

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 August 6, 2026
 - B. Development Projects
6. COMMUNICATIONS
7. PUBLIC REMARKS
8. OLD BUSINESS
9. NEW BUSINESS
 - A. Community Economic Development Projects Grant (Federal office of Administration for Children and Families)
 - B. Groovy Donuts Façade Improvement Grant Reimbursement Agreement
10. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC REMARKS
13. NEXT MEETING DATE
 - A. October 1, 2026, 7:30am
14. ADJOURNMENT



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.

New or Relocating Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
N/A	Juice Nation	Business Closed	2398 Jolly Road	Closure	1		After relocating to the Meridian Crossing suites, Juice Nation has decided to close the Okemos location.
N/A	Studio C!	Business Closing	1999 Central Park Drive	Closure	1		Celebration Cinema of Grand Rapids has determined not to extend their lease of the Okemos theater. Permanent closing of the Okemos Celebration Cinema Studio C! location.

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.
SP Holding Company, LLC	Haslett Village Square 2.0	Under Construction	1621 Haslett Road	Commercial Remodel	4	Building and Engineering Department	Rehabilitation of the existing approximate 7,900 sq. ft. commercial building.
Eyde Hannah Plaza LLC	El Camino's Garage Bar	Under Construction	4790 Hagadorn Road Suite 102	New Commercial Development	1	Building Department	New bar/restaurant in Hannah Plaza.
SP Holding Company, LLC	Haslett Village Square 2.0	Under Construction	1671 Haslett Road - Building A	New Development	67	Building, Engineering & Fire Department	Building A in the Haslett Village Square redevelopment. Building A is a four-story residential multifamily building with 67 residential units.
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.
St. Martha Parish Okemos	St. Martha Parish Okemos School Building Expansions	Construction Permit Issued	1100 W. Grand River Ave	New Development	2	Building, Engineering, & Fire Department	Additional building/classroom developments at St. Martha Parish Okemos.
Louis J Eyde Family LLC	YEO & YEO P.C. Office Buildout	Construction Permit Issued	2843 Eyde Parkway Suite 230	Commercial Remodel	1	Building Department	Interior remodel for commercial office.
Eyde Hannah Plaza LLC	New BBQ Restaurant	Under Construction	4750 Hagadorn Rd	Commercial Remodel	1	Building Department	New Korean BBQ Restaurant proposed.

Under Review Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
SP Holding Company LLC	Haslett Village Square 2.0	Under Building & Plan Review	1669 Haslett Road - Building C-1	New Development	12	Building, Engineering, & Fire	Building C-1, of the Haslett Village Square MUPUD. 3 Story building total of 12 units.
SP Holding Company LLC	Haslett Village Square 2.0	Under Building & Plan Review	1655 Haslett Road - Building D-3	New Development	12	Building, Engineering, & Fire	Building D-3, of the Haslett Village Square MUPUD. 3 Story building total of 12 units.
7 Eleven (7-11)	7 Eleven (7-11)	SUP Approved	2736 E. Grand River Ave.	Convenience Service Station	1	Planning	Application for a new service station convenience store proposed.
SP Holding Company LLC	Haslett Village Square 2.0	Under Building & Plan Review	1667 Haslett Road	New Development	12	Building, Engineering, & Fire	Building C-2, of the Haslett Village Square MUPUD. 3 Story building total of 12 units.
SP Holding Company LLC	Haslett Village Square 2.0	Under Building & Plan Review	1663 Haslett Road	New Development	12	Building, Engineering, & Fire	Building C-3, of the Haslett Village Square MUPUD. 3 Story building total of 12 units.
Eyde Land Holdings LLC	Authentix Okemos	Under Building & Plan Review	1604 Central Park Drive	New Development	24	Building Dept. Engineering Dept.	Construction of multifamily housing on Central Park Drive between Times Square and Columbus Avenue. 24 of 252 Housing units.
Eyde Land Holdings LLC	Authentix Okemos	Under Building & Plan Review	1608 Central Park Drive	New Development	24	Building Dept. Engineering Dept.	Construction of multifamily housing on Central Park Drive between Times Square and Columbus Avenue. 24 of 252 Housing units.
Eyde Land Holdings LLC	Authentix Okemos	Under Building & Plan Review	5040 Times Square	New Development	36	Building Dept. Engineering Dept.	Three story multifamily housing. Part of the Authentix 252 housing development.
Eyde Land Holdings LLC	Authentix Okemos	Under Building & Plan Review	1610 Central Park Drive	New Development	1	Building Dept. Engineering Dept.	Construction of Clubhouse for Central Park/Authentix multifamily development.
David J Stanton & Associates	Wendy's	Under Building Review	4850 Marsh Road	Commercial Remodel	1	Building Dept. Engineering Dept.	Plans received for existing restaurant remodel.



