



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
March 3, 2026 6:00 PM

1. CALL MEETING TO ORDER
 2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
 3. ROLL CALL
 4. PRESENTATIONS
 - A. Introduction of New Police Officer-Spencer Mandernack
 - B. Local Road Program
 - C. Advanced Metering Infrastructure (AMI) Collector Installation Project
 5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
 6. TOWNSHIP MANAGER REPORT
 7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
 8. APPROVAL OF AGENDA
 9. CONSENT AGENDA
 - A. Communications
 - B. Minutes
 - (1) February 3, 2026 Township Board Closed Session
 - (2) February 10, 2026 Special Township Board Meeting
 - (3) February 17, 2026 Regular Township Board Meeting
 - (4) February 17, 2026 Township Board Closed Session
 - C. Bills
 - D. Women's History Month Resolution
 - E. 2026 Local Street Crushing and Resurfacing Contract Award
 - F. 2026 Local Street Milling and Resurfacing Contract Award
 - G. 2026 Forcemain Sanitary Sewer Project Contract Award
 - H. Set the Public Hearing Date-MI Neighborhood Community Development Block Grant (CDBG) Application
 - I. Board of Review Appointment
 - J. Pension Board Appointment
 - K. Service Level Agreement-Michigan Department of Technology, Management and Budget
 - L. St. Martha's Catholic School Delegation of Authority for Building Permitting and Inspections
 10. HEARINGS
 - A. Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430
 - B. Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431
 11. BOARD ACTION ITEMS
 - A. Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430 – Resolution #3
 - B. Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431 – Resolution #3
 - C. Board Policy Document Revisions
 12. BOARD DISCUSSION ITEMS
 - A. Authentix - Proposed Settlement Agreement Modification
 - B. Township Millages
 13. COMMENTS FROM THE PUBLIC
 14. OTHER MATTERS AND BOARD MEMBER COMMENTS
 15. ADJOURNMENT
-

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor. Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary. Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Tim Dempsey, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.

A PRIME COMMUNITY
meridian.mi.us



2025-2026 Local Road Program

March 3, 2026



Local Road Program Overview

153 miles of local roads

2026 will be the seventh year of construction under the new road millage that was approved by voters in 2019.

Our goal in 2019 was to obtain an average PASER rating of 8 (on a 1-10 scale)





PASER Rating Progress

As we do every 3 years, the Township updated the PASER ratings of all 153 miles of local roads in late 2025.

In the fall of 2019, prior to the first year of construction under the new millage, the average PASER rating was 4.48.



PASER Rating Progress

The average PASER rating is now 6.2, a 38% increase after 6 years of construction.

We're increasing our average PASER rating by 0.29 per year. With two more years of construction, we should conclude the current road bond in 2027 with an average PASER rating of about 6.70-6.75. It would be very difficult to find a local govt. in Michigan with a higher average PASER rating for local roads.



PASER Rating Progress

We are behind our goal due to inflation caused by the pandemic and the huge influx in federal infrastructure funding.

Asphalt prices increased from \$60-\$65/ton in 2021 to \$90-\$110 in 2022, a 50-83% increase. Prices have been largely consistent since 2022.



LRP Investment Comparison

Township	Miles of Local Roads	2021-2025 Avg Annual Investment	Avg Annual Investment Per Mile
Alaidon	41.66	\$219,160	\$5,261
Aurelius	45.98	\$150,790	\$3,279
Bunkerhill	30.5	\$123,486	\$4,049
Delhi	98.07	\$88,228	\$900
Ingham	35.65	\$40,164	\$1,127
Lansing	26.99	\$66,041	\$2,447
Leroy	45.02	\$147,836	\$3,284
Leslie	49.97	\$56,979	\$1,140
Lock	49.79	\$132,899	\$2,669
Meridian	158.47	\$4,598,295	\$29,017
Onondaga	41.01	\$66,812	\$1,629
Stockbridge	29.84	\$166,699	\$5,586
Vevay	47.53	\$88,188	\$1,855
Wheatfield	29.5	\$70,368	\$2,385
White Oak	45.7	\$45,951	\$1,005
Williamstown	47.07	\$355,502	\$7,553



2025 LRP Recap

Resurfacing/reconstruction of 5.7 miles of roads in poor condition.

The gravel portion of Tihart Rd, from Twinging Drive to Cornell Road, was improved with an asphalt stabilization and double chip seal treatment.



2025 LRP Recap Cont'd

Cornell Road, from Grand River Ave to Haslett Road, received overlay paving and a double chip seal treatment to keep it in good condition. The Township is waiting to resurface Cornell Road from Grand River Ave to Hatch Road until Okemos Public Schools demolishes and builds the new Cornell Elementary, which is scheduled to be completed in August of 2028.



2025 LRP Recap Cont'd

14.6 miles of newly resurfaced roads were treated with asphalt rejuvenator to protect taxpayer's investment by extending the useful life of these recently resurfaced roads.

The crack fill treatments shown on the 2024 and 2025 LRP maps will be completed in 2026.







2025 Funding

State (Act 51) Funding: \$0

Ingham County Road Department: \$335,000 (Increased from the \$172,500 we received from 2020-2022)

Township GF: \$280,000 (Eliminated in 2026 Budget)

Voter-approved road bond revenue: \$4,470,138

TOTAL: \$5,085,138



2020-2025 Overview

During the first six years of construction under the new millage, we have:

- **Reconstructed 46.83 miles of our poorest condition roads**
- **Completed 96.07 miles of preventative maintenance road work.**



2026 Overview

7.5 miles of roads being reconstructed

20.5 miles of crack fill

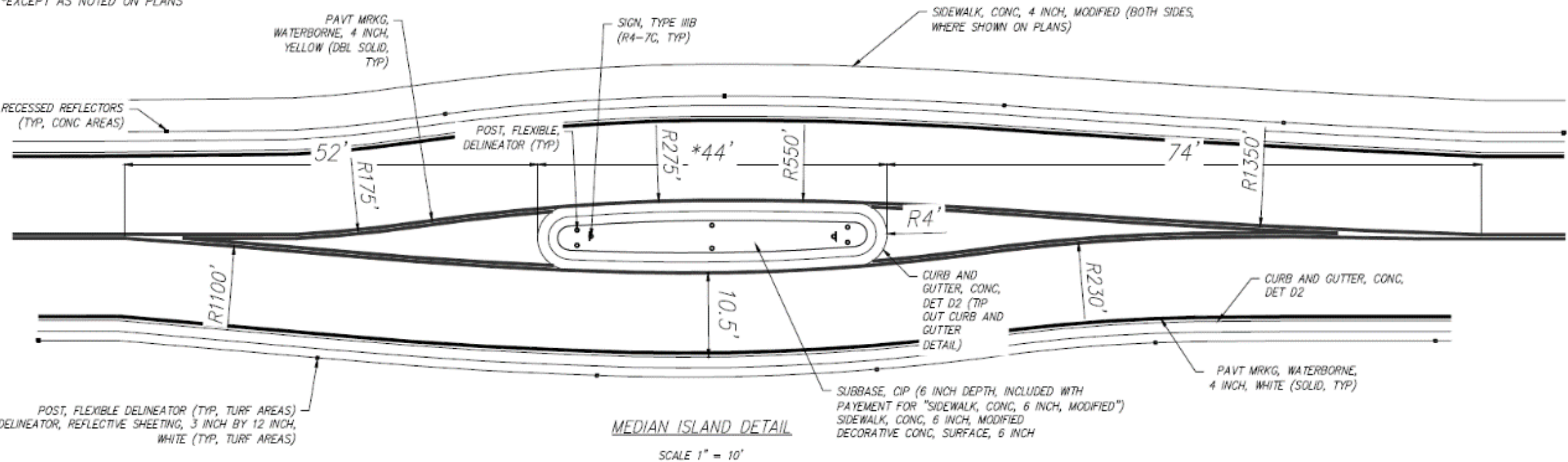
28 Total Miles



Hulett Road Design

Township staff have worked for 2 years now on the Hulett Road design. This design will eliminate the speed humps between the CSX railroad and Okemos Road. To create contiguous traffic calming from Bennett Road to Okemos Road, the Township will construct roundabouts and median islands to help calm traffic.

*EXCEPT AS NOTED ON PLANS



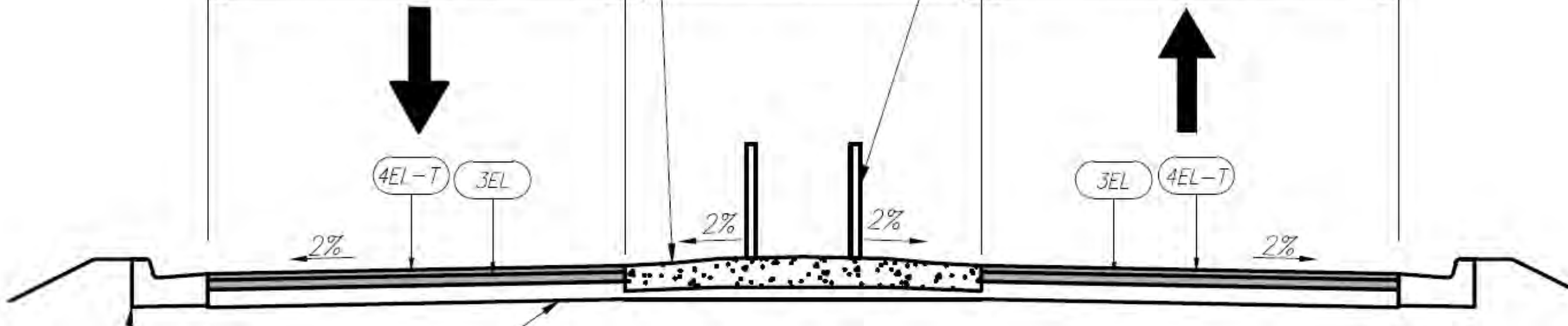
DIVIDER, CONC, TYPE 1 (6 INCH DEPTH)
DECORATIVE CONC, SURFACE, 6 INCH

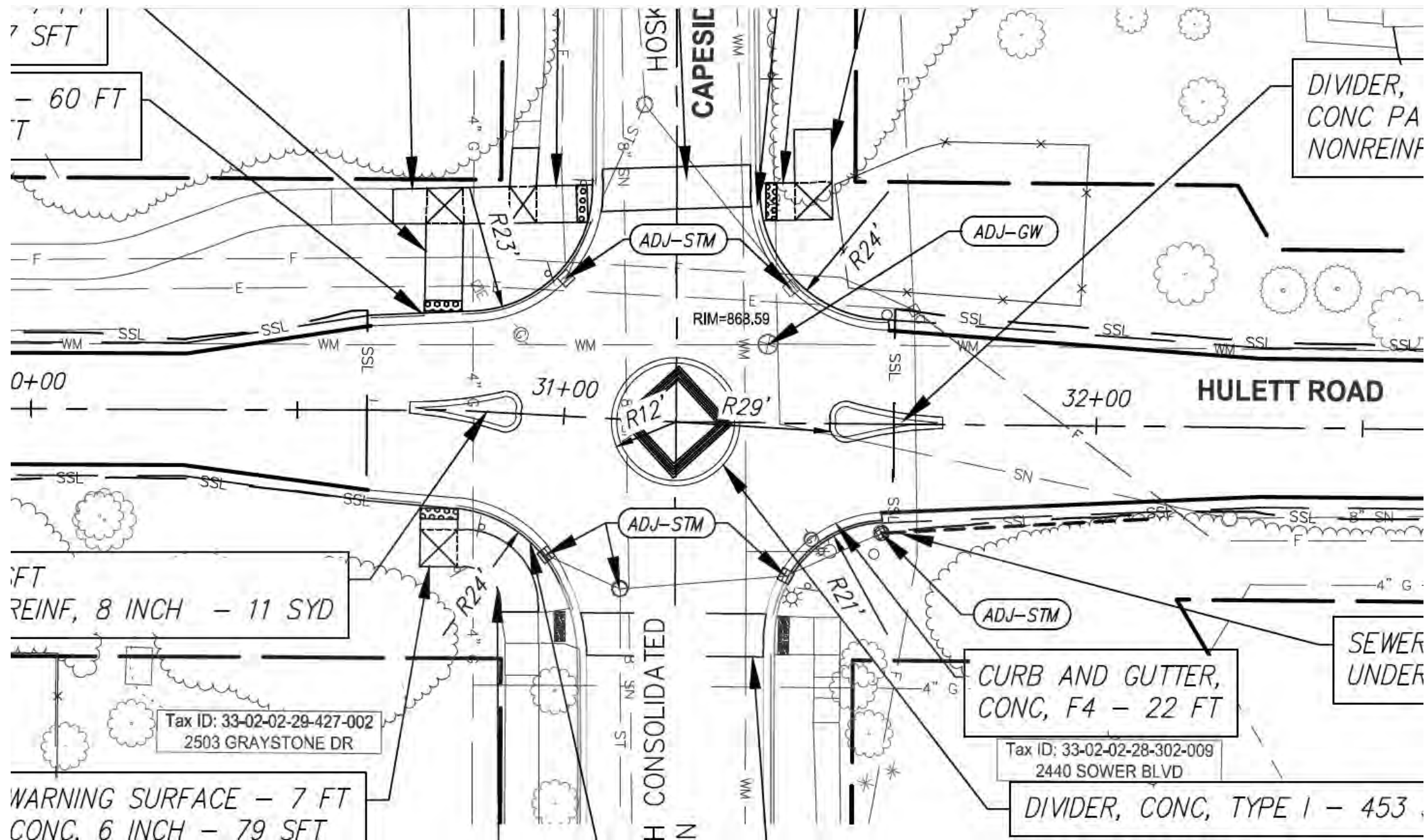
POST, FLEXIBLE, DELINEATOR (TYP)

PROPOSED LANE

WIDTH VARIES

PROPOSED LANE







Hulett Road Design

To improve pedestrian safety north of Capeside Dr where there is no pathway, the Township will construct 3'-wide paved shoulders.

Existing paved shoulder widths vary throughout this portion of Hulett Road. We will establish continuity in shoulder width on Hulett Road from Capeside Dr to Okemos Rd.



Hulett Road Public Engagement

The Township held two public meetings in 2025 with property owners on Hulett Road between the CSX railroad and Okemos Road. These are the property owners who successfully petitioned for speed humps in the 2000s.

Based on input received during these two public meetings, the Township developed two options and surveyed these 35 property owners.



Hulett Road Public Engagement

Option 1: Replacing the existing speed humps in the existing locations

Option 2: Using median islands, mini roundabouts, and LED speed display signs to calm traffic

The survey results showed a perfect 50/50 split.



Hulett Road Public Engagement

Given that support was split evenly, the Township is proceeding with option 2 as it:

- 1. Provides consistent traffic calming infrastructure from Bennett Road to Okemos Road,**
- 2. Would not result in any debris falling out of vehicles and trailers, creating a safer roadway for all users,**
- 3. Does not obstruct the flow of storm water, and**
- 4. Improves response times for Police, Fire and EMS.**



Marshall Park Bioswale Project

To prepare for the future resurfacing of roads in the Columbia St neighborhood on the west side of Lake Lansing, we are also preparing to construct a 4-tiered bioswale system to provide retention for a 100-year storm volume and improve the water quality of Lake Lansing.



Marshall Park Bioswale Project

The area near the Columbia St/Lake St intersection, which includes Marshall Park, suffers from the some of the worst flooding conditions we have seen in the Township.

This low-lying area of the neighborhood, takes stormwater runoff from the higher ground to the north and south.







COLUMBIA STREET NEIGHBORHOOD DRAINAGE IMPROVEMENTS MARSHALL PARK CONCEPT PLANS



Concept 1: Perennial Wetlands

This concept utilizes all perennials. The perennials would be established using seed and/or plugs. Including plugs provides a greater variety of species and quicker establishment than seed alone but is more expensive.

This would create a naturalized wetland of native species. It would provide openness and plenty of habitat. The aesthetic would be colorful at certain times of year. The dormant vegetation would provide lots of textural interest in the winter.

This approach is popular and, at a glance, appears simple but establishment from seed takes at least 3 years. During the first three years the area will look very weedy. Maintenance is very important as unwanted plants will colonize over time and regular burning, mowing or spot treating will be necessary.



COLUMBIA STREET NEIGHBORHOOD DRAINAGE IMPROVEMENTS MARSHALL PARK CONCEPT PLANS



Concept 2: Naturalized Wetland

This concept seeks to naturalize the entire area with a combination of floodplain trees and wetland shrubs with a background seeding of native perennials.

Once established, it would require the less maintenance and deliver the greatest overall ecological benefit. Once established, woody invasives would need to be controlled which is not expensive and can be contracted out or done internally (performed every 2-3 years). This would also enhance the stormwater capacity as the greater biomass enhances dewatering during the growing season.

In this scenario, focus on the perennial vegetation would be deemphasized which comes with acceptance that portions may tend to evolve into "old field" over time which would be a combination of native and non-native species.





Marshall Park Bioswale Project

The Park Commission, Lake Lansing Advisory Committee, and Environmental Commission have all reviewed the concept plans for this project and are very supportive of the project.

We are working to complete the design and permitting of the project. Construction will likely occur in 2027.



Marshall Park Bioswale Project

The bioswales, which will be constructed as emergent wetlands, will likely count toward wetland mitigation for Phase III of the MSU to Lake Lansing Trail.



How do we select roads?

We identify all of the roads that are rated as 1s on the PASER ratings and resurface those as quickly as possible with many other factors that we have to balance.



How do we select roads?

