 8-0.

c. Redevelopment Infill Design RFP Candidate Selection

Director Clark shared the three proposals received from the redevelopment infill analysis and design RFP. They were the following: Plante Moran Mannik Smith, Development Strategies Piper and Gold, and Lord Aeck Sargent. Township Staff have reviewed the proposals and recommend Lord Aeck Sargent.

MOTION BY MEMBER LEDEBUHR TO AUTHORIZE THE SELECTION OF LORD AECK SARGENT AS THE CONSULTING FIRM TO ASSIST MERIDIAN TOWNSHIP WITH A REDEVELOPMENT AND INFILL DESIGN STUDY. SUPPORTED BY MEMBER HAZARD. MOTION PASSES 8-0.

9. COMMUNITY REPORTS

a. Meridian Mall Updates
Member Hodges mentioned the following:
- Box Lunch recently opened
- Lens Crafters has left
- Doing parking lot stripping and landscaping

b. MABA
Member Alvarado reported the MABA golf outing was a success with 110 golfers in attendance and $6,000 raised for nonprofits in the area. MABA membership is at its highest at 210 members. Next meeting is on Friday, August 14th at 9:00am at MSUFCU on Farm Lane and the next MABA social will be at the Lugnuts stadium on Thursday, August 20th.

c. Township Board
Trustee Sundland stated the following:

- Approved a six-month moratorium on data centers
- Approved an updated chicken ordinance
- Early voting and polling location changes
- Parking ordinance updates

10. OPEN DISCUSSION/BOARD COMMENTS

Director Clark highlighted two ribbon cuttings next Friday, August 14th including: Mister Car Wash at 11:00am and New Beginnings OB/GYN at 2:00pm. Member Hodges mentioned that the EDC Façade Improvement Program is not on the website and should be added. Director Clark will get it added to the EDC webpage.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

September 3, 2026 at 7:30am at the Township Municipal Building-Town Hall Room.

13. ADJOURNMENT

Hearing no objection, Chair Carlson adjourned the meeting at 8:31am.