To: Economic Development Corporation Board Members
From: Amber Clark Neighborhoods & Economic Development
Director
Date: September 3, 2026
Re: Administration for Children and Families- Community Economic Development
Projects Grant

In recent meetings, EDC members have expressed an interest in pursuing additional opportunities to enhance business development services. In addition, EDC members are eager to grow the general EDC fund. Staff has received notice of the [Community Economic Development \(CED\)](#) grant application opportunity to the U.S. Department of Health and Human Services, Administration for Children and Families (ACF). A grant application would require a committed partnership with Meridian Charter Township, local employers, and nonprofit organizations for **new full-time positions for low income persons**.

The CED program provides an opportunity to secure federal funding that supports the creation of quality jobs for individuals with low incomes while helping local organizations and businesses expand operations and address workforce needs. Ingham County has a slightly higher unemployment rate 16.1-18.2%.

CED GRANT DETAILS

The ACF Community Economic Development Program funds projects that create and expand business and employment opportunities for individuals with low incomes. Through strategic partnerships between local governments, nonprofit organizations, employers, workforce development agencies, and community organizations, the program seeks to generate sustainable economic growth and measurable employment outcomes.

To be competitive, a CED application must demonstrate:

- Creation of new permanent full-time jobs;
- Jobs that provide wages and benefits sufficient to support economic self-sufficiency;
- Clear employer commitments to create and retain positions;
- Evidence of local workforce demand and economic need;
- Partnerships that connect eligible low-income individuals to employment opportunities;
- Measurable outcomes related to job creation and economic mobility;
- A viable business expansion or development strategy that will be sustained beyond the grant period.

The EDC is uniquely positioned to find local employers and community partners to develop a workforce development project that meets these requirements.

Our local labor market data shows several occupations with strong demand that align closely with the CED program's wage targets of approximately 50% to 80% of Area Median Income, or roughly \$17 to \$27 per hour.



Potential qualifying occupations include:

- **Administrative Assistants**
- **Office Coordinators**
- Customer Service Representatives
- **Janitors and Custodial Staff**
- **Maintenance Technicians**
- Nursing Assistants
- Direct Care Workers
- **Teaching Assistants**
- **Childcare Support Staff**
- Logistics and Operations Support Personnel

A successful CED application requires committed employer partners identified before submission. Each participating business/organization must be prepared to create new positions and document its commitment to hiring and retaining employees.

One potential partner is the Meridian Area Business Association (MABA), which has expressed interest in expanding its operations through the creation of a new full-time administrative position. The position would support business outreach, member services, programming coordination, and organizational growth. This MABA/Meridian EDC position could serve as an initial job commitment within the grant application and demonstrate how federal funding can support organizational capacity while creating quality employment opportunities.

Application Requirements:

Must be a Nonprofit 501 c 3 with a mission to advance workforce development, employment, and stabilization of the economy.

Must have committed partner organizations that will create new positions or expand new positions within their business. Businesses must be able to show long-term benefits of the expanded positions.

Letters of commitment from businesses and nonprofit organizations identifying:

- Number of jobs to be created;
- Position titles and wage rates;
- Hiring timelines;
- Long-term sustainability of positions beyond the grant period.
- Letters of Support
- Local workforce goals/needs

The EDC should collaborate with workforce development organizations, educational institutions, and community service providers to recruit and support eligible low-income individuals seeking employment.

Our application must clearly demonstrate that the project will:

- Reduce barriers to employment;
- Increase earnings for participating workers;
- Improve economic mobility for low-income families;
- Strengthen the local economy.



The Community Economic Development program presents an opportunity to attract federal investment, create quality jobs, support business expansion, and strengthen economic mobility within Meridian Township. Success will require committed employer partners and a collaborative community effort. Staff would like the EDC to discuss which local partners we should reach out to about the opportunity.

FUNDING ROUNDS

- Sept 8, 2026
- May 27, 2027
- May 25, 2028

To: Economic Development Corporation Board Members

From: Amber Clark Neighborhoods & Economic Development Director

Date: August 6, 2026

Re: Groovy Donuts, LLC Façade Improvement Program Grant Reimbursement Agreement

Please see attached the draft grant reimbursement agreement for Groovy Donuts, LLC regarding the Façade Improvement Program Grant. Groovy Donuts is eligible to be reimbursed for expenses related to ADA Accessible site improvements, pathway improvements, and signage for the property as described in the agreement. EDC members were eager to include their desire for the agreement to specify that the reimbursement is for enhancement activities, even though some of the project included overall site maintenance like parking lot improvements.

Below is a motion for your consideration:

MOVE TO ADOPT THE GROOVY DONUTS, LLC FAÇADE IMPROVEMENT GRANT REIMBURSEMENT AGREEMENT.



**FAÇADE IMPROVEMENT GRANT REIMBURSEMENT AGREEMENT
MERIDIAN CHARTER TOWNSHIP ECONOMIC DEVELOPMENT CORPORATION**

THIS FAÇADE IMPROVEMENT REIMBURSEMENT AGREEMENT (this "Agreement") is made and entered into as of the __ day of _____, 2026, by and between Groovy Donuts, LLC, a Michigan limited liability company, (3054 E. Lake Lansing Road), East Lansing, Michigan (48823) ("Grantee/Developer") and the Meridian Charter Township Economic Development Corporation, a Michigan municipal tax increment financing Authority, whose address is 5151 Marsh Road, Okemos, Michigan 48864 (the "EDC").