Another factor is how we can stage the work over each succeeding year to ensure we are working from the back of neighborhoods to the front, and then addressing the collector roads that neighborhoods outlet to last.

Examples: Hulett Rd/the many neighborhoods off Hulett, Old English/Tihart, Newman Rd/three neighborhoods off Newman Rd.



How do we select roads?

One factor is coordination with water, sanitary sewer, and stormwater projects:

The 2020 Shaw St neighborhood LRP project is an example of coordination with a stormwater project.

The 2023 Perry Rd neighborhood LRP project is an example of coordination with a sanitary sewer project.

The 2023-2024 Wardcliff neighborhood LRP project is an example of coordination with storm drain and water projects.



How do we select roads?

Another factor we consider is how many years of construction we are putting neighborhoods through as each year of construction a neighborhood has to go through comes with a lot of challenges for property owners:

- 1. Dust (think of dust covering your patio/deck/outdoor spaces)**
- 2. Construction traffic/Road closures**

Therefore, we don't want to do a neighborhood over 4-5 years. We want to resurface the roads in 1-3 years, if possible.



How do we select roads?

Another factor we consider is creating contiguous areas to create economy of scale and secure better pricing. If we're just doing one small segment of road in 10-15 different neighborhoods, cost will increase.

This, combined with not wanting to put neighborhoods through 4+ years of construction, is why we do some 2s and 3s when we're going into a neighborhood to address 1s.



How do we select roads?

Prior to the new millage passing, we intentionally neglected cul-de-sacs as we had very limited funding and cul-de-sacs do not benefit many property owners. For example, we did Manitou Dr in 2018, but we did not do the small cul-de-sac at the very end of Manitou Dr. We went back and addressed this cul-de-sac in 2023.

Therefore, we have been intentional about addressing this neglect, examples: Sylvan Glen, River Terrace, Creek Landing, Buttercup Ln, Country Dr, Chipping Camden Ln, and many more.



How do we select roads?

Lastly, we must consider the complexity of the design and public engagement, and how long it will take to properly plan a project as a result.

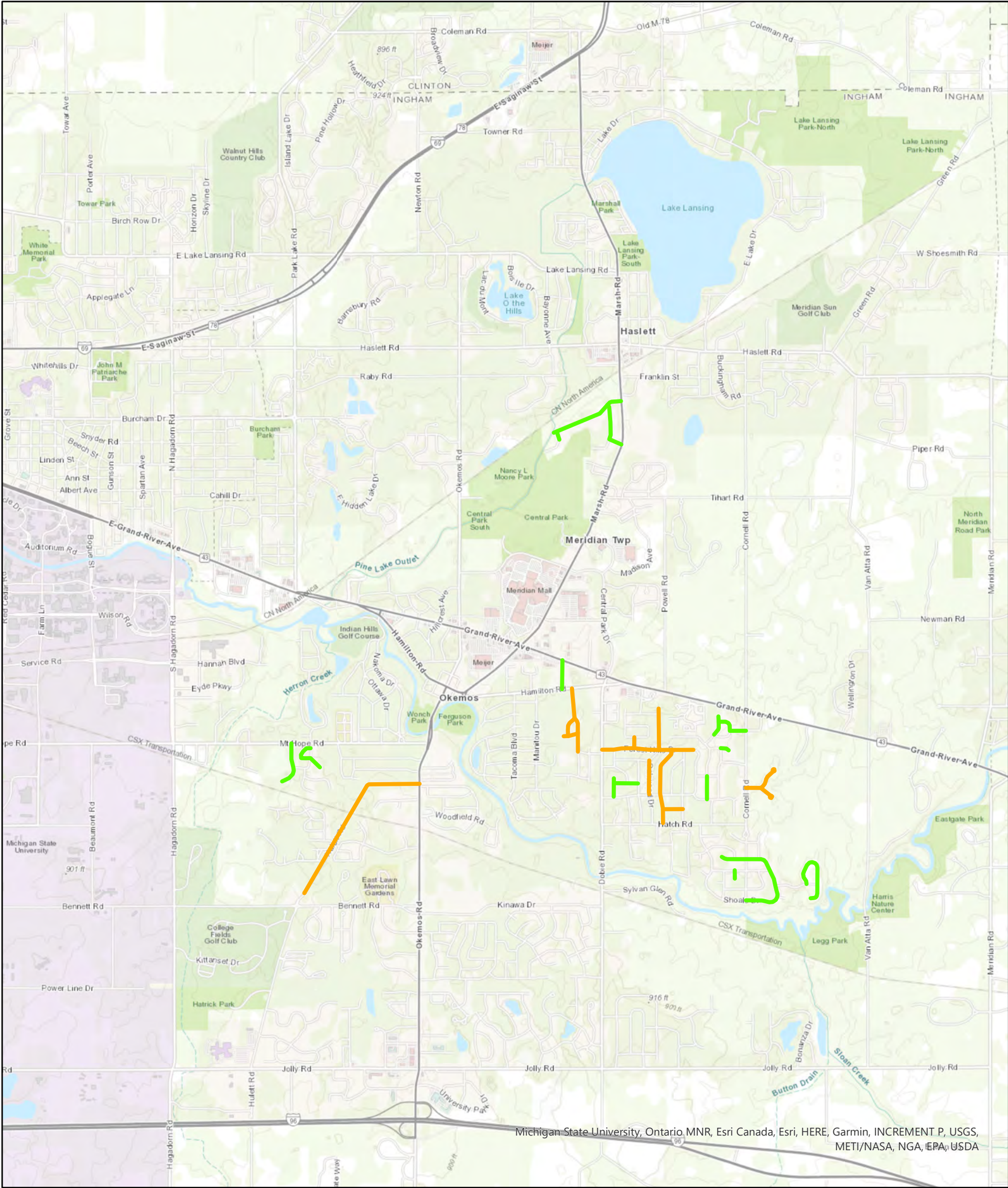
Hulett Rd, due to the speed humps, is a very time-consuming project. This project required 2 years of work for public engagement and design.

Academic Way off Haslett Rd, where Wilkshire Elementary is located, is the most time-consuming project to date as the school traffic backs up onto Haslett Road and we would like to address this through the project.



Thank you for your time this evening.

MERIDIAN TOWNSHIP
2026 LOCAL ROAD PROGRAM



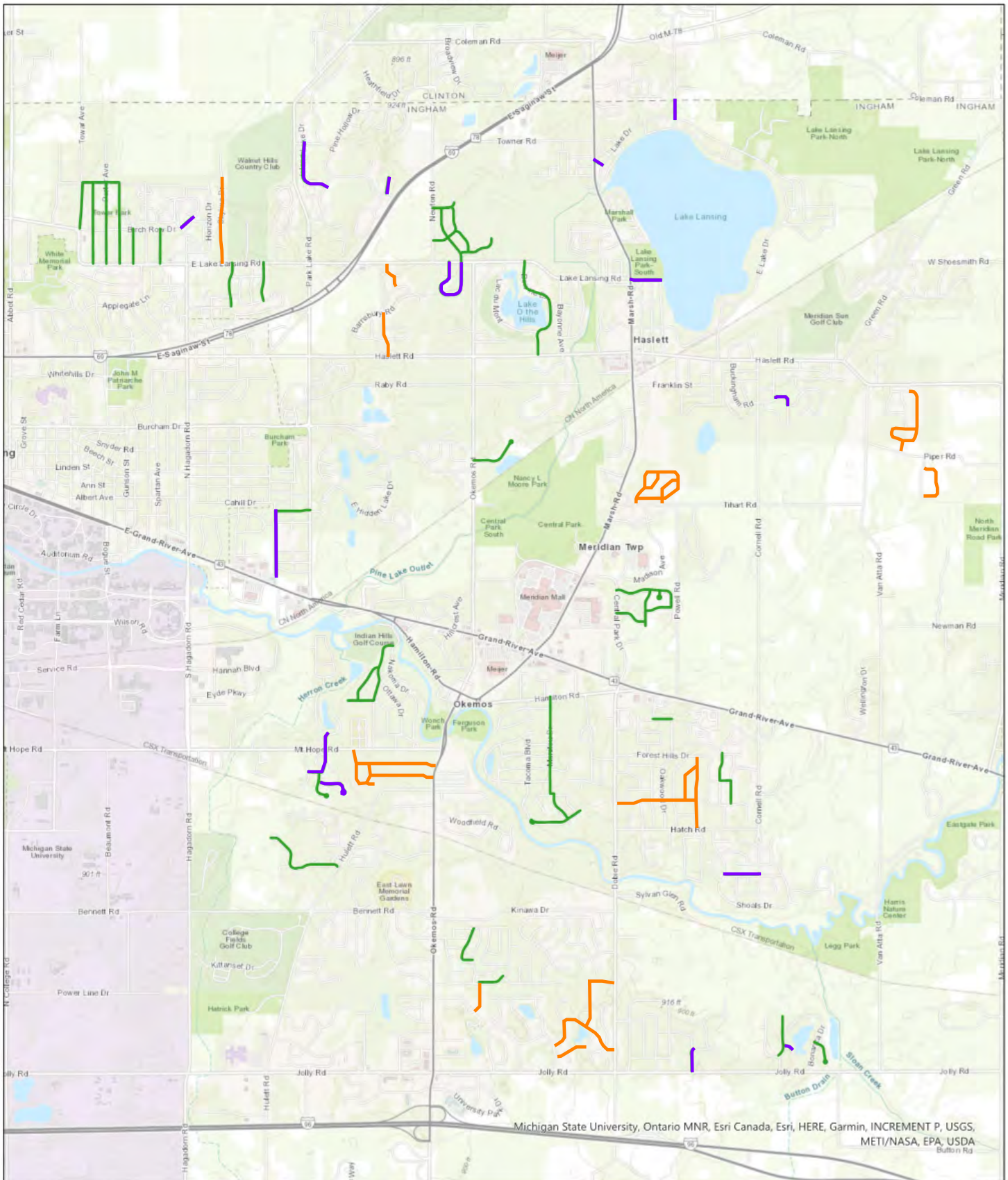
Legend

Reconstruction of Roads without Curb & Gutter (3.74 miles)

Reconstruction of Roads with Curb & Gutter (3.74 miles)

MERIDIAN TOWNSHIP

2026 Mobilization Map (Crack Treatment)

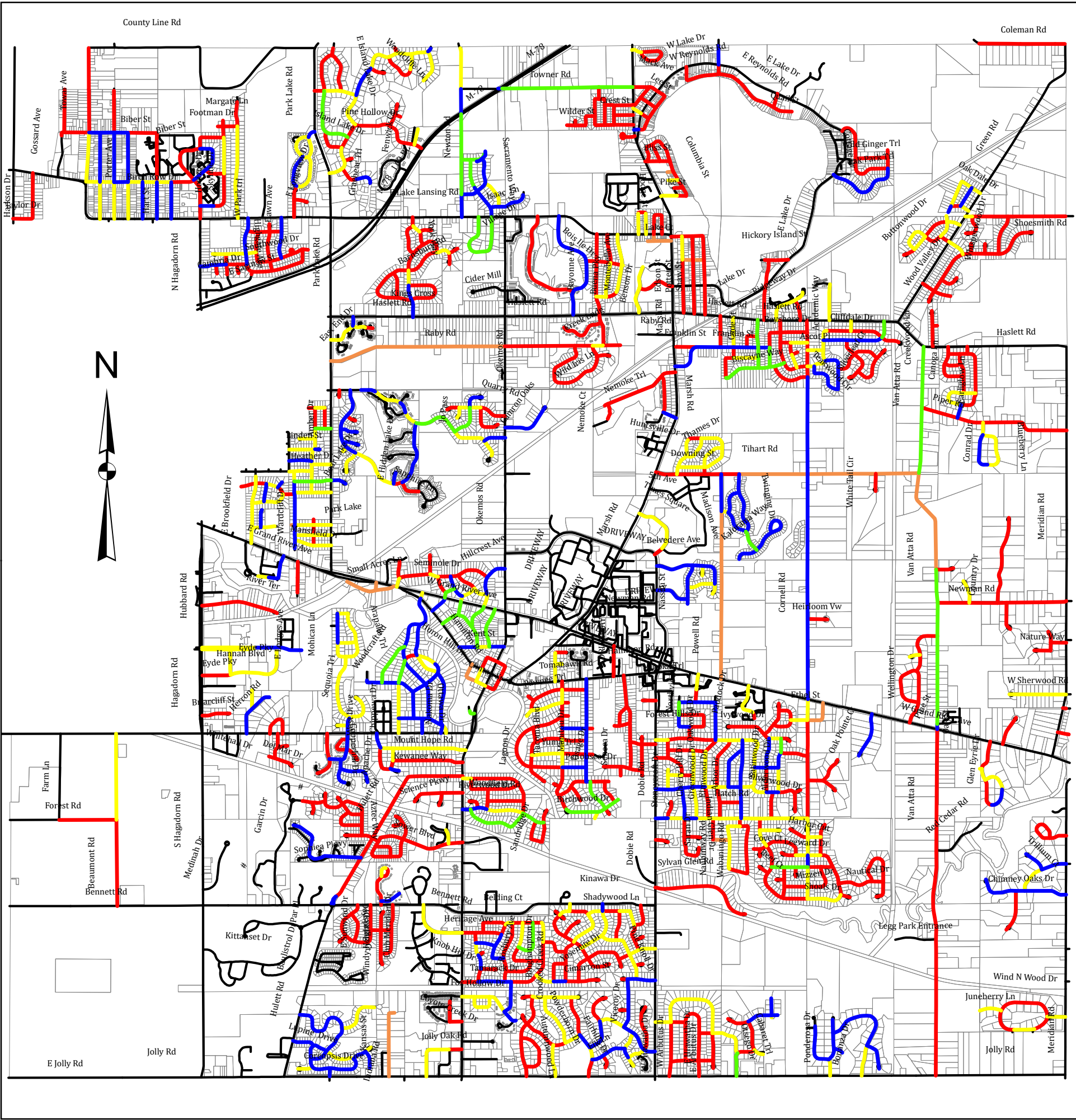


Legend



- HMA Crack Treatment, With Previous Crack Treatment (10.75 Miles)
- HMA Crack Treatment, Without Previous Crack Treatment (2.90 Miles)
- HMA Crack Treatment, 2023 Overlay Roads (6.85 Miles)

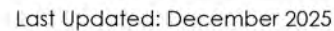
MERIDIAN TOWNSHIP LOCAL ROAD RATINGS



PASER Rating & Mileage

- 10-9 (Excellent) - 8.937 mi
- 8-6 (Very Good : Good) - 30.350 mi
- 5-4 (Fair) - 33.345 mi
- 3-1 (Poor : Failed) - 74.984 mi
- Gravel - 5.160 mi
- Non-Local (i.e. Private; State; Primary; etc.)

Meridian Township logo featuring the text "MERIDIAN TOWNSHIP" in a stylized font, with a green tree and a blue wave graphic to the right.





2025-2027 AMI Project

March 3, 2026



Current Meter Reading Process

We currently collect water meter reads every 90 days for single-family homes and every 30 days for multi-family and commercial.

We achieve this by driving around the Township with an instrument that collects the reads.



What are AMI “Collectors”?

AMI stands for Advanced Meter Infrastructure.

An AMI “collector” is an antennae that is strategically located to maximize coverage area.

The collector is installed on a wood utility pole.



What does an AMI Collector look like?

They blend in with other wood utility poles and are about 80' tall.





AMI Project Background

AMI collectors are being installed throughout the Township to increase the frequency at which the Township collects water meter reads.

The locations of these collectors have been carefully selected to provide maximum coverage and efficiency across the Township while prioritizing discreteness.

With these collectors, we will be able to collect meter reads across the system once every day.



Benefits for Customers

During the current 30-90-day period between water meter reads, customers could have leaks in their private plumbing and not know unless they are monitoring the dial head of their water meter.

Once this project has been completed, Township customers will be able to create an account and program it to alert them if their water usage exceeds certain thresholds.

This will assist customers in knowing if/when they have a leak in their private plumbing, such as a running toilet, a water-powered sump pump, or dripping fixtures/faucets.



AMI Project Phasing

We are currently in phase two of a three-phase project.

Two collectors were installed on the north and south water towers during phase 1. Five collectors will be installed in phase two.