The Economic Development Corporation (the "EDC") has approved the grant reimbursement amount of \$20,000 (\$Twenty Thousand Dollars and no/100) for façade improvements at 3054 E. Lake Lansing Road, East Lansing, MI 48823.

Grantee desires and accepts the grant created by the EDC for site improvements to be reimbursed based on the terms of this Agreement for the approved Façade Improvement Grant for Groovy Donuts, LLC. The terms of this Agreement are for 10 years and the Grantee accepts that the EDC shall not review or approve an additional reimbursement grant for the approved reimbursements included in this Agreement before January 1, 2036.

RECITALS

A. Groovy Donuts, LLC/Developer has proposed provide exterior updates of their commercial building, approximately (7,125) gross square feet of Commercial Space. The site, built in 1978, needs updating to the concrete path/walkway to the adjoining Commercial suite to the parking lot. Updated business signage, enhanced accessibility improvements, and "Meet at Groovy" patio expansion. The updates will be completed at the address listed above and applied to the exterior of the site, (the "Building"), on a parcel of land situated in the Carriage Hills Potential Intensity Change Area (PICA) of Meridian Charter Township, Ingham County, Michigan, as legally described in the attached **Exhibit A (the "Subject Property")**.

B. Developer intends to complete the associated exterior work on the Subject Property pursuant to Exhibit B of this Façade Reimbursement Grant Agreement by and between the Grantee/Developer and the Economic Development Corporation of Meridian Charter Township, a Michigan municipal corporation (the "EDC") dated August 18, 2026 (the "Façade Reimbursement Grant Agreement").

C. The improvements that will be constructed by the Grantee/Developer on the Subject Property pursuant to the Site Plan and Façade Reimbursement Grant Agreement, are sometimes collectively referred to in this Agreement as the "Improvements" and such development by the Grantee/Developer of the Subject Property and construction of the Improvements are sometimes collectively referred to as the "Development".

D. The improvements will consist of certain improvements to the Subject Property including walkways, landscaping, Exterior Building Improvements, Plantings, and signage which the EDC has determined will benefit the community (the "Public Improvements"). The improvements as determined are described in the attached **Exhibit B (List of Improvements)**.

E. The EDC authorizes this Façade Reimbursement Grant Agreement for the portions of this project that are not general maintenance. Conditions of this Agreement are based on the Meridian Charter Township Economic Development Corporation being in support of enhanced exterior improvements of the "Groovy Donuts" site. Some improvements listed in Exhibit B may be included as a part of the overall project improvements. The EDC holds the right to reimburse the activities of the improvement that are not associated with maintenance.

F. The EDC believes that the Façade Improvements are important to the public and, subject to the limitations, terms and conditions of this Agreement, the Meridian Township Charter of Code of Ordinances, the EDC is willing to provide Developer the financial support provided in this Agreement, in the form of the reimbursement of the costs and expenses of the Public Improvements as also provided in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the above Recitals included in this agreement by reference and the mutual covenants and promises contained in this Agreement, Developer and the EDC agree as follows:

1. The Grantee reaffirms all the information provided to the Meridian Charter Township EDC is correct and accurate.
2. Grantee has read and agrees to abide by the provisions and requirements of the Meridian EDC Façade Improvement Grant Reimbursement program adopted February 2025.
3. All work performed will be consistent with the approval of the Meridian EDC. If Grantee desires to make any changes in the project Grantee will obtain written approval from the Meridian EDC before making and changes. Grantee understands the Meridian EDC is not required to approve any changes.
4. Grantee agrees to complete the improvements within six (6) months from the date of this Agreement and understands that failure to complete the improvements within such time period may result in the forfeiture of the grant unless written approval by the Meridian EDC for an extension is submitted to the developer before the due date. Grantee also agrees to submit all paid receipts and invoices within sixty (60) days after the completion of the work and understands that failure to do so may result in the loss of the grant.
5. Grantee understands that the grant funds will be paid directly to preapproved contracts upon completion of the work and submission of all required invoices, etc.



6. Grantee agrees to indemnify and hold harmless the EDC, Meridian Charter Township, Meridian Charter Township staff, from any and all claims arising out of work performed.
7. Grantee will notify the EDC immediately if Grantee's interest in the subject property changes in anyway. This Agreement is not assignable by the Grantee and must receive prior authorization from the EDC in order to assign this grant Agreement to another entity.
8. The Meridian Township Economic Development Corporation recognizes that portions of the overall project are general maintenance improvements. The EDC has selected Groovy Donuts, LLC "Meet at Groovy" project to support the exterior patio expansion, ADA Accessible improvements, and signage.