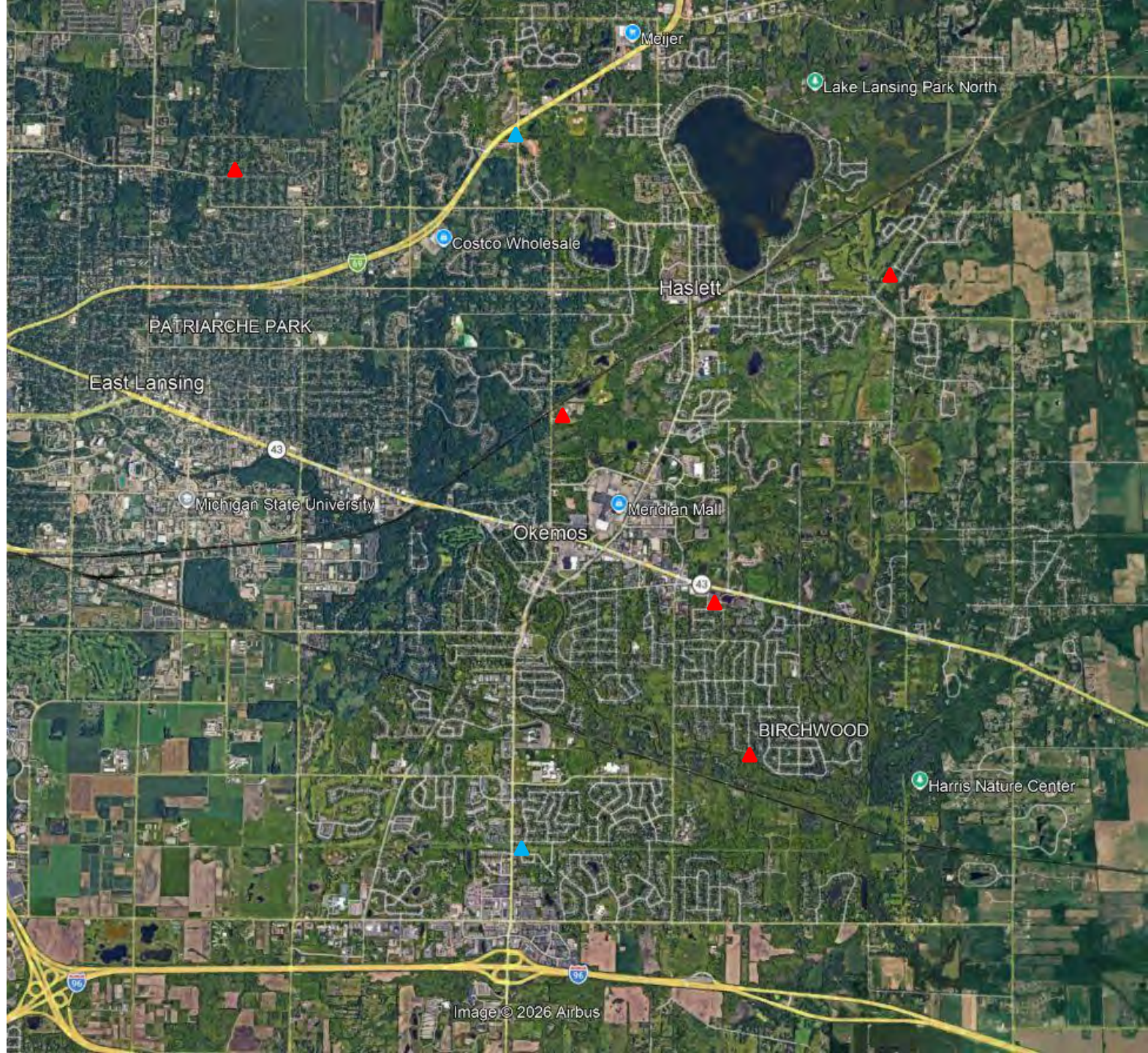
After phase two is complete, we can optimize the final locations of collectors to be installed during the third phase.

The Township will likely need to install 3-6 more during Phase III to achieve full coverage.

We currently believe we can complete the project by the end of 2027.



- ▲ Existing Collector Locations from Phase I
- ▲ Proposed Collector Locations for Phase II



Location 1



Location 2



Snell Towar
Recreation Center

Towar Park

Porter Ave

Porter Ave

Porter Ave

Porter Ave

Porter Ave

Pollard Ave

Pollard Ave

Pollard Ave

Pollard Ave

Pollard Ave

Pollard Ave

Google Maps

Location 3



Location 4



Honey Baked
n Company

shlie Luca Stylist

Tom's Food Center

Grand River Ave

Northview Dr

W Grand River Ave

Powell Rd

Walden Pond
Cooperative Homes

W Pond Dr

W Pond Dr

Northview Dr

Minoka Trail

Blackfoot Way

7 Trails Ct

Blackfoot Way

Hillside Dr

Hillside Dr

Hillside Dr

Hillside Dr

Hillside Dr

Sage Solutions

Google Maps

Oakwood Rd

Location 5





Frequently Asked Questions

Q: Can AMI collectors be installed on existing warning siren poles?

A: No, the siren poles are not tall enough.

Q: Can collectors be installed on cell towers or other existing structures?

A: We studied this, but the cost to lease space on existing structures is considerably higher than the cost to install a pole. This structure could also cease to exist with little warning to the Township, which would be very complicating to our water system operations. It's simply not viable.



Thank you for your time this evening.



9.A

**CONSENT AGENDA
BOARD
COMMUNICATIONS**

From: [REDACTED]
To: [REDACTED]
Subject: Property Tax Revenue Impact — Oneida–Sabine Lake 345 kV Transmission Line
Date: Friday, February 13, 2026 9:20:08 AM
Attachments: [meridian_township_parcels_route.csv](#)

Dear Supervisor Hendrickson, Treasurer Burghardt, and Members of the Board,

I am writing to follow up on the environmental impact analysis I submitted on February 10 with a parcel-level property tax analysis of the proposed ITC Oneida-to-Sabine Lake 345 kV transmission line's impact on Meridian Township.

The attached spreadsheet identifies every parcel in Meridian Township that falls within the route study area. I am providing it so the Board and the Treasurer's office can independently verify the figures below and assess the fiscal impact to the Township.

Using publicly available parcel data from the Township's own assessment records, I identified 612 Meridian Township parcels within 2,000 feet of the proposed route alignment. Of those, 64 parcels fall within the 200-foot construction corridor - the area of direct, immediate impact during and after construction. The remaining 548 parcels lie between 200 and 2,000 feet of the centerline, within the broader study area where visual, noise, and proximity effects are documented in peer-reviewed literature.

The 612 affected parcels carry a combined State Equalized Value of \$150.7 million and a combined taxable value of \$119.4 million. Depending on the school district, the total millage rate for parcels in Meridian Township ranges from approximately 45 to 69 mills. Using a conservative average of 50 mills, these parcels generate roughly \$6.0 million in annual property tax revenue.

The 64 parcels in the 200-foot construction corridor alone carry a taxable value of \$12.7 million and generate approximately \$635,000 in annual tax revenue. These are the properties most directly affected. Many are residential lots with a median size of just 3.97 acres.

Peer-reviewed research on high-voltage transmission lines, which I cited in my February 3 correspondence, documents property value decreases of 5% or more for properties within proximity of 138 kV lines. The proposed line is 345 kV — significantly larger structures, wider rights-of-way, and greater visual impact.

The impact is not uniform. Properties closest to the line suffer the most. A reasonable base case, consistent with the published literature, applies a 20% decrease to the 64 parcels within the 200-foot construction corridor and a 10% decrease to the 548 parcels in the broader 2,000-foot study area. Under this scenario, the Township would lose approximately \$660,000 in annual property tax revenue: \$127,000 from the corridor parcels and \$533,000 from the surrounding study area.

Over a 10-year period, that is \$6.6 million in lost revenue. Over the expected useful life of the infrastructure, 20 years or more, the cumulative loss exceeds \$13.2 million.

These estimates are conservative. They do not account for parcels that would be partially or fully condemned for the right-of-way, easement acquisition, or structure placement - properties that would effectively be removed from the tax rolls entirely. They do not account

for the possibility that some homeowners will simply be unable to sell at any price during and immediately after construction, or that the stigma effect on nearby properties may exceed 20% for those with direct sightlines to 125-to-180-foot steel structures. And they apply a uniform rate within each buffer zone, when in reality the closest properties will fare worst and some may never recover their pre-construction values.

These are not speculative figures. They are arithmetic applications of the Township's own assessment data and the millage rate to the range of property value impacts documented in the peer-reviewed literature. The Board should treat them as a floor, not a ceiling.

For context, Segment 64, the segment through Meridian Township, intersects more parcels, at smaller median lot sizes, and at higher property values than any other segment in the 62-segment network. This is not a rural corridor of large agricultural tracts. It is a residential and mixed-use area where the per-parcel impact is concentrated and the number of affected households is high.

I respectfully ask the Board to consider these fiscal impacts alongside the environmental findings as the Township continues to engage with ITC and prepares for MPSC proceedings. The Township has a fiduciary obligation to its residents and its tax base, and the data supports what residents have been saying: there is no justification for routing this line through Meridian Township when better alternatives exist.

In my opinion, the Board resolution and letter executed this week, as well as the Township's response to ITC, should prominently include points such as these.

Furthermore, the Township's response should be commensurate with the magnitude of this financial impact on its long-term fiscal health. There are still six calendar days left to mobilize additional public response for this ITC feedback window.

The attached CSV file contains the parcel ID, owner name, acreage, State Equalized Value, taxable value, and buffer distance classification for each of the 612 affected parcels. I encourage the Treasurer's office to verify these figures against the Township's own records.

As before, I request that this communication be entered into the record.

Thanks,
Michael Bommarito

parcel_id	owner	acres	sev	taxable_value	buffer
33-02-02-13-300-005	MERIDIAN CHARTER TOWNSHIP LP	108.9	0	0	within_2000ft
33-02-02-13-426-001	MERIDIAN CHARTER TOWNSHIP	60	0	0	within_2000ft
33-02-02-13-451-004	HARDING, JAMES & SHIRLEY TRUSTEES	4.74	245800	190648	within_2000ft
33-02-02-13-452-005	HARRELL FAMILY TRUST	7.54	290300	255947	within_2000ft
33-02-02-13-452-006	MCKEARNEY, DAVID & SUSAN	1.05	225300	225300	within_2000ft
33-02-02-13-476-007	LITTLE, BRUCE A & SUSAN M	6.441	202300	93438	within_2000ft
33-02-02-13-476-008	LITTLE, BRUCE A & SUSAN M	1.623	40400	5841	within_2000ft
33-02-02-14-400-010	EYDE LAND HOLDINGS LLC	14.28	99600	57939	within_2000ft
33-02-02-14-400-014	CONSUMERS ENERGY CO	6.91	71900	32455	within_2000ft
33-02-02-14-400-032	1011 TIHART LLC	13.46	458700	406021	within_2000ft
33-02-02-23-200-001	SUPANWANID, SUNDAVADEE TRUSTEE	39	665000	469003	within_2000ft
33-02-02-23-200-002	BECKER, DARDANELLA DARLENE	7.8	235300	140905	within_2000ft
33-02-02-23-200-006	EDUPUGANTI, ASHOK &	11.23	507700	324779	within_2000ft
33-02-02-23-200-007	BOMMARITO, MICHAEL JAMES &	5.91	214200	180471	within_2000ft
33-02-02-23-200-010	HUNDT, ALBERT A &	1.19	555900	353907	within_2000ft
33-02-02-23-200-016	ZHANG, HAO & WANG, HONG HOLLY	2.18	516000	516000	within_2000ft
33-02-02-23-200-017	GUNDAMRAJ, NARASIMHA & LALITHA	7.18	590000	388530	within_2000ft
33-02-02-23-451-001	ST MARTHA PARISH OKEMOS	1.881	0	0	within_2000ft
33-02-02-23-453-001	MCKAY, PHILIP H	1.456	114700	84770	within_2000ft
33-02-02-23-453-002	POTTERPIN, SABRINA R & CHRIS	1.337	203900	203900	within_2000ft
33-02-02-23-453-003	ZIELINSKI, AERIC & KRISTIAN	0.545	112300	105255	within_2000ft
33-02-02-23-453-004	POTTERPIN, SABRINA R & CHRIS	0.42	6700	4318	within_2000ft
33-02-02-23-453-007	MACDONALD, TREVOR S	1.388	131300	131300	within_2000ft
33-02-02-23-453-008	SAYADI LLC	1.769	171600	171600	within_2000ft
33-02-02-23-453-009	SAYADI LLC	0.59	4700	4020	within_2000ft
33-02-02-23-453-010	LUND, DENNIS	2.63	136800	84079	within_2000ft
33-02-02-23-453-011	ADAMS OUTDOOR ADVERTISING	5.16	26400	12322	within_2000ft
33-02-02-23-477-002	BUI, HAI VIET & MY DUNG PHAM	2.896	278700	205132	within_2000ft
33-02-02-23-477-003	IMSHAUG, RICK	2.729	367400	268018	within_2000ft
33-02-02-23-477-004	ZAROUKIAN-MITCHELL FAMILY TRUST	2.766	297300	211718	within_2000ft
33-02-02-23-477-005	RHODES, STEPHEN J &	1.211	314400	257972	within_2000ft
33-02-02-23-477-006	RAYNAK, JAMES & SARAH J REV TRUST	1.283	239400	178045	within_2000ft
33-02-02-24-100-009	CHANDLER, JERRY & KARI	9.41	448300	338251	within_2000ft
33-02-02-24-100-011	STRAUS, MICHAEL & MELISSA TRUSTEES	9.9	840400	611846	within_2000ft
33-02-02-24-100-012	LUNDELL, PAUL J & ILENE	5.85	275100	171133	within_2000ft
33-02-02-24-100-021	VANDEVENTER, RACHELLE & WEKENMAN,	15.08	318000	267065	within_2000ft
33-02-02-24-100-022	HAKL, LINDA L	1.846	294300	240670	within_2000ft
33-02-02-24-100-023	GRASSESCHI, MICHAEL J & KENDRA T	1.846	261800	231665	within_2000ft
33-02-02-24-126-001	CLARKSON, JAMES HW &	5.4	369500	300640	within_2000ft
33-02-02-24-126-003	GAGE TRUST, PATRICIA S	1.92	201100	157418	within_2000ft
33-02-02-24-126-004	PEPONIS, MICHAEL C	2.64	239800	199792	within_2000ft
33-02-02-24-126-005	BYKOWICZ, BRADLEY	2.87	194700	153230	within_2000ft
33-02-02-24-126-006	LEON, MICHAEL J &	1.92	140500	103244	within_2000ft
33-02-02-24-126-007	ZANG, PAUL & PAULA REVOCABLE TRUST	1.57	199700	157182	within_2000ft
33-02-02-24-126-008	STREETER, GEORGE W &	1.89	204200	157860	within_2000ft
33-02-02-24-126-009	SIKORSKII REV TRUST	2.14	217100	164840	within_2000ft
33-02-02-24-126-012	BEEKMAN, EDWARD & KAY	1.97	211100	164176	within_2000ft
33-02-02-24-126-013	GUEVARA-VANDERKLOK, JENNIFER	2.59	254300	166941	within_2000ft
33-02-02-24-126-014	JONES II, KENNETH	2.59	62200	32998	within_2000ft

33-02-02-24-127-003	BIELSKI, ROBERT J & SUSAN M TRUSTEE	1.96	276500	211617 within_2000ft
33-02-02-24-127-004	ALDRICH, VICTORIA R	1.14	236300	187676 within_2000ft
33-02-02-24-127-005	SCHULTZ, STEPHEN O & JANE N	2.4	265000	204592 within_2000ft
33-02-02-24-127-007	MCCAUGHNA, DAVID A & ANNA J	1.6	297800	246576 within_2000ft
33-02-02-24-127-008	GAINES, LESLIE D	1.4	184500	148742 within_2000ft
33-02-02-24-127-009	GOETZ, RUDOLPH W & JEAN	1.4	176600	142463 within_2000ft
33-02-02-24-151-003	GIGUERE, JAMES J	0.008	0	0 within_2000ft
33-02-02-24-152-001	BRITTON, KAY E &	0.903	392000	373466 within_2000ft
33-02-02-24-152-002	RITTER, MICHAEL & KRISTEN	1.034	297000	284195 within_2000ft
33-02-02-24-152-003	GARCIA, MARY JOSEPHINE CENTENO	1.009	244500	216252 within_2000ft
33-02-02-24-201-001	BECKMAN, SHANNON Y & MARK E TRUSTEE	4.36	577900	454509 within_2000ft
33-02-02-24-201-002	GROSS, JAMES & JANICE TRUST	4.86	296700	230297 within_2000ft
33-02-02-24-201-003	MAYHEW, GARY P &	4.26	278100	221886 within_2000ft
33-02-02-24-201-004	RIEGLE, GAIL D & BARBARA J TRUST	2.81	269000	206447 within_2000ft
33-02-02-24-202-001	MESERVEY, MARK A &	5.26	304300	240520 within_2000ft
33-02-02-24-202-002	HAYS, NICHOLAS A	5.89	283800	242815 within_2000ft
33-02-02-24-202-003	WEAVER, JULIE	6.13	260300	216096 within_2000ft
33-02-02-24-202-006	GOLUSKA, CHE E & KAY E	1.5	161800	121429 within_2000ft
33-02-02-24-202-007	CHING, PAMELA &	1.5	206800	172876 within_2000ft
33-02-02-24-202-008	HAASE, STEVEN J &	2.3	237600	148041 within_2000ft
33-02-02-24-226-001	MERIDIAN CHARTER TOWNSHIP LP	18.08	0	0 within_2000ft
33-02-02-24-226-002	LITTLE, BRUCE A & SUSAN M & LESLIE	4.73	87500	42530 within_2000ft
33-02-02-24-226-004	ALVARADO, JOSE & MARY	0.953	135900	105100 within_2000ft
33-02-02-24-226-005	HOAG, WILLIAM L & KATHLEEN A	11.93	276200	194046 within_2000ft
33-02-02-24-226-006	GONZALES, RUDY & CHERYL	1.45	243300	170456 within_2000ft
33-02-02-24-226-008	BOOTH, MICHAEL & ROWE, ANNETTE	1.79	204700	204700 within_2000ft
33-02-02-24-226-009	THRUSH, JOHN S	1.44	191500	116262 within_2000ft
33-02-02-24-251-014	RINEK, MITCHELL & NANCY	2.22	335400	278534 within_2000ft
33-02-02-24-251-016	WARMELS, DANIEL J & BONNIE J	2.62	296500	237585 within_2000ft
33-02-02-24-251-017	TURKUS, RONALD G & CAROL L	9.76	430800	290859 within_2000ft
33-02-02-24-251-018	SIKARSKIE RHODES, MARCIA TRUSTEE	7.04	257900	194388 within_2000ft
33-02-02-24-277-001	LUDDEN, JULIE GREG & VIRGINIA	2.79	263100	263100 within_2000ft
33-02-02-24-277-002	TAPIA, MAITE & GALLANT, JASON R	1.19	161100	131874 within_2000ft
33-02-02-24-277-003	CALLAHAN, MICHAEL R & ELIZABETH S	2.47	273200	221414 within_2000ft
33-02-02-24-277-005	CARPENTER, CRAIG & ZARI	1.01	280300	264451 within_2000ft
33-02-02-24-277-006	ELY, JENNIFER R & DAVID M	0.87	192400	158798 within_2000ft
33-02-02-24-277-007	LATINEN TRUST, RICHARD G & CHERYL R	1.16	154600	130490 within_2000ft
33-02-02-24-277-008	SOUTHWELL, BENJAMIN S & SARAH	1.05	146000	118466 within_2000ft
33-02-02-24-301-003	HOLMES, MARTIN & LEIGH	0.902	285400	253620 within_2000ft
33-02-02-24-301-006	CALIMAN, NEIL C	0.936	262000	249553 within_2000ft
33-02-02-24-301-007	GIUPPONI, ANNA & LUCA	0.921	362900	362900 within_2000ft
33-02-02-24-301-008	PADMANABHAN, VENKATESH & JAYANTHI	1.168	344100	341436 within_2000ft
33-02-02-24-302-001	SMITH, REBECCA A &	1.23	171400	134775 within_2000ft
33-02-02-24-302-002	CHERKINSKY, ARTHUR & ROSANNE	0.45	7200	915 within_2000ft
33-02-02-24-302-003	GEBARA, RANI I & MARY R	0.957	326600	308846 within_2000ft
33-02-02-24-302-004	SMITH, RALPH & RACHEL	0.961	338300	317944 within_2000ft
33-02-02-24-303-001	BRYE, LENORE	1.63	110400	71817 within_2000ft
33-02-02-24-303-002	HOLMAN, DIANNE	0.62	116800	80690 within_2000ft
33-02-02-24-303-003	TOWNSEND, ALEXANDER	0.62	91400	70720 within_2000ft
33-02-02-24-303-004	FITZSIMMONS, MAUREEN	0.92	227300	173306 within_2000ft

33-02-02-24-303-005	THOMAS, JONATHAN V & KRISTIN M	0.92	120800	84268 within_2000ft
33-02-02-24-303-006	LACY, AMY &	0.92	104200	86889 within_2000ft
33-02-02-24-303-007	BERRY, ALISSA	0.92	124400	104914 within_2000ft
33-02-02-24-303-008	HIGGINS, STEVEN A & HOLLY BERRIE	0.85	130900	102748 within_2000ft
33-02-02-24-303-014	MAHMOOD, KHALID & CHELSEA	0.941	322500	322500 within_2000ft
33-02-02-24-303-015	SOKOLINSKI, STANISLAV & TATIANA	0.941	360700	360700 within_2000ft
33-02-02-24-303-016	CAO, MING & ZHAO, SHUMIN TRUSTEES	0.96	315700	284231 within_2000ft
33-02-02-24-303-017	MARTELLINI, JAMES & JODY	0.889	321100	310633 within_2000ft
33-02-02-24-303-018	JOHNSON, GREGG & AVIELLE	0.978	261500	249671 within_2000ft
33-02-02-24-303-019	MCMAMARA, GERARD & GAELN TRUST	0.915	318600	290202 within_2000ft
33-02-02-24-303-020	GREEN, DALE G & PATRICIA TRUSTEES	0.61	138800	93811 within_2000ft
33-02-02-24-304-001	TYCOCKI, DAVID	1.183	298700	277056 within_2000ft
33-02-02-24-304-005	BHATIA, HASSO C & CHAMPA H	1.052	388100	278664 within_2000ft
33-02-02-24-304-007	RICHARDS, JEFFREY B & LEANNE M	1.13	418800	379506 within_2000ft
33-02-02-24-304-008	COHN, JOEL M & KAREN E	0.971	381800	350008 within_2000ft
33-02-02-24-304-009	CLAUX KOECHLIN, JAVIER F. &	1.658	350300	328811 within_2000ft
33-02-02-24-304-010	NSAIR, IVETT & GEARA, TONY	0.942	343800	340137 within_2000ft
33-02-02-24-304-011	DING, SHI-YOU &	0.946	291300	282534 within_2000ft
33-02-02-24-304-012	AZAMTARRAHIAN, E TRUST	0.89	315800	311124 within_2000ft
33-02-02-24-326-001	MERIDIAN CHARTER TOWNSHIP	0.92	0	0 within_2000ft
33-02-02-24-326-005	MERIDIAN CHARTER TOWNSHIP	68.45	0	0 within_2000ft
33-02-02-24-351-002	ELLIS, JAMES	0.68	107700	93318 within_2000ft
33-02-02-24-351-003	LAFORTE, RUSSELL B &	0.68	102400	75126 within_2000ft
33-02-02-24-351-006	DECOCQ, SUZANNE	1.827	171000	110063 within_2000ft
33-02-02-24-351-007	BLOW, ADRIAN J &	1.056	305100	292415 within_2000ft
33-02-02-24-351-008	BOOS, RONALD III & JEFFERS, ASHLEY	1.106	291600	291600 within_2000ft
33-02-02-24-351-009	MURPHY, MICHAEL & JOAN TRUST	1.34	268600	247212 within_2000ft
33-02-02-24-351-010	RIED, SCOTT F & ALBA M TRUST	1.532	213700	203955 within_2000ft
33-02-02-24-351-011	LLIOPOULOU, MARIA A	1.03	130600	88810 within_2000ft
33-02-02-24-351-012	D VENTURE LLC	2.43	95700	52167 within_2000ft
33-02-02-24-351-013	MI DEPT OF TRANSPORTATION	0.026	0	0 within_2000ft
33-02-02-24-352-002	SABOURY, SAED SAM & TINA &	2.66	58600	25260 within_2000ft
33-02-02-24-352-004	HORROCKS	0.98	26300	14435 within_2000ft
33-02-02-24-352-005	MI DEPT OF TRANSPORTATION	0.029	0	0 within_2000ft
33-02-02-24-353-010	MUZZATTI, JASON M & WENDY N	0.846	343000	305963 within_2000ft
33-02-02-24-353-012	DILLARD, WILLIE J & STACEY L	0.964	227200	203367 within_2000ft
33-02-02-24-353-013	WANG, DONNA H	1.113	306900	275884 within_2000ft
33-02-02-24-376-001	POTTER, MERLE C & GLORIA	1.23	311500	193992 within_2000ft
33-02-02-24-376-002	HOSLER, BARBARA L &	1.23	220100	143107 within_2000ft
33-02-02-24-376-003	POTTER, TIMOTHY & HIROMI	1.18	116300	77115 within_2000ft
33-02-02-24-376-004	FLETCHER, MARIBETH	1.18	216800	146683 within_2000ft
33-02-02-24-376-005	SCHUETTE, WAYNE & RENEE	1.23	122000	81951 within_2000ft
33-02-02-24-376-006	ROBERTS, EILA & WILTON, CLAY TRUST	1.034	132600	101496 within_2000ft
33-02-02-24-376-007	BEERS, BARBARA J	0.82	94100	62142 within_2000ft
33-02-02-24-376-008	BILLS, PATRICK S & MCELHINNY,	4.37	179100	118184 within_2000ft
33-02-02-24-377-004	BEBERMEYER, GREGORY &	0.58	154800	113391 within_2000ft
33-02-02-24-377-005	HARVEY, DANIEL & CINDY	0.21	79600	71268 within_2000ft
33-02-02-24-377-008	SPAGNUOLO, SILVANA	1.114	295700	155590 within_2000ft
33-02-02-24-377-012	PRESSLEY, MANDY D	0.22	57500	50879 within_2000ft
33-02-02-24-377-013	STEVENS, JEREMIAH &	0.38	66700	56037 within_2000ft

33-02-02-24-377-015	D VENTURE LLC	12.239	237000	212435 within_2000ft
33-02-02-24-377-016	MI DEPT OF TRANSPORTATION	0.87	0	0 within_2000ft
33-02-02-24-377-017	THORNE, ANDREW R &	0.461	73900	61643 within_2000ft
33-02-02-24-377-018	INGHAM COUNTY LAND BANK FTA	0.157	0	0 within_2000ft
33-02-02-24-401-001	HASSO JR, ROBERT	5.14	140600	45869 within_2000ft
33-02-02-24-401-004	RINEK, NANCY K	6.02	45500	4063 within_2000ft
33-02-02-24-401-006	IMMANUEL'S TEMPLE	12.73	0	0 within_2000ft
33-02-02-24-401-007	MAES, ROGER K & MARIA G	10.56	417400	261439 within_2000ft
33-02-02-24-426-018	DSOUZA, KIMBERLY	2.38	108600	96707 within_2000ft
33-02-02-24-426-021	CULP, ROBERT B	2.58	134100	80164 within_2000ft
33-02-02-24-426-024	DUDGEON, JANE	0.21	1300	724 within_2000ft
33-02-02-24-426-025	VASTAG, GYULA & FEHER, MARTHA V	0.42	2700	1451 within_2000ft
33-02-02-24-426-026	CRUCE, ANNE	1.68	339700	209497 within_2000ft
33-02-02-24-426-027	KORDENBROCK, WILLIAM R	1.9	184400	129135 within_2000ft
33-02-02-24-426-028	HASSO, ROBERT & GAYLE	1.89	42600	25961 within_2000ft
33-02-02-24-426-029	LARSEN, PAUL L	1.97	285500	138670 within_2000ft
33-02-02-24-427-001	YAGER, PAMELA MICHELLE &	0.98	194900	161208 within_2000ft
33-02-02-24-427-002	GINGERY, DAVID & MICHELE	0.98	207100	168416 within_2000ft
33-02-02-24-427-006	DUDGEON, JANE	0.99	199700	161071 within_2000ft
33-02-02-24-427-007	FEHER, MARTHA VASTAGNE	1.33	276500	228252 within_2000ft
33-02-02-24-427-008	SINILA FAMILY TRUST	0.96	163900	128823 within_2000ft
33-02-02-24-427-009	HOOK, JANE TRUST	1	160400	109623 within_2000ft
33-02-02-24-427-010	RANDELS, SARA & DAVID	1	129100	94089 within_2000ft
33-02-02-24-427-011	DOOLEY, RONALD M & CAROL	5.27	287700	224999 within_2000ft
33-02-02-24-427-012	WINSLOW, SARAH &	2	240700	188160 within_2000ft
33-02-02-24-427-013	SCHOLL, JAMES E & KAREN L	2.08	231100	184244 within_2000ft
33-02-02-25-126-003	MINOR CREATIONS INC	0.833	255500	216630 within_2000ft
33-02-02-25-126-004	STORY, JULIA	1.34	42400	12617 within_2000ft
33-02-02-25-126-005	LONIER, JEFFREY A & LESIA M	1.211	183700	182025 within_2000ft
33-02-02-25-126-006	CAYLOR, HEATH C & CARRIE L	1.121	219800	192928 within_2000ft
33-02-02-25-126-008	ARMSTRONG, WARREN B TRUST	1.03	92100	58695 within_2000ft
33-02-02-25-126-009	KENNEDY, DAVID A & JENNIFER L	2.4	109700	60224 within_2000ft
33-02-02-25-126-010	POOLE, REBECCA L & GHASTIN, BRANDON	2.4	129300	96198 within_2000ft
33-02-02-25-126-011	SAM RENTAL LLC	1.4	118200	82365 within_2000ft
33-02-02-25-126-012	TINKLEPAUGH, TIM E	1.4	98600	61878 within_2000ft
33-02-02-25-126-013	STICKEL, ANGELA M & BROWN, SCOTT E	1.4	133500	85198 within_2000ft
33-02-02-25-126-014	GRANSKOG, ANDREW H & KAY A JT TRUST	1.4	140700	89798 within_2000ft
33-02-02-25-126-015	PIKE ENTERPRISES INC	0.988	173300	162038 within_2000ft
33-02-02-25-126-016	DUFFY, MICHAEL	2.19	189000	189000 within_2000ft
33-02-02-25-127-004	EYDE LAND HOLDINGS LLC	19.6	106300	69637 within_2000ft
33-02-02-25-176-002	LINN, JOHN C &	1.4	99700	45679 within_2000ft
33-02-02-25-176-003	ARMSTRONG, JAMES G &	1.4	129300	83739 within_2000ft
33-02-02-25-176-004	CHERMAK, LINDA & STEVEN TRST	15.2	341100	319094 within_2000ft
33-02-02-25-176-006	PRAMANIK, SAKTI & PAPRI	12.15	439700	254046 within_2000ft
33-02-02-25-176-007	BUI, HAI & MYDUNG	1.4	22100	11723 within_2000ft
33-02-02-25-326-003	GRUNDEMANN, CYNTHIA TRUST	1.4	185800	129513 within_2000ft
33-02-02-25-326-004	LOOMIS, GARRY O	1.4	99200	60285 within_2000ft
33-02-02-25-326-006	SHANK, JOSEPH	3.33	69000	20787 within_2000ft
33-02-02-25-326-007	SHANK, JOSEPH TRUST	0.088	1600	1184 within_2000ft
33-02-02-25-326-009	SHANK, JOSEPH TRUST	1.55	48600	5813 within_2000ft

33-02-02-25-326-011	KAISER, HEIDI L & KEVIN M	3.69	429600	389136 within_2000ft
33-02-02-25-326-012	SUPIANOSKI, ADAM M & KATE M	1.46	275900	173310 within_2000ft
33-02-02-25-326-013	DRAKE, RICHARD A & DORIS E	1.81	140200	88704 within_2000ft
33-02-02-25-327-001	MCKENZIE, JULIA & SANBORN,	3.51	149300	103973 within_2000ft
33-02-02-25-327-005	DERATH, ELIZABETH TRUSTEE	3.44	193500	127210 within_2000ft
33-02-02-25-327-006	SHANK, JOSEPH TRUST	2.63	330900	256638 within_2000ft
33-02-02-25-327-007	GIOVANATTI, NEIL & MOLLY	2.19	147600	105843 within_2000ft
33-02-02-25-351-004	PLUM, SARAH	1.54	240500	148407 within_2000ft
33-02-02-25-351-005	STUTTS, BRIAN E & CATHERINE T	6.33	432000	408446 within_2000ft
33-02-02-25-351-006	STUTTS, BRIAN E & CATHERINE T	4.09	14700	12990 within_2000ft
33-02-02-25-351-008	WOOLCOCK, DEAN E & SUSANA	1.53	48100	25717 within_2000ft
33-02-02-25-351-009	WOOLCOCK, DEAN E & SUSANA	1.69	52500	27174 within_2000ft
33-02-02-25-351-010	POTTER, KELVIN K & RACHEL	3.1	226300	126028 within_2000ft
33-02-02-25-376-001	SCHWENDENER, PAUL &	5.32	314800	227100 within_2000ft
33-02-02-25-377-001	MERIDIAN CHARTER TOWNSHIP	33	0	0 within_2000ft
33-02-02-26-201-001	HATHAWAY RELIEF DRAINAGE DIST	19.036	0	0 within_2000ft
33-02-02-26-202-001	CHARTER TOWNSHIP OF MERIDIAN	2.711	0	0 within_2000ft
33-02-02-26-202-002	WEI, JIE & MA, RULMEI	2.208	21200	17088 within_2000ft
33-02-02-26-202-006	WEI, JIE & MA, RULMEI	1.318	192800	165675 within_2000ft
33-02-02-26-202-007	MARTIN, JACOB	3.88	367900	326930 within_2000ft
33-02-02-26-203-001	SCHULTZ, JAMES D & IVEY, LELA D	7.622	406800	329967 within_2000ft
33-02-02-26-203-002	CANDEUB, DAVID ADAM &	4.299	359900	322058 within_2000ft
33-02-02-26-203-003	MILLER, PATRICK &	3.065	377300	343817 within_2000ft
33-02-02-26-226-002	OUIMETTE, MICHAEL V & HOLLY B	2.461	387700	284842 within_2000ft
33-02-02-26-226-003	ROBISON, ALFRED J JR &	1.945	280800	197850 within_2000ft
33-02-02-26-226-004	DEISS, MATTHEW &	1.54	353200	282200 within_2000ft
33-02-02-26-226-005	XI, ZHIYONG & XIE, YAN	1.049	422600	348277 within_2000ft
33-02-02-26-226-006	WEISS, JERROLD M & SUE A	1.534	516700	391269 within_2000ft
33-02-02-26-226-007	BENKO TRUST NO. 1	1.742	312800	231627 within_2000ft
33-02-02-26-226-008	VERMEESCH, JOSEPH N JR & CAROL A	1.896	347700	250149 within_2000ft
33-02-02-26-226-009	DIAZ, ALEJANDRO R &	1.793	394800	298788 within_2000ft
33-02-02-26-226-010	KLECHA, MICHAEL J & LAURIE K TRUST	1.51	349400	301761 within_2000ft
33-02-02-26-226-011	GALLUTIA, MICHAEL &	1.878	511500	400193 within_2000ft
33-02-02-26-251-007	FONDREN, MARGARET TRUSTEE	3.736	287900	248152 within_2000ft
33-02-02-26-251-008	MUNSON, CURTIS C & JUDITH A	2.687	327600	269521 within_2000ft
33-02-02-26-251-009	CORNELL COMMONS PARTNERSHIP	14.96	0	0 within_2000ft
33-02-02-26-276-002	EAST POINTE ASSOCIATION	35.76	0	0 within_2000ft
33-02-02-26-400-011	MERIDIAN CHARTER TOWNSHIP	5.7	0	0 within_2000ft
33-02-02-26-400-013	EYDE LAND HOLDINGS LLC	0.92	2900	715 within_2000ft
33-02-02-26-400-016	EYDE LAND HOLDINGS LLC	57.53	121600	78434 within_2000ft
33-02-02-26-401-022	OLEARY, ERIC D	0.649	227200	189704 within_2000ft
33-02-02-26-453-010	STEWART, ROSEMARY & CHAD	0.429	227000	183987 within_2000ft
33-02-02-26-453-011	MAHAN, THEODORE R & JAYNE M	0.458	257000	179649 within_2000ft
33-02-02-26-453-012	NIBLETT, KEITH I BEZANT &	0.487	262600	193153 within_2000ft
33-02-02-26-453-013	JACOBY, BRIAN &	0.399	244200	189449 within_2000ft
33-02-02-26-453-014	BRUNNER, STEVEN D & DAYNA L	0.357	305400	206072 within_2000ft
33-02-02-26-453-015	JACOBSON, JOSEPH C & KAREN D	0.351	284900	190689 within_2000ft
33-02-02-26-453-016	WERNER, BRIAN D &	0.325	241700	166859 within_2000ft
33-02-02-26-453-017	BISHOP, PATRICIA	0.319	255600	183110 within_2000ft
33-02-02-26-453-018	THOMPSON, ADAM K & BRANDY JO	0.321	262400	191976 within_2000ft