The Undersigned Affirm:

The Information in this Façade Grant Improvement Reimbursement Agreement is true and accurate:

(Applicant Signature)

(Date)

The Applicant has read and understand the conditions of the Meridian Charter Township Economic Development Corporation Façade Grant Improvement Reimbursement Program:

(Applicant Signature)

(Date)



The Grantor/EDC has the reserved right to terminate, cancel, or reject the reimbursement request of the applicant should any violations of Township ordinance, violations of local, State, or Federal law occurs. In addition the below signature confirms the EDC's participation in this Façade Grant Improvement Reimbursement Program with the Grantee/Developer and with proof of receipt, will issue the full reimbursement of the project as agreed to within this Agreement:

(EDC Chair Signature)

(Date)

Any alterations, letters, notifications, notices, letters or emails should be directed to:

**Meridian Charter Township
Economic Development Department
5151 Marsh Road, Okemos, MI 48864
Attn: Amber Clark Economic Development Director
Clark@meridian.mi.us 517.853.4568**

**Groovy Donuts, LLC
Address: 3054 E. Lake Lansing Road, East Lansing MI 48823
Attn: Tinoros (Nick) Cianciolo
Email Address: thegroovydonutshop@gmail.com
Phone Number: 517-376-1231**



Exhibit A (The Subject Property)

Groovy Donuts, LLC a limited liability company with a property address of 3504 E. Lake Lansing Road, East Lansing, Michigan 48823. Legal description of the property as:

MP 7397-5 FT OF LOT 23 BEG AT PT ON S LN LOT 23- N 89 DEG 51'23"W 533 FT & N 0 DEG 04' 34"W 60 FT FROM SE COR SEC 6 T4NR1W- N 0 DEG 08'37"E 130 FT- N 89 DEG 51'23"W 130 FT- S 0 DEG 13'17"E TO SW COR LOT 23- S 89 DEG 51' 23"E 129.17 FT TO BEG - .387 A M/L CARRIAGE HILL ESTATES



Exhibit B (List of Improvements)

Groovy Donuts, LLC a limited liability company with a property address of 3504 E. Lake Lansing Road, East Lansing, Michigan 48823. Will conduct the following activities as the “Meet at Groovy” project to as eligible for the EDC Façade Improvement Program of Meridian Charter Township:

1. ADA Accessible updates to the parking spaces, parking lot, entry path, and sidewalk paths
2. Five feet of ADA detectable warning surface (truncated dome plates)
3. 520 square foot customer patio
4. New entrance and business sign on Lake Lansing Road

*Components of the overall project improvement include elements that could be considered general maintenance. The Meridian Economic Development Corporation acknowledges that the FIP reimbursement will support the pivotal enhancements of this project which include the new community amenity and block enhancements.

**MERIDIAN ECONOMIC DEVELOPMENT CORPORATION
FAÇADE IMPROVEMENT PROGRAM APPLICATION**

“Meet at Groovy” — An Accessibility-First Storefront Renewal

Submitted by Groovy Donuts LLC — June 2026



Rendering: 3054 E. Lake Lansing Rd. upon project completion. New designated ADA-accessible parking space with striped access aisle directly in front of the storefront, ADA-accessible patio gathering area, and resurfaced asphalt.

Applicant Information

1. Business/Organization Name: Groovy Donuts LLC

2. Business/Organization Address: 3054 E. Lake Lansing Rd., East Lansing, MI 48823

3. Mailing Address (if different): Same as above

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

☐ YES

☒ NO

5. Is the applicant located in a Potential Intensity Change Area (PICA) of Meridian Charter Township?

☐ YES

☐ NO (to be confirmed by EDC staff)

6. Are you the property owner?

☐ YES

☒ NO

Note: The Subject Property is held under recorded land contract by After Coffee LLC (Buyer), a Michigan limited liability company under common ownership with applicant Groovy Donuts LLC (both entities are owned by Tinoros Cianciolo). Legal title is held by Maguire Associates LLC (Seller) pending payoff. Written authorization from After Coffee LLC is provided as Attachment C, with a copy of the executed land contract attached as Attachment D.

7. Building Owner's Name: Maguire Associates LLC (Seller/Title Holder); After Coffee LLC (Buyer/Land Contract Vendee — under common ownership with applicant)

8. Building Owner Telephone: Maguire Associates LLC — to be provided by Seller upon request; After Coffee LLC c/o Tinoros Cianciolo, 517-376-1231

9. Written Statement from Property Owner: Provided as Attachment C (After Coffee LLC authorization letter) and Attachment D (executed land contract).

10. Best Contact Person for the Project: Tinoros Cianciolo, Owner and Operator, Groovy Donuts LLC

11. Contact Person's Address: 3054 E. Lake Lansing Rd., East Lansing, MI 48823

12. Contact Person's Phone Number: 517-376-1231

13. Contact Person's Email: thegroovydonutshop@gmail.com

Project Details

14. Has the rehabilitation project begun yet?

☐ YES

☒ NO (No construction has begun and no expenses have been incurred. All vendor proposals are unsigned and pending EDC approval.)