33-02-02-26-454-001	BECKNER, SCOTT H &	0.432	274500	196474 within_2000ft
33-02-02-26-454-002	VUPPLA, VIBHAVASU	0.351	241400	172593 within_2000ft
33-02-02-26-454-003	BUECHE, MICHAEL J & RHONDA G	0.32	229500	160768 within_2000ft
33-02-02-26-454-004	BRODEUR, RAYMOND R & KATHY NAIR-	0.451	330100	218865 within_2000ft
33-02-02-26-454-005	COON, BENJAMIN F &	0.334	275000	264554 within_2000ft
33-02-02-26-454-007	HONG, SOONSUNG	0.497	244700	174898 within_2000ft
33-02-02-26-454-008	REISDORFF, EARL J & JANE D	0.548	237900	172322 within_2000ft
33-02-02-26-454-009	REISDORFF, EARL J & JANE D	0.523	46800	38092 within_2000ft
33-02-02-26-454-010	HANSON, JAMES & NANCY TRUSTEES	0.659	204900	152348 within_2000ft
33-02-02-26-455-001	TAN, YAOHONG & LOPEZ, CHRISTOPHER P	0.505	286700	235447 within_2000ft
33-02-02-26-455-002	GOSS, ADAM C & JENNIFER A	0.438	239600	203745 within_2000ft
33-02-02-26-455-003	MAIDLOW, KAREN	0.411	171500	132334 within_2000ft
33-02-02-26-455-004	LEROY, ANDREW & SMITH, TAMARA L	0.473	349100	280151 within_2000ft
33-02-02-26-455-005	BEACH, CLARK A & CYNTHIA K	0.555	317300	218670 within_2000ft
33-02-02-26-455-006	BURGESS, MARK A	0.585	395100	280017 within_2000ft
33-02-02-26-455-007	YAN, BAISHENG & PENG, MEISONG	0.634	264700	225418 within_2000ft
33-02-02-26-455-008	BORGQUIST, KARL & BROOKE	0.668	282300	282300 within_2000ft
33-02-02-26-455-009	WYATT, DENNIS F & TERESA M TRUST	0.721	416800	295666 within_2000ft
33-02-02-26-455-010	ROTTA, STEVEN A & LISA	0.527	320200	256992 within_2000ft
33-02-02-26-455-011	GILAD, ASSAF A & PELLER, GALIT	0.334	370400	292324 within_2000ft
33-02-02-26-476-001	KLUG, JEFFREY & LINDSEY FAMILY TRST	0.744	336400	311666 within_2000ft
33-02-02-26-476-002	ZHAO, XIANDA & SHI, JING	0.626	327200	229312 within_2000ft
33-02-02-26-476-004	KANJWAL, MOHAMMAD K & QADIR, REHANA	0.709	372200	317143 within_2000ft
33-02-02-26-477-001	MALIK, SARAH & KHALID, SHAHZAD	0.585	305700	245613 within_2000ft
33-02-02-26-477-002	SHORT, CYNTHIA	0.467	282300	234430 within_2000ft
33-02-02-26-477-003	EISEMAN, RAOUL & CATHERINE TRUSTEES	0.564	278300	196612 within_2000ft
33-02-02-26-477-004	STUCKEY, JEFFERY V & JARACZ, MARY	0.643	306200	214756 within_2000ft
33-02-02-26-477-005	KANG, MUHAMMAD AWAIIS TAHIR	0.536	325200	290668 within_2000ft
33-02-02-26-477-006	WILCZEK, MATTHEW E	0.478	327300	263130 within_2000ft
33-02-02-26-477-007	JONES, DORIAN TALIAFERRO &	0.454	326800	300510 within_2000ft
33-02-02-26-477-008	CHEE, SAM TRUSTEE	0.455	385600	268992 within_2000ft
33-02-02-26-477-009	TU, GUAN-HUA & SHEN, YI-SHIUAN	0.549	304100	272199 within_2000ft
33-02-02-26-477-010	GAO, HE &	0.486	342200	272993 within_2000ft
33-02-02-26-477-011	JONES, PAUL W & EDWARDEEN M	0.681	392600	256451 within_2000ft
33-02-02-26-477-012	KOSIER, BRIAN M & DEIDRE J	0.652	390400	319098 within_2000ft
33-02-02-26-477-013	FRISCH, MATTHEW H &	0.499	382700	268393 within_2000ft
33-02-02-26-477-014	DEHLIN, CHARLES B JR & JILL O	0.447	453500	322396 within_2000ft
33-02-02-26-477-015	FUGAZZI, JAMES A &	0.435	416700	337300 within_2000ft
33-02-02-26-477-016	FEENY, BRIAN F & KIM, KWI S	0.82	456400	320362 within_2000ft
33-02-02-26-477-017	QI, JIAGUO & LIU, WEI	0.917	489000	378919 within_2000ft
33-02-02-26-477-018	SAFDARI, MASOUD &	0.918	404800	379650 within_2000ft
33-02-02-26-477-019	THEUER, JEFFREY S & SPROAT, SALLY S	0.918	450200	303736 within_2000ft
33-02-02-26-477-020	WITTICK, ROBERT & SUSAN D	0.957	516100	346820 within_2000ft
33-02-02-26-477-021	AYRES, VIRGINIA M &	0.753	407900	274090 within_2000ft
33-02-02-26-477-022	ROELOFS, MARY E & ERIC J	0.868	328400	302139 within_2000ft
33-02-02-26-477-023	DEASON, KORY V & DEBORAH S	0.654	367000	260657 within_2000ft
33-02-02-26-477-024	SHINGLES, MICHAEL B & STACY	0.725	418800	302915 within_2000ft
33-02-02-26-477-025	KNOLL, JOHN R & KATHERINE L	0.624	335200	242943 within_2000ft
33-02-02-26-477-026	POHL, ZACHARY E & STEFANIE L	0.4	365900	277908 within_2000ft
33-02-02-26-477-027	PATEL, DHARMESH & NITA	0.348	350900	241659 within_2000ft

33-02-02-26-477-028	HOLNAGEL, JOSHUA & REBECCA	0.341	414600	329845 within_2000ft
33-02-02-26-477-029	MEHREGAN, CHRISTIAN & ABIGAIL	0.614	367900	354751 within_2000ft
33-02-02-26-477-030	BUIOCCHI, CHARLES A & ELIZABETH K	0.493	358300	249802 within_2000ft
33-02-02-26-477-031	BONAKDARPOUR, BORZOO &	0.522	388800	342861 within_2000ft
33-02-02-26-478-001	TRIVEDI, PRATIN R & PRATIKSHA P	0.546	325000	225782 within_2000ft
33-02-02-26-478-002	SUCO, MELISSA M & ANGEL O	0.529	277700	265070 within_2000ft
33-02-02-26-478-003	OTTO, TIMOTHY & ROCHELLE	0.463	290200	280019 within_2000ft
33-02-02-26-478-004	XI, NING & LI	0.423	333000	227687 within_2000ft
33-02-02-26-478-005	SHEVCHENKO, ANDREI L & EVGENIA I	0.51	290000	230399 within_2000ft
33-02-02-26-478-006	HAMANN, THOMAS W &	0.583	404400	320030 within_2000ft
33-02-02-26-478-007	SCHNURR, EMILY & OTTO	0.413	337700	315087 within_2000ft
33-02-02-26-478-008	MACRENARIS, KEITH W &	0.451	343200	320997 within_2000ft
33-02-02-26-478-009	AMBekar, VIKRAM & SUCHETA	0.437	366000	248360 within_2000ft
33-02-02-26-478-010	WANG, TUO & XIE, WEIWEI	0.535	288800	278473 within_2000ft
33-02-02-34-200-006	CONSUMERS ENERGY CO	13.3	101900	77567 within_2000ft
33-02-02-34-200-007	INGHAM COUNTY FARM	100.253	0	0 within_2000ft
33-02-02-34-300-006	WILSON, GEORGE W & BETTY J	0.92	113300	81509 within_2000ft
33-02-02-34-300-009	OKEMOS PUBLIC SCHOOLS	19.932	0	0 within_2000ft
33-02-02-34-300-014	SPRING LAKE HOMEOWNERS ASSOC	5	0	0 within_2000ft
33-02-02-34-379-009	BENNETT, ROGER D & JOANNE M	0.561	316000	276832 within_2000ft
33-02-02-34-379-010	SWIFT, LAWRENCE E	0.821	319000	264488 within_2000ft
33-02-02-34-379-011	SWARTZLE, ANDREA & BROCK	0.789	335600	306782 within_2000ft
33-02-02-34-381-001	SPRING LAKE HOMEOWNERS ASSOC	0.351	0	0 within_2000ft
33-02-02-34-381-002	ROFFLE, C PETER & HELEN M	0.636	293500	256609 within_2000ft
33-02-02-34-381-003	MODY, MINESH & HINA	0.634	424700	374678 within_2000ft
33-02-02-34-381-008	TAMBORINI, RONALD C & JANET M	0.579	316000	252296 within_2000ft
33-02-02-34-381-009	HUYNH, TRI Q & TRAN, THOM D	0.505	265700	237058 within_2000ft
33-02-02-34-381-010	SPRING LAKE HOMEOWNERS ASSOC	0.28	0	0 within_2000ft
33-02-02-34-381-011	AVIDI, ESWAR KUMAR &	0.846	354900	335205 within_2000ft
33-02-02-34-426-026	ZDYBEL, JULIA A	1.205	188800	128001 within_2000ft
33-02-02-34-426-027	WIGGINS, JAMES B & JORDAN, SALLY A	1.014	163600	103234 within_2000ft
33-02-02-34-426-028	LEDERLE, KATHLEEN A	0.656	163200	109448 within_2000ft
33-02-02-34-426-029	PETROFF, KIMBERLY A	0.475	270500	160068 within_2000ft
33-02-02-34-426-030	PAN, YUYUAN	0.468	130000	120596 within_2000ft
33-02-02-34-426-031	STIMSON, MARY LOUISE	0.478	132000	88092 within_2000ft
33-02-02-34-426-032	SCHILLING, BRIAN & LAURA	0.484	148200	110009 within_2000ft
33-02-02-34-426-033	MARSHALL, WALTER TRUST	0.782	184800	184800 within_2000ft
33-02-02-34-426-034	PELLETIER, JESSICA	0.775	213400	175729 within_2000ft
33-02-02-34-452-015	FONDREN, TREVOR	0.459	145400	113821 within_2000ft
33-02-02-34-452-027	ALIGHIRE, MARK	0.425	153600	110508 within_2000ft
33-02-02-34-452-028	TWINING, HAROLD L & KATHERIN	0.696	161500	109494 within_2000ft
33-02-02-34-452-029	EWART, SARAH & DANIEL	0.464	155800	140298 within_2000ft
33-02-02-34-452-030	HSU, HUEI-HUANG	0.566	149800	100509 within_2000ft
33-02-02-34-479-001	WOLF, THOMAS & NICOLE	0.595	171300	141324 within_2000ft
33-02-02-34-480-001	DUVAL, LYNN H & CHRISTINE M TRUST	0.614	168800	112231 within_2000ft
33-02-02-34-480-002	RYNBRANDT, ALYN J & CATHERINE L	0.431	143500	96063 within_2000ft
33-02-02-34-480-003	POLSDOFER, MARK & BARON, VICTORIA M	0.445	149000	99416 within_2000ft
33-02-02-34-480-004	SALDIVAR, FERNANDO JOSE &	0.459	151300	103618 within_2000ft
33-02-02-34-480-005	HOSSINK, BRIAN L & KAREN E LV TRUST	0.765	159100	111677 within_2000ft
33-02-02-34-480-006	WARNER, JARED & SHAW, ADRIENNE	0.459	152100	105562 within_2000ft

33-02-02-34-480-007	THURSTON, ALEXIS J & MITCHEL	0.459	195900	159741 within_2000ft
33-02-02-34-480-008	EATON, TIMOTHY J & WOOD,	0.459	136200	99739 within_2000ft
33-02-02-34-484-001	BUDDEN, MICHAEL & ELIZABETH TRUSTEE	0.31	164100	105605 within_2000ft
33-02-02-34-484-002	SIERRA VISTA ASSOCIATION	1.091	0	0 within_2000ft
33-02-02-34-484-003	COLLIER, HARRY R & IRENE L	0.31	151300	108337 within_2000ft
33-02-02-34-484-004	MCLAUGHLIN-WILLIAMS, DOUGLASS A &	0.414	201700	164021 within_2000ft
33-02-02-34-484-005	YANG, NAI-KUAN	0.416	202400	135869 within_2000ft
33-02-02-34-484-006	KAPP, AMY E	0.436	177800	122351 within_2000ft
33-02-02-34-485-001	TOWL, CHRISTOPHER A & REGINA L	0.411	205900	126541 within_2000ft
33-02-02-34-485-002	TESSMER, STUART H & ANTOINETTE	0.324	206900	131415 within_2000ft
33-02-02-34-485-003	FLORIAN, OVIDIU	0.452	156400	113220 within_2000ft
33-02-02-34-485-004	LAUB, CAROL CRACCHIOLO TRUST	0.562	206900	139699 within_2000ft
33-02-02-34-485-005	DAWDY, AARON	0.447	215900	136027 within_2000ft
33-02-02-34-485-006	BELOSKUR REVOCABLE TRUST	0.442	193300	130069 within_2000ft
33-02-02-34-485-007	TOOKER, KEITH S & TERESA M	0.564	206700	134069 within_2000ft
33-02-02-34-485-008	BHARGAVA, AJAY K & MONICA	0.642	177400	122844 within_2000ft
33-02-02-34-485-009	HARDWICK, MICHAEL & CHERLYN	0.501	175400	175400 within_2000ft
33-02-02-34-485-010	WELLMAN, MICHAEL & TRACEY TRUSTEES	0.362	236600	146062 within_2000ft
33-02-02-34-485-011	SMITH, DAVID G & NANCY B	0.401	211600	129705 within_2000ft
33-02-02-34-485-012	TAVAKOLI, REZA & ZAHRA TAHERI	0.401	213900	131577 within_2000ft
33-02-02-34-485-013	GERARD, LEE K & LINDA J TRUSTEES	0.401	185800	121772 within_2000ft
33-02-02-34-485-014	BISHAI, MAGDY N & SAMIA W TRUST	0.401	199900	126144 within_2000ft
33-02-02-34-485-015	KIM, HEEKYOUNG	0.401	227300	129855 within_2000ft
33-02-02-34-485-016	VIZZINI, MICHAEL A	0.406	213800	181299 within_2000ft
33-02-02-34-485-017	JOHNSON, BENJAMIN & NATALIA	0.428	171200	132549 within_2000ft
33-02-02-34-485-018	BEEMER, TIMOTHY J & ALISSA	0.454	206700	135686 within_2000ft
33-02-02-35-127-002	MERIDIAN CHARTER TOWNSHIP LP	14.91	0	0 within_2000ft
33-02-02-35-151-001	STANLEY, BRYDEN J TRUSTEE	10.01	433100	279041 within_2000ft
33-02-02-35-151-004	SP INVESTMENTS LP	34.8	83300	63814 within_2000ft
33-02-02-35-151-005	SP INVESTMENTS LP	4	7200	915 within_2000ft
33-02-02-35-176-001	SP INVESTMENTS LP	50	120000	93934 within_2000ft
33-02-02-35-200-009	MERIDIAN CHARTER TOWNSHIP	36.9	0	0 within_2000ft
33-02-02-35-200-013	MERIDIAN CHARTER TOWNSHIP	37.5	0	0 within_2000ft
33-02-02-35-300-005	BOOMER, CLARISSA & ROBERT	0.49	122300	113777 within_2000ft
33-02-02-35-300-008	EPPI, LINDSEY	0.87	97600	81299 within_2000ft
33-02-02-35-300-013	BOLAND, ERIN	1.42	169300	102947 within_2000ft
33-02-02-35-300-014	COOK, DWIGHT D & GLORIA REV TRUST	1.98	129700	78971 within_2000ft
33-02-02-35-300-019	HINES, STEVEN	6.45	596300	438039 within_2000ft
33-02-02-35-300-022	ALDEN, GLENN I & JOANN M	4.14	177000	129267 within_2000ft
33-02-02-35-300-023	LARNER, THOMAS	1.42	114000	83712 within_2000ft
33-02-02-35-301-001	PABBATHI, ASHITH & PRATHIMA	0.616	395800	378067 within_2000ft
33-02-02-35-301-002	GORDON, CARMELINA M & LARRY J	0.66	621400	536302 within_2000ft
33-02-02-35-301-003	EMBER OAKS HOMEOWNERS ASSOCIATION	10.71	0	0 within_2000ft
33-02-02-35-301-004	DELLAQUILA, MATTHEW J	0.904	728500	728500 within_2000ft
33-02-02-35-301-005	BURKHARDT, DONALD R & HEIDI L	1.592	697900	614297 within_2000ft
33-02-02-35-301-006	SHAH, URVISH & HINA	1.768	775600	681336 within_2000ft
33-02-02-35-301-007	HALLER, ALAN & CHASTANG, LARONDA	0.951	674300	674300 within_2000ft
33-02-02-35-301-008	PATEL, SHARADHDHEY & SHRADHDHA	0.72	543000	511504 within_2000ft
33-02-02-35-301-009	PERSICO, JULIE R TRUST	0.832	609800	490782 within_2000ft
33-02-02-35-301-010	EMBER OAKS HOMEOWNERS ASSOCIATION	0.55	0	0 within_2000ft

33-02-02-35-301-011	PARIKH, SAMIR & SMRUTI	0.749	730600	619673 within_2000ft
33-02-02-35-301-012	NEEDHAM, DOUGLAS E & JENNIFER M	0.7	515600	476528 within_2000ft
33-02-02-35-301-013	RAWSON, DAVID J & KIRSTEN S TRUST	0.743	464000	370662 within_2000ft
33-02-02-35-301-014	BENIVEGNA, SUSAN C TRUSTEE	0.74	599700	481879 within_2000ft
33-02-02-35-301-015	UMAKANTHAN, GOVINDARAJAN &	0.781	550300	442267 within_2000ft
33-02-02-35-301-016	YUN, SONG MIN TRUST	0.718	534600	498797 within_2000ft
33-02-02-35-301-017	VEERAPANENI, SATYA S &	0.543	437800	406420 within_2000ft
33-02-02-35-301-018	SWAN, DENNIS A & KATHLEEN TRUSTEES	0.777	504600	411616 within_2000ft
33-02-02-35-301-019	JAIN, ANIL & NANDITA K TRUSTEES	0.67	447000	359837 within_2000ft
33-02-02-35-301-020	MASIH, AMIT K & KELLI S	0.71	476300	458279 within_2000ft
33-02-02-35-301-021	SHAH, IBRAMHIM & SEEMA GHAFOR	0.789	594400	475654 within_2000ft
33-02-02-35-301-022	FATA, JOHN G	0.609	408600	323188 within_2000ft
33-02-02-35-301-023	KIM, JAESUNG &	0.536	447700	342230 within_2000ft
33-02-02-35-301-024	KUMAR, ASHIR & KUSUM	0.758	366800	347169 within_2000ft
33-02-02-35-326-002	LEONARD, LEWIS & THERESA TRUSTEES	0.723	540400	432248 within_2000ft
33-02-02-35-326-003	SLOAN, MATTHEW & DIANE TRUST	0.79	491500	465084 within_2000ft
33-02-02-35-326-004	SINGH, SAVINDER & JAGJIT	0.678	639800	623548 within_2000ft
33-02-02-35-326-005	YOUNG, MICHAEL JR & RACHAEL	0.678	601300	584415 within_2000ft
33-02-02-35-326-006	KANDULA, SRINIVAS & LAKSHMI M	0.665	496000	388921 within_2000ft
33-02-02-35-351-001	BINGMAN, LLOYD G & TERESA A	0.735	453500	366618 within_2000ft
33-02-02-35-351-002	JUNG, MELVIN TRUSTEE	0.543	446300	361411 within_2000ft
33-02-02-35-351-003	LIU, EDWARD C & CHAO, MARY	0.58	429200	344189 within_2000ft
33-02-02-35-351-005	DART, THOMAS JAY JR & DE LYNN	0.642	482800	388271 within_2000ft
33-02-02-35-351-006	BAJPAI-CHATURVEDI FAMILY TRUST	0.523	495200	391964 within_2000ft
33-02-02-35-351-007	SRIVASTAVA, SULABH & DEEPIKA TRUST	0.607	412800	317189 within_2000ft
33-02-02-35-352-001	AHMED, ZULFIQAR & NAZ, FAREEHA TRST	0.706	589800	559062 within_2000ft
33-02-02-35-352-002	MCGAUGHEY, DOUGLAS & JO ANN TRUST	0.864	438800	319275 within_2000ft
33-02-02-35-352-003	LIU, JIANGUO & WANG, QIUYUN	0.928	533000	428309 within_2000ft
33-02-02-35-352-004	DALLAS, JOHN L & CLARISSA J	0.832	509600	412140 within_2000ft
33-02-02-35-352-005	SHARMA, SHAILENDRA &	0.779	443700	425390 within_2000ft
33-02-02-35-352-006	LUNDY, JON D & BETH B	0.737	437300	387289 within_2000ft
33-02-02-35-352-007	MITCHELL, JOHN S & MICHELLE R	0.8	501500	484042 within_2000ft
33-02-02-35-352-009	WANDERING EMBERS LLC	0.685	988300	948016 within_2000ft
33-02-02-35-353-001	ELLIS, JANET	0.73	518900	503437 within_2000ft
33-02-02-35-353-002	SHAH, UPENDRA M & ARTI	0.834	535700	432745 within_2000ft
33-02-02-35-353-003	BONULA, TRINADHA R &	0.621	418000	349828 within_2000ft
33-02-02-35-353-004	EMBER OAKS HOMEOWNERS ASSOCIATION	1.67	0	0 within_2000ft
33-02-02-35-401-002	HOOPER, MARK E & MARCIA A	1.041	162400	127469 within_2000ft
33-02-02-35-401-003	MERIDIAN CHARTER TOWNSHIP	0.34	0	0 within_2000ft
33-02-02-35-402-001	POLLAK, GEOFFREY D	1.164	174700	121917 within_2000ft
33-02-02-35-403-003	SEATON, KATHLEEN A & LAMOS, CANDACE	1.276	184400	133305 within_2000ft
33-02-02-35-403-005	DYER, MICHELE & BRIAN	1.113	144300	139641 within_2000ft
33-02-02-35-427-001	FORSBERG, CHRISTI A	1.522	229300	175140 within_2000ft
33-02-02-35-427-002	OBRIEN, COREY M & KIMBERLY R	1.319	287500	207371 within_2000ft
33-02-02-35-427-003	ARNOLD, LYNDIA	1.084	202000	143598 within_2000ft
33-02-02-35-427-004	KAZEE, DENNIS & BARI WOOD	1.087	211400	150503 within_2000ft
33-02-02-35-427-005	BUHS, JENNIFER & TODD	0.928	182300	169527 within_2000ft
33-02-02-35-427-007	FORSBERG, DENNIS J & JOANN L	8.34	366100	258235 within_2000ft
33-02-02-35-451-001	GAVRILIDES, NICK G & DANA M	1.074	142200	113754 within_2000ft
33-02-02-35-451-002	MACMILLAN, KYLE J	1.026	122200	88778 within_2000ft

33-02-02-35-451-003	STRIEN, TODD A & SHIFRA T	0.948	129600	116283 within_2000ft
33-02-02-35-451-004	WIDDER, STEPHEN K REV LVG TRUST	0.948	121100	89043 within_2000ft
33-02-02-35-451-005	LIM, CHUL H & KANG, KISOOK	1.869	174900	135352 within_2000ft
33-02-02-35-451-006	LEE, EUNIL	1.327	150500	108387 within_2000ft
33-02-02-35-451-007	STORY, JOHN NEIL & TAMARA LEE	1.154	175200	132464 within_2000ft
33-02-02-35-451-010	GUY-WRIGHT, RONDA	0.992	128700	109051 within_2000ft
33-02-02-35-451-011	SEAGULL, ARTHUR A & ELIZABETH A	1.763	195100	142231 within_2000ft
33-02-02-35-451-012	WAHR, LUKE D & SARAH	1.047	130700	119418 within_2000ft
33-02-02-35-452-001	HICKS, BRIAN & DURBIN, CATHERINE E	1.093	239500	239500 within_2000ft
33-02-02-35-452-002	FRICKE, JEFFREY J	1.051	143500	130445 within_2000ft
33-02-02-35-452-003	WEHRLE, KEVIN S & SHERRY A	1.066	140100	106138 within_2000ft
33-02-02-35-452-004	D'SOUZA, WARREN J	1.14	170400	126594 within_2000ft
33-02-02-35-452-005	DAVIS, JOHN M & GOLDING, JONELLE K	1.175	129200	95535 within_2000ft
33-02-02-35-452-006	TANNER, BRUCE E & MARCIA D	0.964	132000	103238 within_2000ft
33-02-02-35-452-007	GROCKI, JONATHAN H & REBECCA A	1.194	198600	177057 within_2000ft
33-02-02-35-452-008	FETT, JEFFREY C & DEBORAH S	1.194	156800	124158 within_2000ft
33-02-02-35-452-009	FETT, JEFFREY C & DEBORAH S	1.194	19400	8602 within_2000ft
33-02-02-35-452-010	ALEXANDER, ELIZABETH A &	1.221	19600	8732 within_2000ft
33-02-02-35-452-011	ALEXANDER, ELIZABETH A &	1.269	137500	109047 within_2000ft
33-02-02-35-452-012	BENARD, ANDRE	0.96	142100	104281 within_2000ft
33-02-02-35-452-013	FORSBERG, FARRIN KATLIN ROSE	1.194	183900	164237 within_2000ft
33-02-02-35-453-002	NOVAK, MONICA	1.122	180900	141226 within_2000ft
33-02-02-35-453-003	MITCHELL, GARY & CATHERINE	1.22	208400	163960 within_2000ft
33-02-02-35-453-004	REDDY, GANESH V	0.948	159900	125490 within_2000ft
33-02-02-35-454-001	GAMPER, JOHN A & MARGARET C	1.313	146600	116916 within_2000ft
33-02-02-35-454-002	DEAN, ROGER A & BETTY J	1.446	281100	220620 within_2000ft
33-02-02-35-454-003	DEAN, ROGER & BETTY	0.967	28400	13427 within_2000ft
33-02-02-35-454-004	SKUBICK, TIMOTHY C & GAYLE TRUSTEES	7.099	319900	214374 within_2000ft
33-02-02-35-476-001	PONDEROSA DRAIN DRAINAGE DISTRICT	9.12	0	0 within_2000ft
33-02-02-35-476-002	JOHNSON, ALEXANDER W	1.046	201300	155374 within_2000ft
33-02-02-35-476-003	SPYCHALSKI, ROBERT &	1.022	185400	154776 within_2000ft
33-02-02-35-476-004	BLOOMBERG, MATTHEW R & JESSICA A	1.258	266800	206810 within_2000ft
33-02-02-35-476-005	SCHELL, WILLIAM F & KAREN A	1.083	203700	157160 within_2000ft
33-02-02-35-476-006	CARR, AMANDA M & BRYAN S	0.878	159800	108409 within_2000ft
33-02-02-35-476-007	KITCHEN, MICHAEL G & SAMANTHA	1.098	301200	243817 within_2000ft
33-02-02-35-476-008	DEFOUW, THOMAS S & CHRISTINA M	1.198	215200	169900 within_2000ft
33-02-02-35-476-009	OVERBECK, JAYNE & JAMES	1.195	259900	199069 within_2000ft
33-02-02-35-476-010	WANG, YI LIANG & KAM SAU	1.196	265500	207286 within_2000ft
33-02-02-35-476-011	ABBETT, JACQUELINE M TRUST	1.582	293300	223954 within_2000ft
33-02-02-35-476-012	CONLEY, SHANE LEE & KRISTINE MARIE	1.06	245400	187401 within_2000ft
33-02-02-35-476-013	HIRT, DOUGLAS A & LINDA L	1.171	246200	169304 within_2000ft
33-02-02-35-476-014	ARAKELOV, LEVON A & NAZILIYA A	1.422	186700	132872 within_2000ft
33-02-02-35-477-001	HOLTSCHLAG, DAVID J & MARGARET A	0.923	272800	208038 within_2000ft
33-02-02-35-477-002	ADRIAN, WILLIAM F & JOANNE TRUSTEES	1.024	212600	163350 within_2000ft
33-02-02-35-477-003	GOWAN, DOUGLAS L	1.048	314900	251338 within_2000ft
33-02-02-35-477-005	FEDERAU, DOUGLAS & DEBORAH LVG TRST	1.306	300400	288725 within_2000ft
33-02-02-35-478-001	KURIAKOSE, PHILIP P & ERIN M	0.808	232400	172876 within_2000ft
33-02-02-35-478-002	ROMSOS, DALE R & DARLENE	0.942	218700	154510 within_2000ft
33-02-02-35-478-003	HOLDWAY, CATHERINE A TRUST	1.065	220200	166196 within_2000ft
33-02-02-35-478-004	MILLER, JEFF & RAEANN	1.129	162100	113464 within_2000ft

33-02-02-35-479-002	BLOOMQUIST, DANIEL & BONNIE	1.164	254100	193116 within_2000ft
33-02-02-35-479-003	CHINOY, ZUBIN M & KASHMIRA	0.957	411700	337658 within_2000ft
33-02-02-35-479-004	EBERSOLE, DAVID & JANET	0.971	244400	191143 within_2000ft
33-02-02-35-479-005	SJOBERG, STEN T & MARIE A TRUST	1.645	369700	298037 within_2000ft
33-02-02-35-479-006	COLLARD, BENOIT & ELIZABETH	1.339	271600	192046 within_2000ft
33-02-02-35-479-007	COOK, COREY & PAIGE &	1.198	227400	177535 within_2000ft
33-02-02-35-479-008	BHIMALLI, PARUTAPPA R & ANJALI P	0.897	40600	31784 within_2000ft
33-02-02-36-100-002	RUHALA, THOMAS J & JANICE M	1.14	101700	66515 within_2000ft
33-02-02-36-100-007	MERCER, RODNEY L	1.41	117400	49311 within_2000ft
33-02-02-36-100-008	SMITH, BILLY L & MARYELLEN TRUST	14.3	399300	239547 within_2000ft
33-02-02-36-100-012	CONFORTI, RICHARD A &	1.22	107200	71021 within_2000ft
33-02-02-36-100-013	CONFORTI JR, RICHARD A &	2.38	64000	33117 within_2000ft
33-02-02-36-100-014	MOORE, RACHEL M	5.15	146400	124010 within_2000ft
33-02-02-36-100-015	LAITALA, SARA HOYT & DONALD W	11.64	115200	57344 within_2000ft
33-02-02-36-100-016	PIOTTER, JEFFREY & PI, MEY-KEY	0.83	114000	92629 within_2000ft
33-02-02-36-100-017	STALEY, BRANDON	4.75	146700	94292 within_2000ft
33-02-02-36-100-019	CLARK, NANCY A & CHINN, PHILIP S	12.28	161300	81856 within_2000ft
33-02-02-36-100-021	MCKEARNEY, TIMOTHY J	1.34	129200	84003 within_2000ft
33-02-02-36-100-025	ELY, KEVIN & PATRICIA	4.79	254100	165634 within_2000ft
33-02-02-36-100-026	MERIDIAN CHARTER TOWNSHIP	15.44	0	0 within_2000ft
33-02-02-36-100-028	MOORE, NATHAN	2.62	226200	139583 within_2000ft
33-02-02-36-100-029	LIDDELL, MICHAEL	13.1	309300	205651 within_2000ft
33-02-02-36-100-032	VANWAGENEN, GREGORY ALAN & HEIDI	1.47	252400	150637 within_2000ft
33-02-02-36-100-034	BENBOW, MARK E & MELISSA K	1.51	208100	154656 within_2000ft
33-02-02-36-300-002	OSTROM, NATHANIEL & MARGARET	9.76	249500	168017 within_2000ft
33-02-02-36-300-003	DECAMP, CHARLES E & HEIDI L	14.15	297600	189351 within_2000ft
33-02-02-36-300-007	MCCALLUM, QUENTIN L & SHARON	2.15	243400	115914 within_2000ft
33-02-02-36-300-008	GIBBONS, NATHANIEL J	0.77	89800	49176 within_2000ft
33-02-02-36-300-010	SILKWORTH, NORA & MICHAEL	1.05	302000	286514 within_2000ft
33-02-02-36-300-013	NEXSTAR BROADCASTING INC	40	479900	422766 within_2000ft
33-02-02-36-300-018	MIDDLETON, CHARLES & MARISSA	4.88	129100	76376 within_2000ft
33-02-02-36-300-019	RANDALL, WILLIAM SCOTT	4.99	140100	74529 within_2000ft
33-02-02-36-300-020	SHUCK, STEVEN R & PAMELA J	9.75	153800	82235 within_2000ft
33-02-02-36-300-023	FRYER, JEFFREY	2.88	183500	153230 within_2000ft
33-02-02-36-300-024	TASCARELLA, PETER	3.75	133100	84206 within_2000ft
33-02-02-36-300-028	OBRIEN, MOLLY &	2.15	161700	126340 within_2000ft
33-02-02-36-300-030	DUROCHER, MICHAEL L	5.41	130700	22536 within_2000ft
33-02-02-36-300-032	ANISKIEWICZ, ALBERT S & LINNETTE M	2.88	50200	27417 within_2000ft
33-02-02-36-300-033	CELLCO PARTNERSHIP DBA VERIZON	2	252300	235658 within_2000ft
33-02-02-36-300-034	KARPINSKI, TONYA	4.43	162300	116470 within_2000ft
33-02-02-36-300-035	DRAYER, STEVEN L	17.76	671800	582442 within_2000ft
33-02-02-36-300-036	DEVITA, KEVIN & CAROL TRUST	4.12	100200	100200 within_2000ft
33-02-02-36-451-008	CAVANAUGH, MICHAEL & AMY	10.16	291500	196146 within_2000ft
33-02-02-36-451-009	RAMSEY, DAVID T & CYNTHIA C	11.66	682300	497131 within_2000ft
33-02-02-36-451-011	DORENKAMP, BENJAMIN & JACQUELYN	9.25	369400	326339 within_2000ft
33-02-02-36-451-012	DORENKAMP, BENJAMIN & JACQUELYN	8.85	47700	34327 within_2000ft
33-02-02-36-476-005	CASALI, ANTHONY L & TRACY L	2.05	222000	147877 within_2000ft
33-02-02-36-476-006	SHAH REV LVG TRST, AAJAY & JAYSHREE	34.16	1237000	946604 within_2000ft
33-02-02-36-476-007	HILKER, MARY	1.68	129600	102748 within_2000ft
33-02-02-23-200-008	EYDE LAND HOLDINGS LLC	123.77	550800	226382 within_200ft