15. Description of the Improvement Project:

Project Theme: “Meet at Groovy”

Groovy Donuts is a locally owned family business — a hand-made donut shop and neighborhood gathering spot at the corner of E. Lake Lansing Rd. and the Carriage Hills neighborhood. We are a Township small business with a regional following. Our customers regularly tell us they don’t just stop by — they meet here. They meet friends

here. They meet for first dates here. They meet before youth sports games and after church services. They meet here to celebrate birthdays, retirements, and the small ordinary mornings that make up a community.

This project is built around a simple commitment:

Everyone in Meridian Township should be able to meet at Groovy.

Today, our storefront falls short of that commitment. The existing parking surface is heavily cracked and pothole-ridden, making it unsafe and difficult to navigate for customers using wheelchairs, walkers, strollers, canes, or vision aids. The existing painted handicap parking marking is located at the far end of the multi-tenant storefront strip — approximately 40 feet from the Groovy Donuts entrance, in front of a neighboring tenant's space — and does not meet current ADA standards (faded paint, no compliant access aisle, no sign post, no detectable warning surface). Its distant location forces customers using mobility devices to travel a long stretch of unprotected vehicle pavement and narrow building curb to reach our door. There is no marked ADA path of travel from the parking area to the storefront entrance, no outdoor gathering area where customers — regardless of mobility — can sit, talk, and meet, and the pylon identification sign on the road is faded, unlit at night, and difficult to see from either direction on Lake Lansing Rd. None of this serves our community well, and none of it reflects who we want to be as a Township business.

The “Meet at Groovy” project is a single, coordinated three-component exterior renewal designed from the ground up around universal accessibility. Every component connects to the same idea: a welcoming, ADA-compliant, visible storefront that any neighbor — of any age, any mobility, any background — can come to and feel like they belong here.

Accessibility-First Design — The Heart of the Project

This is not a project that adds accessibility features as an afterthought. Accessibility is the design driver. Walking from a vehicle to a Groovy Donut should be possible — and dignified — for every customer. The accessibility elements of the scope include:

- **A new, properly located ADA-accessible parking space directly in front of the Groovy Donuts storefront door.** The existing parking lot has no compliant designated accessible space at our entrance — the only painted handicap marking is approximately 40 feet away at the far end of the multi-tenant building, in front of a neighboring tenant. The repaved surface will be striped with a new accessible parking stall, compliant access aisle, and current-standard accessibility symbols, in the location where chalk markings already lay out the proposed configuration (see current-condition photographs and architectural rendering below).
- **A new 20-foot-wide reinforced concrete sidewalk ramp** from the new accessible parking space and access aisle directly to the storefront entrance. This eliminates the current step-up/curb transition and gives every customer — including those using wheelchairs and other mobility devices — a continuous, level, code-compliant path of travel from vehicle to door, dramatically shorter than the current ~40-foot trip from the existing distant handicap marking.
- **Five linear feet of ADA detectable warning surface (truncated dome plates)** at the curb-to-pavement transition, providing tactile guidance for customers with visual impairments at the critical transition between pedestrian and vehicular zones.
- **A 520 sf level concrete customer patio** immediately adjacent to the storefront entrance, with a slip-resistant broom-finish surface, no thresholds or steps, and direct connection to the new ADA ramp. The patio is the dedicated “Meet at Groovy” gathering space — where customers can sit, eat, and visit at accessible-height tables in the open air.
- **Repainted ADA accessibility symbols** throughout the resurfaced customer parking area, replacing faded markings that no longer meet current MMUTCD/ADA standards.

Three Components, One Project

Component 1 — A new Groovy Donuts identification sign on Lake Lansing Rd.

Johnson Sign Co. (a Michigan-licensed sign contractor founded in 1964) will furnish and install a new 88" × 84" double-sided internally illuminated pylon sign at the existing road-frontage steel post. The cabinet features a 30" circular Groovy Donuts "peace donut" logo over a four-line 6" changeable-copy reader board, totaling 38 sf of cabinet area at 153" overall height. Construction is aluminum cabinet with 1-½" retainers, white polycarbonate faces with digitally printed translucent vinyl graphics, UL-listed Principal white LED illumination, and Akzo Nobel acrylic polyurethane satin paint finish. The existing freestanding sign (shown in the photograph on the following pages) is failing, faded, and not internally illuminated; the replacement gives the site clear, attractive, lighted identification visible from Lake Lansing Rd. in both directions, so customers can find us — and meet here — day or night.

Component 2 — ADA-Accessible Customer Patio and Sidewalk Ramp — the Heart of "Meet at Groovy"

Hosford Brothers Concrete, Inc. (a Michigan-licensed concrete contractor based in East Lansing) will (i) remove the existing failing asphalt and concrete in the work area; (ii) install a new 20-ft × 26-ft (520 sf) reinforced concrete patio pad at the storefront entrance, 4" thick on a compacted base with light-duty wire mesh, 4,000 psi limestone-mix concrete, broom finish, thickened edge, and engineered control joints; (iii) install a new 20-foot-wide 4" reinforced concrete sidewalk ramp connecting the patio and the storefront entrance to the new designated ADA parking space; and (iv) install 5 linear feet of ADA detectable warning plates at the curb transition. The patio is the centerpiece of the project — the dedicated outdoor space where customers will gather. Every dimension, slope, and finish has been specified to meet current ADA standards.