33-02-02-23-426-001	EYDE LAND HOLDINGS LLC	28.03	131100	72100 within_200ft
33-02-02-23-426-002	CONSUMERS ENERGY CO	14.14	101600	72510 within_200ft
33-02-02-23-476-001	ST MARTHA PARISH OKEMOS	18.074	0	0 within_200ft
33-02-02-23-476-002	ST MARTHA PARISH OKEMOS	0.92	0	0 within_200ft
33-02-02-23-476-003	EYDE LAND HOLDINGS LLC	3.1	60500	33847 within_200ft
33-02-02-24-100-003	BETTY EILER LLC & LEDEBUHR FAMILY	38	132100	98747 within_200ft
33-02-02-24-100-015	COMMUNITY MENTAL HEALTH AUTHORITY	6.05	0	0 within_200ft
33-02-02-24-100-016	SMITH, BRIAN & LAURA	6.72	219500	161117 within_200ft
33-02-02-24-100-019	GNADE, RUTH ANN	10.64	179200	111966 within_200ft
33-02-02-24-151-001	STAUDT, TIMOTHY T &	2.537	366500	348755 within_200ft
33-02-02-24-151-002	LILLEBOE, TIMOTHY & POLLY	3.02	368800	328712 within_200ft
33-02-02-24-251-004	GAABO, MARTTI S	3.8	164300	109581 within_200ft
33-02-02-24-251-008	ROMAN, JAMES P & LEE ANNE TRUSTEES	4.04	251900	166562 within_200ft
33-02-02-24-251-009	BORNE, WILLIAM & GILLBERT, BRYCE	4.04	219500	219500 within_200ft
33-02-02-24-251-010	LYNCH, JAMES E & JULIE A	1.479	262800	210501 within_200ft
33-02-02-24-251-011	LI, ZENG GANG &	0.92	253800	216753 within_200ft
33-02-02-24-251-012	SCHWEICKERT, DAVID & KRYSTEN MARIE	1.44	225400	192917 within_200ft
33-02-02-24-251-019	HERCEG, DOUGLAS W & JOSIE M	1.85	149800	102433 within_200ft
33-02-02-24-251-020	AGUWA, LEEANN	1.48	261500	223811 within_200ft
33-02-02-24-276-001	TUCKER JR, MIKE &	4.11	377600	331354 within_200ft
33-02-02-24-276-002	COOK, KATHERINE & JOSHUA TRUST	2.42	235400	178733 within_200ft
33-02-02-24-276-003	CASSELLA, KENT P & TAMI L	1.85	191900	120976 within_200ft
33-02-02-24-276-008	BRIGGS, ANN M & TERRY S TRUST	1.54	152000	92294 within_200ft
33-02-02-24-276-009	DETWEILER, A RONALD & CYNTHIA	3.94	214800	134218 within_200ft
33-02-02-24-276-010	CHAMBERLAIN, DEBRA J &	4.93	328500	228591 within_200ft
33-02-02-24-301-004	CHELKO, CARRIE L & JAMES C	2.706	458900	452056 within_200ft
33-02-02-24-301-005	DAUBI, AQEEL	2.409	469700	469700 within_200ft
33-02-02-24-301-009	ELIA, JACUSIEL, GABRIEL E &	1.561	376200	361590 within_200ft
33-02-02-24-301-010	SINGH, KESHAV & NEELAM	1.443	309900	287808 within_200ft
33-02-02-24-301-011	FLAKES, CARLTON & GLORIETTA	0.974	287800	264488 within_200ft
33-02-02-24-352-001	MEO, MARIO &	1.77	148700	112530 within_200ft
33-02-02-24-353-001	DRISCOLL, JAMES P & KAREN A	0.98	292800	270449 within_200ft
33-02-02-24-353-008	HUSSEIN, SHARIF & EID, PASCALE	2.87	477200	458773 within_200ft
33-02-02-24-353-014	PATEL, RAHIM S & JING ZHANG	3.647	399600	364794 within_200ft
33-02-02-25-101-002	OCONNOR, JEFFREY & LETA	9.85	337200	209096 within_200ft
33-02-02-25-101-003	MORGAN, DEE ANNE	9.85	137500	85198 within_200ft
33-02-02-25-101-004	PINA-RODRIGUES, ESTELA &	9.85	218200	148446 within_200ft
33-02-02-25-101-005	OWEN, GEORGE R & COLLEEN T	9.85	432200	262424 within_200ft
33-02-02-25-101-006	STEVENS, PHILLIP & BARBARA	9.85	245800	162185 within_200ft
33-02-02-25-101-007	LEE, SANGWON & MYUNG SOON	9.86	263000	165003 within_200ft
33-02-02-25-101-010	PIETTE, ALAIN R & LINDA W	20.16	607600	536625 within_200ft
33-02-02-25-301-002	ELLSWORTH, PETER & KAREN	9.84	240700	159802 within_200ft
33-02-02-25-301-003	MEIJA, JANIS	9.83	326300	204325 within_200ft
33-02-02-25-301-004	SCOTT, DOROTHY H N TRUST	10.07	338400	247429 within_200ft
33-02-02-25-301-005	HAGEN, CHARLES & JACQUELINE TRUST	17.64	335100	214001 within_200ft
33-02-02-25-351-007	LAHTI, RUSSELL & RUTZEN, JENNIFER	2.34	307500	282009 within_200ft
33-02-02-25-352-001	MERIDIAN CHARTER TOWNSHIP	3	0	0 within_200ft
33-02-02-26-226-012	MERRITT, MARC & KATHARINE	13.25	295900	295900 within_200ft
33-02-02-26-400-012	CONSUMERS ENERGY CO	13.87	100500	60649 within_200ft
33-02-02-35-176-002	SP INVESTMENTS LIMITED PARTNERSHIPS	4	7200	6495 within_200ft

33-02-02-35-200-004	CONSUMERS ENERGY CO	0.4	6000	3870 within_200ft
33-02-02-35-200-005	CONSUMERS ENERGY CO	5	60000	19038 within_200ft
33-02-02-35-200-012	MERIDIAN CHARTER TOWNSHIP	37	0	0 within_200ft
33-02-02-35-300-010	BROOKS, CHRISTOPHER & JENNIE	4.19	229200	219293 within_200ft
33-02-02-35-300-011	SP INVESTMENTS LP	40	188300	150253 within_200ft
33-02-02-35-300-017	SP INVESTMENTS LP	6.99	209100	137068 within_200ft
33-02-02-35-300-027	SP INVESTMENTS LP	19.82	119700	75126 within_200ft
33-02-02-35-327-001	MADIREDDY, SRINIVASA &	0.649	738500	720359 within_200ft
33-02-02-35-327-002	KAVUTURU, SRINIVAS & SHILPA	0.649	506700	451631 within_200ft
33-02-02-35-327-004	JAFFER, SALIM A & NARGIS S	1.018	772700	648967 within_200ft
33-02-02-35-403-004	REPASKEY FAMILY TRUST NO. 1	10.6	313400	217151 within_200ft
33-02-02-35-426-007	MERIDIAN CHARTER TOWNSHIP	51.9	0	0 within_200ft
33-02-02-36-100-033	MERIDIAN CHARTER TOWNSHIP	55.28	0	0 within_200ft

From: [REDACTED]
To: [REDACTED]
Subject: Re: Opposition to Rezoning and Authentix Central Park Project Proposal
Date: Monday, February 16, 2026 5:17:03 PM

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

Dear Members of the Township Board,

I am writing as an affected resident regarding the proposed Authentix development. I am concerned that Continental Properties has not meaningfully addressed the comments and recommendations raised by the Board during the prior meeting. Several issues identified by Board members, particularly regarding density, engineering detail, and financial transparency, appear to have been disregarded. The current proposal does not reflect a good-faith effort to honor the Board's guidance, nor does it demonstrate responsiveness to the specific concerns placed on the record. I respectfully request that the Board requires the developer to take all recommendations by the Board seriously and demands greater transparency and independent verification before taking any vote on this matter.

Based on publicly available information and prior meetings, several significant concerns remain unresolved.

1. Lack of Public and Official Consensus

The project has generated substantial community opposition, and the Planning Commission's 3–3 deadlock vote indicates a clear lack of consensus regarding the project's appropriateness. Advancing a proposal under these circumstances warrants heightened scrutiny and caution.

2. Environmental Risks

The current plans include filling three "unregulated" wetlands. In addition, critical drain and conservation easement details appear to be deferred until after approval. Given the long-term environmental and drainage implications for neighboring properties, these matters should be fully resolved before any legislative action is taken.

3. Infrastructure Uncertainty

The Road Department and Drain Commission have not signed off on the proposal, citing a lack of finalized engineering. Without completed and approved engineering reports, the developer's safety and drainage representations remain speculative.

4. Density and Zoning Conflict

The proposal seeks 9.4 units per acre, exceeding the 8 units per acre cap established under the 20-year-old court-ordered Settlement Agreement. Any amendment to this long-standing agreement deserves careful legal review and a clear public justification.

5. Questionable Feasibility Claims

The developer asserts that 288 units represent the "minimum viable" density. However, this conclusion appears to rely on a self-prepared feasibility study that may prioritize profit maximization rather than community compatibility. The comparison to a "worst-case" commercial scenario also appears speculative and may not reflect realistic market conditions. Because the request before you is a legislative zoning amendment premised on "financial feasibility," the underlying data and assumptions must be open to public scrutiny. If feasibility is central to the justification, then the public must be allowed to verify that claim.

Accordingly, I respectfully request that the Board require the developer to provide the following information before any vote:

A. A Complete Pro Forma Summary

A detailed spreadsheet showing all projected costs and revenues, including comparison of the 288-unit "base case" to alternative scenarios consistent with existing zoning (e.g., approximately 240 units).

B. Hard and Soft Cost Breakdowns

Itemized construction costs (labor and materials) and soft costs (architectural, legal, marketing, financing, and developer fees). Particular attention should be given to contingencies (often 10–15%) and internal developer fees that may materially affect stated profitability.

C. Projected Rental Rates and Vacancy Assumptions

Expected monthly rents by unit type (1-bedroom, 2-bedroom, etc.) and projected vacancy rates. If rents are assumed to be conservatively low, this may artificially inflate the claimed need for higher density.

D. The Target Return or “Hurdle Rate” (IRR)

The specific internal rate of return required by the developer’s investors. If “feasible” is defined as a 15–20% return, the Board and community should evaluate whether a lower but still reasonable return (e.g., 10–12%) could support a lower-density project more consistent with community expectations.

E. Land Acquisition Cost

The price paid (or contracted to be paid) for the property. If the land was acquired at a price assuming 288 units, the resulting “feasibility” challenge may reflect a private business decision rather than a deficiency in the Township’s zoning framework.

To ensure objectivity, I further request that the Township retain an independent third-party consultant—at the developer’s expense—to review and verify these financial, traffic, and engineering claims before any decision is made.

If approval is considered, I also urge the Board to table the vote until final, non-speculative reports are provided by the Drain Commission and Road Department, and until all environmental implications have been thoroughly evaluated under applicable state law, including the Natural Resources and Environmental Protection Act.

Public planning decisions should be grounded in complete information, transparency, and defensible analysis. A zoning amendment of this magnitude should not proceed based on unverified feasibility claims or incomplete engineering review.

Thank you for your time, your service to the community, and your careful consideration of these requests.

Respectfully,

Rekha Nagamally

[REDACTED]

On Thu, Aug 21, 2025, 10:41 AM Rekha Nagamally <[REDACTED]> wrote:

Dear Director of Community Development and Members of the Township Board,

I am writing as a nearby resident to express my strong opposition to the proposed rezoning and development of the Eyde Central Park property by Continental Properties (Authentix Okemos). While I understand the Township’s responsibility to evaluate new development proposals, this plan raises serious concerns for our environment, our neighborhoods, and the Township’s long-term planning integrity.

1. Out-of-State Developer with Limited Local Accountability
Continental Properties is headquartered in Menomonee Falls,

Wisconsin—not in Michigan, and certainly not in Meridian Township. While they have built in other parts of the state, they are not part of this community and have no stake in its long-term environmental or social health. Once construction is complete, they will profit and move on, leaving Township residents to bear the consequences of increased density, environmental loss, and infrastructure strain.

2. Loss of Wildlife Habitat

The project site is not vacant—it is a living habitat that supports deer, rabbits, possums, marmots, wild turkeys, cranes, turtles, geese, squirrels, etc. These animals are part of what makes our neighborhoods unique and connected to nature. Paving over this land for 11 large apartment buildings will permanently eliminate this habitat. Even Continental’s own materials acknowledge wetland impacts, which means local flood prevention, water quality, and biodiversity will suffer.

3. Elimination of Community Service Zoning

This land was deliberately zoned to include a Community Service designation in past settlement agreements. That designation provided balance and the potential for civic or neighborhood-serving uses. Continental now seeks to erase it entirely in favor of high-density multi-family housing, undermining the Township’s prior commitments and erasing future community-serving opportunities.

4. Density and Neighborhood Character

The 2004 (?) settlement capped density at 8 dwelling units per acre. Even that level of multi-family zoning is outdated for this location given today’s traffic, infrastructure pressures, and neighborhood scale. Now Continental seeks to nearly double that to 14 du/ac, with three-story buildings up to more than 36 feet tall. This is egregious piled on top of egregious. Such buildings are wholly out of scale with nearby single-family neighborhoods. The resulting traffic, noise, and parking overflow will harm safety, neighborhood character, and property values.

5. Traffic and Infrastructure Strain

More than 300 apartments will significantly increase traffic on Central Park Drive, Times Square Drive, and Belvedere Avenue—roads not designed for this volume. This creates safety risks for children, pedestrians, and local drivers while placing additional burdens on schools, utilities, and emergency services.

6. Developer’s Claimed “Benefits” Are Overstated

Continental highlights investment, job creation, and resident spending. In reality:

- Construction jobs are temporary, disappearing once the project is built.
- Resident spending would largely occur in Meridian Township regardless, and does not offset the long-term costs of added density.
- Amenities such as pools, gyms, and pet spas are private and do not serve the broader community.

These speculative “benefits” do not outweigh the permanent loss of wetlands, open space, and neighborhood stability.

Requested Actions:

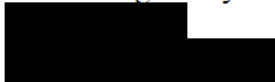
I respectfully urge the Township to:

- Reject the rezoning request that eliminates the Community Service zoning designation.
- Deny any request to exceed the 8 dwelling units/acre density cap established in the 2004 settlement, and reevaluate whether that outdated cap remains appropriate.
- Require a full, independent environmental and wildlife impact study.
- Require comprehensive traffic and infrastructure studies before any approvals.

Meridian Township’s open spaces, wetlands, and neighborhoods are what make this community attractive in the first place. Allowing an out-of-state developer to reshape it for short-term profit jeopardizes the long-term health, safety, and welfare of Township residents.

Thank you for your careful review and for standing with your community.

Regards,
Rekha Nagamally

A black rectangular redaction box covering the signature of Rekha Nagamally.

Okemos 48864

From: [REDACTED]
To: [REDACTED]
Subject: Proposal Request for Transparency and Independent Review Regarding the Authentix Proposal
Date: Monday, February 16, 2026 5:19:07 PM

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

Dear Members of the Township Board,

I am writing as an affected resident regarding the proposed Authentix development. I am concerned that Continental Properties has not meaningfully addressed the comments and recommendations raised by the Board during the prior meeting. Several issues identified by Board members, particularly regarding density, engineering detail, and financial transparency, appear to have been disregarded. The current proposal does not reflect a good-faith effort to honor the Board's guidance, nor does it demonstrate responsiveness to the specific concerns placed on the record. I respectfully request that the Board requires the developer to take all recommendations by the Board seriously and demands greater transparency and independent verification before taking any vote on this matter.

Based on publicly available information and prior meetings, several significant concerns remain unresolved.