Component 3 — Full Customer Parking Area Resurfacing with New ADA Striping

American Asphalt of Lansing (a Michigan-licensed asphalt contractor) will mill the existing failing 2" wearing course over the entire 9,656 sf customer parking area, haul away the milled material, apply a tack/bond coat, and place a new 2" HMA 5E wearing-course surface. The contractor will repaint all parking lines and ADA accessibility symbols, including the new designated accessible parking space, access aisle, and accessible loading zone serving the new patio and storefront ramp — relocating the accessible designation from its current distant location at the far end of the building to the proper position directly in front of the Groovy Donuts entrance. The current pavement is heavily alligator-cracked, with multiple potholes and standing-water depressions that are unsafe for any pedestrian — and effectively impassable for customers using wheelchairs, walkers, or strollers. This is not a sealcoat (which is expressly excluded under the FIP Guidelines), but a full removal and replacement of the wearing course — an eligible exterior improvement under the FIP Guidelines' "Asphalting of Customer/Public Parking Area" category and integral to the accessible site experience.

Public Spaces Amenity Bonus — Two Categories Triggered

This project is designed to qualify for the Public Spaces Amenity Bonus by integrating two of the listed amenity categories from the EDC FIP Guidelines:

- **Accessibility Site Improvements (Age-Friendly, ADA Compliance).** Every component of the scope is specifically designed for ADA compliance and age-friendly access: a new properly-located designated accessible parking space directly in front of the Groovy Donuts entrance (replacing the inadequate marking ~40 feet away at the far end of the multi-tenant strip), a 20-foot-wide concrete sidewalk ramp directly to the storefront door, 5' of detectable warning plates for visually impaired customers, a level patio gathering space, and freshly painted ADA symbols throughout the parking area.
- **Walkability / Non-Motorized Site Improvements.** The new patio creates a defined non-motorized pedestrian gathering area within what is currently undifferentiated vehicle pavement, separating pedestrian customers from vehicle traffic and providing the site's first dedicated outdoor seating zone for walk-up customers, foot traffic from the adjacent Carriage Hills neighborhood, and the new ADA pathway from the accessible parking space to the storefront entrance.

Alignment with FIP Project Prioritization Criteria

- First-time applicant — Groovy Donuts LLC has not previously received FIP funds.
- Retail, recreation, and entertainment business — Groovy Donuts is a locally owned, family-operated retail food business and community gathering establishment, not a chain or franchise.
- Owner-occupied building — the Subject Property is held under recorded land contract by After Coffee LLC, an entity under common ownership with the applicant (both entities owned by Tinoros Cianciolo); the building is occupied and operated by the same ownership group.
- Scope and size — a \$43,686 unified, accessibility-first three-component project that achieves visible, comprehensive transformation rather than incremental façade improvements.
- Resolution of deteriorated/unsightly conditions — the existing pylon sign is failing and unlit, the parking area is heavily cracked and pothole-ridden, the only existing handicap parking marking is poorly located and non-compliant, there is no accessible path of travel to our entrance, and the storefront has no outdoor customer amenity. All conditions have persisted for years and are visible from the public right-of-way on a Township corridor.
- Public-to-private leverage — the applicant is contributing \$13,686 of private match (31%) against \$30,000 of requested EDC reimbursement on a \$43,686 total project budget.
- Preservation of a community institution — Groovy Donuts is a locally owned family business and recognized small-business destination serving the Greater Lansing/Meridian area; the improvements preserve and reinforce this institution's place at the 3054 Lake Lansing Rd. location while making it accessible to a wider community than ever before.

16. Cost Breakdown by Major Category:

Itemized vendor proposals are included as attachments. Summary cost breakdown:

Category	Vendor	Amount
Site Signage — New Double-Sided Internally Illuminated Pylon Sign	Johnson Sign Co. (est. 1964; Lansing, MI)	\$10,255.00
ADA-Accessible Customer Patio (520 sf) + 20' Reinforced Concrete Sidewalk Ramp to Storefront Entrance + 5' ADA Detectable Warning Plates	Hosford Brothers Concrete, Inc. (East Lansing, MI)	\$10,931.00
Customer Parking Area Resurfacing — Mill 2" / Pave 2" 5E HMA Wearing Course Over 9,656 sf, with New Line and ADA Symbol Striping	American Asphalt of Lansing	\$22,500.00
TOTAL ELIGIBLE PROJECT COST		\$43,686.00

Reimbursement structure:

Funding Source	Amount
Applicant match (Groovy Donuts LLC operating funds — 31%)	\$13,686.00
Requested EDC FIP reimbursement (70% with Public Spaces Amenity Bonus; \$30,000 cap)	\$30,000.00
TOTAL PROJECT FUNDING	\$43,686.00

Ineligible expenses excluded from this reimbursement request: Sign permit fees (paid separately to Township and not included in reimbursable amount), patio furnishings (tables, chairs, umbrellas — personal property), and any electrical work outside Johnson Sign's standard 6' hookup from existing power if required.

17. Proposed Start Date for the Project: Within 30 days of receipt of an executed Reimbursement Agreement from the EDC (target: July 15, 2026). No expenses will be incurred prior to EDC review and approval.

18. Estimated Completion Date for the Project: October 31, 2026 (within the 6-month construction window from EDC funding commitment)

19. Statement of Proof of Project Financing: Applicant Match (31% of project costs from sources other than the FIP grant): Funded from Groovy Donuts LLC operating reserves. As of the May 2026 statement period, Groovy Donuts holds \$40,301.30 on deposit in a Huntington Bank Business Premier Plus MMA account (account ending 3700), substantially exceeding the \$13,686 required match. Statement provided as Attachment E.

20. Improvement Categories Included in This Project:

- ☒ Street Front Façade
- ☐ Renewable Energy / Electric Charging Station
- ☐ Exterior Side Facade Improvements
- ☒ Walkway / Pathway / Sidewalk Improvements (new 20' ADA ramp, ADA path of travel, patio walkway, parking lot resurfacing)
- ☒ Site Signage / Storefront Signage (new internally-illuminated pylon sign)
- ☐ Landscaping / Rain Garden / Site Stormwater Maintenance
- ☒ Public Recreation (ADA-accessible customer patio gathering space)
- ☐ Public High-Speed Internet / Cable

21. Will any portion of this project be considered maintenance?

- ☐ YES
- ☒ NO — the project replaces deteriorated infrastructure and adds new public amenities. No part of the project consists of routine maintenance, repainting, sealcoating, or property management activity.

22. Project Design: The architectural rendering of the completed project is shown on the cover page above and reproduced in the Project Visualization section that follows. Vendor shop drawings and project diagrams are included as Attachments F (Johnson Sign Co.), G (Hosford Brothers patio/ramp sketch), and H (American Asphalt project diagram).

23. Current Condition Photographs: Selected current-condition photographs of the existing pylon sign, parking area, chalk markings staging the new ADA accessible parking space, and storefront entrance are reproduced on the following pages, with additional photographs included as Attachment J.

24. By signing below, the applicant affirms that:

- A.** The information submitted herein is true and accurate to the best of the applicant's knowledge.
- B.** The applicant has read and understands the conditions of the Meridian Charter Township Economic Development Façade Improvement and Grant Program and agrees to abide by its conditions and guidelines.
- C.** The applicant understands that any approved changes, alterations, or modifications to the approved façade design must be authorized in writing by the EDC, that all improvements must meet Township Code of Ordinances, that permit payments are not included in project costs, and that unauthorized changes may result in withdrawal of funding.
- D.** The applicant understands that if this project is not completed within the program timetable (12 months), the EDC may withdraw its funding commitment.

Tinoros Cianciolo, Owner and Operator

Date

Groovy Donuts LLC, Applicant

Project Visualization

After: “Meet at Groovy” — Completed Project Rendering



Completed project showing the new designated ADA-accessible parking space with diagonally striped access aisle directly in front of the storefront door, the new ADA-accessible customer patio with seating under umbrellas, and the resurfaced parking lot.

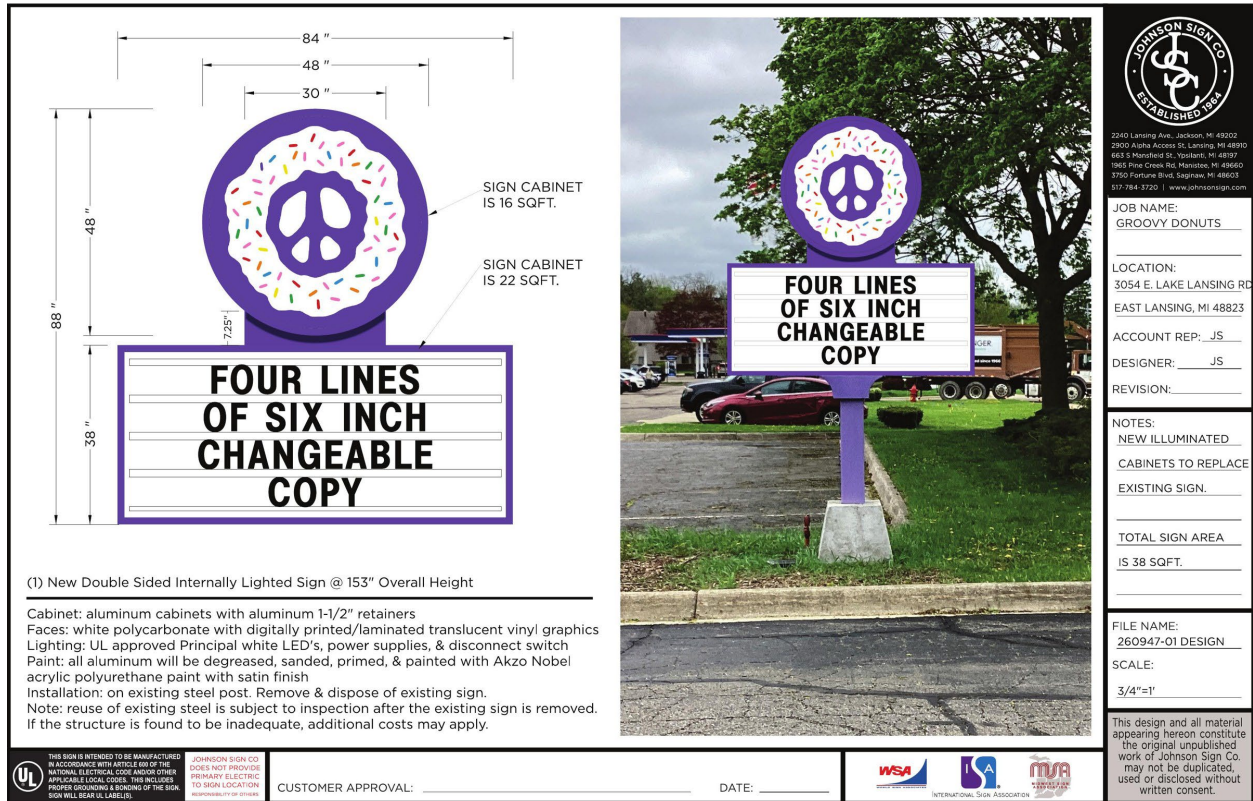
Before — Current Conditions

1. Existing pylon identification sign and building context



Existing pylon sign (right): a small, non-illuminated, faded freestanding sign on a steel post showing "Welcome to.... Groovy Donuts" with a coffee-cup graphic. Difficult to see from Lake Lansing Rd. in either direction, especially at dusk and at night. Component 1 will replace the sign cabinets on the existing steel post with a new 88" x 84" double-sided internally illuminated pylon sign.

2. Proposed new pylon identification sign — Johnson Sign Co. shop drawing and on-site visualization



New 88" x 84" double-sided internally illuminated pylon sign by Johnson Sign Co. (Project 260947-01). Left: dimensioned shop drawing showing the 30" Groovy Donuts "peace donut" logo cabinet (16 sf) above a 38" x 84" four-line 6" changeable-copy reader board (22 sf), 153" overall height. Center: on-site visualization showing the new sign installed at the existing road-frontage steel post position. Construction: aluminum cabinets with white polycarbonate faces, digitally printed translucent vinyl graphics, UL-listed Principal white LED illumination, and Akzo Nobel acrylic polyurethane satin paint finish.

3. Existing parking area — wide view with chalk markings staging the new ADA parking space



Wide view of the existing front parking area showing extensive alligator cracking, surface deterioration, and blue chalk markings laying out the proposed location of the new ADA-accessible parking space and access aisle in front of the Groovy Donuts storefront entrance.

4. Close-up: ADA accessible parking space staged on the existing surface



Close-up of the chalk-marked layout for the new ADA accessible parking space and access aisle, overlaid on the heavily-cracked existing pavement. The new ADA parking stall, access aisle, and connected concrete sidewalk ramp will be installed at this location — replacing the current inadequate handicap marking located approximately 40 feet away at the far end of the multi-tenant building.

5. Existing storefront entrance — current curb transition



Storefront entrance at 3054 E. Lake Lansing Rd. showing the existing curb transition from parking to entrance walkway. The new project will install a 20-ft-wide reinforced concrete sidewalk ramp connecting the new ADA parking space directly to this storefront door, with 5' of ADA detectable warning plates at the curb transition.

Attachment Index

The following attachments are submitted in support of this application:

- A.** Cover Letter to Director Amber Clark
- B.** This Application (Items 1–24)
- C.** Written Authorization from After Coffee LLC (Land Contract Vendee / Equitable Owner)
- D.** Executed Land Contract — Signature Page Excerpt (Maguire Associates LLC, Seller; After Coffee LLC, Buyer; dated April 13, 2026)
- E.** Huntington Bank Business Premier Plus MMA Statement — Groovy Donuts (May 2026, ending balance \$40,301.30) — Proof of Match Financing
- F.** Johnson Sign Co. — Proposal 260947-01 (executed by seller 6/1/2026, valid through 8/1/2026) and Sign Shop Drawing (88" × 84" Double-Sided Internally Illuminated Pylon Sign, 38 sf cabinet, \$10,255.00)
- G.** Hosford Brothers Concrete — Revised Proposal dated 06/11/2026 and Patio/Ramp Layout Sketch (520 sf concrete patio + 20'-wide reinforced sidewalk ramp + 5' ADA detectable warning plates; \$10,931.00)
- H.** American Asphalt of Lansing — Proposal and Project Diagram (Option A: Mill 2" / Pave 2" 5E HMA wearing course over 9,656 sf with line and ADA striping, \$22,500.00)
- I.** Architectural Rendering of Completed Project (full-resolution copy; preview shown in this application)
- J.** Current Condition Photographs of Subject Property (full set including existing pylon sign and parking area views; selected previews shown in this application)