1. Lack of Public and Official Consensus

The project has generated substantial community opposition, and the Planning Commission's 3–3 deadlock vote indicates a clear lack of consensus regarding the project's appropriateness. Advancing a proposal under these circumstances warrants heightened scrutiny and caution.

2. Environmental Risks

The current plans include filling three "unregulated" wetlands. In addition, critical drain and conservation easement details appear to be deferred until after approval. Given the long-term environmental and drainage implications for neighboring properties, these matters should be fully resolved before any legislative action is taken.

3. Infrastructure Uncertainty

The Road Department and Drain Commission have not signed off on the proposal, citing a lack of finalized engineering. Without completed and approved engineering reports, the developer's safety and drainage representations remain speculative.

4. Density and Zoning Conflict

The proposal seeks 9.4 units per acre, exceeding the 8 units per acre cap established under the 20-year-old court-ordered Settlement Agreement. Any amendment to this long-standing agreement deserves careful legal review and a clear public justification.

5. Questionable Feasibility Claims

The developer asserts that 288 units represent the “minimum viable” density. However, this conclusion appears to rely on a self-prepared feasibility study that may prioritize profit maximization rather than community compatibility. The comparison to a “worst-case” commercial scenario also appears speculative and may not reflect realistic market conditions.

Because the request before you is a legislative zoning amendment premised on “financial feasibility,” the underlying data and assumptions **must be open to public scrutiny**. If feasibility is central to the justification, then the public must be allowed to verify that claim.

Accordingly, I respectfully request that the Board require the developer to provide the following information before any vote:

A. A Complete Pro Forma Summary

A detailed spreadsheet showing all projected costs and revenues, including comparison of the 288-unit “base case” to alternative scenarios consistent with existing zoning (e.g., approximately 240 units).

B. Hard and Soft Cost Breakdowns

Itemized construction costs (labor and materials) and soft costs (architectural, legal, marketing, financing, and developer fees). Particular attention should be given to contingencies (often 10–15%) and internal developer fees that may materially affect stated profitability.

C. Projected Rental Rates and Vacancy Assumptions

Expected monthly rents by unit type (1-bedroom, 2-bedroom, etc.) and projected vacancy rates. If rents are assumed to be conservatively low, this may artificially inflate the claimed need for higher density.

D. The Target Return or “Hurdle Rate” (IRR)

The specific internal rate of return required by the developer’s investors. If “feasible” is defined as a 15–20% return, the Board and community should evaluate whether a lower but still reasonable return (e.g., 10–12%) could support a lower-density project more consistent with community expectations.

E. Land Acquisition Cost

The price paid (or contracted to be paid) for the property. If the land was acquired at a price assuming 288 units, the resulting “feasibility” challenge may reflect a private business decision rather than a deficiency in the Township’s zoning framework.

To ensure objectivity, I further request that the Township retain an independent third-party consultant—at the developer's expense—to review and verify these financial, traffic, and engineering claims before any decision is made.

If approval is considered, I also urge the Board to table the vote until final, non-speculative reports are provided by the Drain Commission and Road Department, and until all environmental implications have been thoroughly evaluated under applicable state law, including the Natural Resources and Environmental Protection Act.

Public planning decisions should be grounded in complete information, transparency, and defensible analysis. A zoning amendment of this magnitude should not proceed based on unverified feasibility claims or incomplete engineering review.

Thank you for your time, your service to the community, and your careful consideration of these requests.

Respectfully,

Rupender Veridhi

A solid black rectangular box used to redact the signature of Rupender Veridhi.

Okemos MI 48864

From: [REDACTED]
To: [REDACTED]
Subject: Latest Continental Properties Proposal
Date: Monday, February 16, 2026 5:38:05 PM

To Members of the Township Board,

As a resident, I am concerned that Continental Properties has not addressed the Board's prior comments on density, engineering details, and financial transparency regarding the Authentix development. The latest proposal lacks responsiveness to the Board's recommendations.

Based on available information and prior meetings, significant concerns remain unresolved.

1. Lack of Support

The project has faced strong resistance from the community, and the Planning Commission's tied 3–3 vote shows there is no clear agreement on whether the project is suitable. The reality is that this proposal should not proceed any further.

2. Environmental Risks

The existing proposals involve the filling of three wetlands that are currently classified as "unregulated." Furthermore, essential details regarding drainage and conservation easements appear to have been postponed until after approval. Considering the potential long-term environmental and drainage impacts on adjacent properties, no further action with this proposal should be taken.

3. Infrastructure

The Road Department and Drain Commission have not signed off on the proposal, citing a lack of finalized engineering. Without completed and approved engineering reports, the developer's safety and drainage representations remain speculative.

4. Density and Zoning Issues

The proposal seeks 9.4 units per acre, exceeding the 8 units per acre cap established under the 20-year-old court-ordered Settlement Agreement. For this reason, the proposal should not proceed at this time.

5. Irrelevant Claims

The developer asserts that 288 units represents the "minimum viable" density. The Board should not have to consider Continental's potential profit or the viability of this project. If the proposal is not viable for them under the current restrictions, they should move on to another site.

Thank you for your time and your consideration of these requests.

Paulette Grace

From: [REDACTED]
To: [REDACTED]
Subject: Resident Concerns Regarding Authentix Project
Date: Wednesday, February 18, 2026 3:53:28 PM
Attachments: [image.png](#)

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

Felicity White

[REDACTED]
Okemos, MI 48864
[REDACTED]

February 18, 2026

Meridian Township Board
5151 Marsh Road
Okemos, MI 48864

Dear Members of the Meridian Township Board,

I am writing as a resident of Central Park Estates, the neighborhood immediately adjacent to the proposed Authentix apartment community development. After reviewing the plans and listening to the discussion during the February 17, 2026 Township Board meeting, I remain strongly opposed to this development and respectfully ask the Board to deny the proposal.

While I understand the need for thoughtful residential growth, this project raises significant and unresolved concerns that would negatively impact both our neighborhood and the surrounding community.

1. Traffic and Safety Concerns

The addition of hundreds of new residents would substantially increase vehicle volume on Central Park Drive and the surrounding roadways. These streets that were not designed to handle this level of traffic. This change introduces new safety risks for pedestrians, cyclists, children, and school bus routes. The traffic analyses presented so far do not adequately address peak-hour congestion or the cumulative impact of multiple nearby developments.

2. Incompatibility With Existing Neighborhood Character

Central Park Estates is a long-established, single-family residential community. The proposed density, building height, and overall scale of the Authentix project are incompatible with the surrounding area. Placing a high-density, multi-story apartment complex directly against our neighborhood's property lines fundamentally changes the character and privacy of existing homes. This is not consistent with the intent of the current zoning or with Meridian Township's planning goals for balanced, context-sensitive growth.

3. Environmental and Stormwater Impact

Residents remain deeply concerned about stormwater management, the loss of green space, and potential downstream flooding effects. The area already struggles with water retention after heavy rain. Replacing large portions of permeable land with impervious surfaces without robust mitigation risks serious long-term environmental

consequences.

4. Insufficient Community Benefits

The development, as presented, does not offer meaningful benefits to the surrounding community or to the Township that would outweigh its negative impact. It lacks adequate buffering, connectivity, or shared amenities that integrate it into the neighborhood in a responsible way. The project appears driven primarily by maximizing density rather than reflecting thoughtful, collaborative planning.

5. Lack of Responsiveness to Resident Concerns

Residents of Central Park Estates and nearby communities have repeatedly raised these issues, yet the developer has not offered substantive revisions that address them. The concerns expressed are not minor or cosmetic. Our concerns speak to safety, quality of life, and long-term community health.

For these reasons, I firmly oppose the Authentix development and urge the Board to reject the proposal for a change to the current zoning. Meridian Township has a strong history of supporting responsible, well-planned growth that enhances the community. This project does not meet that standard.

Thank you for your time, for listening to residents, and for your commitment to thoughtful stewardship of our community.

Sincerely,

A handwritten signature in black ink, appearing to be 'Felicity White', with a stylized, flowing script.

Felicity White
Resident, Central Park Estates

From:
To:
Subject:
Date:


Authentix--NO

Thursday, February 19, 2026 1:49:44 PM

I am writing to thank the Board for not voting to approve the Authentix apartment development at the 2/17/26 Board meeting. As was repeatedly brought up, there may be a need for more affordable housing in the greater tri-county area, **but not specifically in Meridian township**. We have an enormous inventory of existing apartments, in the huge developments that have gone in over the last 50 years. In fact, at one of the recent "Listening Session" that I attended, it was revealed by a Township official, that **we are "full up"**. In other words, *every inch of suitable green space* that is not wetlands protected, has already been built on. One could make the argument that there have been several developments that were in retrospect, not at all appropriate, and poorly executed. Look at Grand River Avenue and Central Park Drive, (the former Panera site). There was a mature oak forest that was clear cut at this location. Just east of this, also on Grand River, the land was decimated, clear cut, and flattened, for no reason at all. (It is now a desert, devoid of topsoil, or any quality habitat for any living thing).

This Authentix site, as was also discussed, has changed over the last 20 years. It has become a repository for runoff from the sea of pavement that surrounds it. Township residents have made it abundantly clear, over, and over, and over again, that they feel overwhelmed by the traffic volume we must now contend with on our roads. Authentix will only add to this. We are truly "full up". Our strategy going forward should be to keep a lid on population growth in the Township. As voiced by the wise sage, Edward Abbey, "**growth for the sake of growth is the strategy of the cancer cell**".

Can we please (Board), move on to addressing **quality of life issues** for Township residents. What happened to becoming a *safe place* for bicyclists? Currently one is taking their life in their hands by attempting a cross Township bike ride. Let's try and lower our CO2 levels, and noise, by creating a leaf blower ordinance. Why do we not have a Tree Ordinance? We have lost thousands of mature shade trees to disease and development. We need to conduct an inventory of what we have left, and start to replace our tree canopy, for the next generation. Powell Road, which was a beautiful rural lane, is now under siege. So much for keeping the eastern third of the Township "rural".

Again, thank you for not caving in at the Board meeting this week. The residents of the Township will be watching to see how you will act to protect their interests going forward.

Sincerely,

Charles Kotz

From:

To:

Cc:

Subject:

Underground Storage Tank Follow-up from 2/17 Board Meeting

Date:

Thursday, February 19, 2026 3:33:56 PM

Board Members,

To follow up on a question that Supervisor Hendrickson asked during the Board meeting on Tuesday evening, we have verified that the underground storage tanks (i.e. fuel tanks) are located on the private property owned by the developer and are well outside of the limits of the road project (even with the widening of Okemos Road).

Please let us know if you have any questions.

Thanks,

Dan Opsommer

Deputy Township Manager

Director of Public Works & Engineering

Work: 517.853.4440 | Fax: 517.853.4099

5151 Marsh Road | Okemos, MI 48864

From:
To:

Subject:
Date:

Strong Opposition to the Rezoning Request of Eyde/Continental's Proposed Authentix Project
Sunday, February 22, 2026 9:47:02 PM

To All Members of the Meridian Township Board,

Please forward this email to all members of the Board.

I am writing to express my strong opposition to the current proposed 288-unit Authentix Okemos project and the associated rezoning requests submitted by Continental Properties in partnership with Eyde Company.

Over the past several months, I have carefully followed the Board discussions, public comments, and the evolving narrative surrounding this proposal. What I have observed raises serious concerns about transparency, consistency, planning integrity, and long-term impacts on the Central Park Estates (CPE) community.

1. Request for Written Responses and Transparency Regarding the Board's Changed Position

In the December 2025 meeting, the Board asked thoughtful and necessary questions. Members expressed clear concerns about density, roadway capacity, and infrastructure impacts. A reasonable counteroffer of approximately 200 units was discussed — one that reflected the physical constraints and unique location of the site.

However, several months later, the developer returned with essentially the same 288-unit proposal, without meaningfully addressing all the Board's prior questions. Yet in the February 2026 meeting, the tone shifted noticeably. Board members who previously expressed reservations appeared more receptive to the project and began entertaining the zoning request.

This dramatic shift has confused and concerned CPE residents. What changed?

- Were there discussions between the Board, the developer, and the

landowner outside of public meetings?

- Were new studies or data provided that justified the change in tone?
- Were the concerns raised in December resolved — and if so, how?

On behalf of CPE residents, I respectfully request written responses or a formal verbal explanation at the next township meeting clarifying why the Board's position shifted so significantly. The direction discussed in December 2025 does not align with the apparent support signaled in February 2026. Transparency is essential to maintaining public trust.

2. Request for Justification of the Rezoning Request

Both the landowner (Eyde) and the developer (Continental) repeatedly state that the “original zoning is outdated.” Yet no concrete justification has been presented explaining:

- In what specific ways is it outdated?
- What planning principles does it fail to meet?
- How does it conflict with the Township's adopted Master Plan?

The existing zoning — a combination of CS and RD — was designed to maintain a balanced and sustainable mix of land uses under a settlement agreement. Removing the CS district entirely and replacing it with high-density residential (RC with a cap) represents a major departure from that agreement and from the originally approved planning framework.

From my review, CS and RD do not appear outdated. Rather, they align with the Township's land-use vision and Master Plan goals regarding mixed use, infrastructure alignment, and balanced development intensity.

If the Master Plan does not accurately reflect the Township's vision, then it should be formally revisited and revised before approving major rezonings. If the Master Plan does reflect the Township's vision, then the applicant's rezoning request conflicts with it and should be denied.

If the Township is inclined to support this rezoning, then CPE residents deserve a clear, written justification explaining:

- Why CS is no longer appropriate.

- Why RD is insufficient.
- Why RC with a cap is now considered aligned with community priorities.
- How this change upholds the Township's long-term land-use strategy.

Without this explanation, the rezoning appears to be driven by density maximization rather than sound planning principles.

3. Reduced Roadway Capacity with Increased Density

A fundamental question has been asked repeatedly and remains unanswered:

What is the rationale for increasing residential density while roadway capacity is reduced?

This site has unique geographic constraints. Traffic circulation and emergency access are already sensitive issues. Increasing density from what was previously contemplated while infrastructure capacity remains limited is inconsistent with responsible planning.

The approximately 200-unit counteroffer proposed in December was realistic and responsive to these constraints. If the developer is unwilling to accept that compromise, then the Board should deny the project rather than approve an intensity level that strains the site beyond its capacity.

4. Strong Opposition to the RC Rezoning with a Cap

The proposal to rezone the entire site to RC with a cap appears premature and procedurally problematic.

The original zoning includes two components: CS and RD. Before converting the entire property to RC with a cap, the Township should logically and transparently address:

1. Should CS be changed? If so, to what and why?
2. Should RD be changed? If so, to what and why?

We have not even resolved whether CS should be changed at all. Yet both CS and RD are now being treated as if conversion to RC with a cap is

already appropriate.

This sequencing suggests that the end goal — maximizing density — is driving the process, rather than careful zoning analysis.

5. Mischaracterization of “Compromises”

The developer has indicated that increased setbacks were incorporated in response to resident concerns. However, it appears these changes are primarily driven by environmental constraints — including wetlands, drainage requirements, and land-use limitations — that restrict buildable areas.

If setbacks are required due to regulatory or environmental restrictions, they should not be framed as voluntary concessions. Presenting unavoidable compliance measures as acts of compromise creates a misleading impression of goodwill toward both residents and the Township.

True compromise would involve meaningful density reduction and alignment with the site’s inherent limitations.

As a resident, what concerns me most is not simply the number “288.” It is the broader pattern:

- Questions raised but not clearly answered.
- A reasonable density compromise proposed but seemingly abandoned.
- A sudden change in tone without explanation.
- A rezoning request justified only by the vague claim that existing zoning is “outdated.”

Zoning decisions are long-term commitments that shape community character, infrastructure burdens, and quality of life for decades. They should not be revised primarily to accommodate a single project’s density goals.

I respectfully urge the Township Board to

- Provide written clarification regarding the shift in position since December 2025.
- Publicly justify any support for rezoning.
- Deny the current 288-unit proposal if it exceeds the site’s realistic

capacity.

- Uphold the integrity of the Township's Master Plan and settlement agreements.
- Delay any vote until outstanding questions and concerns are fully addressed.

I respectfully urge the Township Board to continue evaluating this proposal objectively, relying on accurate data, sound planning principles, and the specific characteristics of this site. Residents who have engaged in good faith should not be discounted for raising legitimate concerns about scale, compatibility, and long-term community impact.

It is our sincere hope that the Township Board will continue to act in the best interest of Meridian Township as you consider the Continental Properties proposal.

Thank you for your time and careful consideration.

Best Regards,

Jade Shi

CPE Resident

From: [REDACTED]
To: [REDACTED]
Subject: opposition to RC rezoning and unit count above 208 Authentix Okemos
Date: Monday, February 23, 2026 2:20:38 AM

This email is for the public record and board packet. I am writing to express my strong opposition to the current proposed 288-unit Authentix Okemos project and the associated rezoning requests submitted by the developers.

Over the past several months, we at Central Park Estates have carefully followed the Board discussions, public comments, and the evolving narrative surrounding this proposal. What I have observed raises serious concerns about transparency, consistency, planning integrity, and long-term impacts on the Central Park Estates (CPE) community.

1. Request for Written Responses and Transparency Regarding the Board's Changed Position

In the December 2025 meeting, where the Board asked thoughtful and necessary questions. Members expressed clear concerns about density, roadway capacity, and infrastructure impacts. A reasonable counter offer of 206 to 208 units was discussed — one that reflected the physical constraints and unique location of the site.

However, several months later, the developer returned with essentially the same 288-unit proposal, without meaningfully addressing all the Board's prior questions. In the February 2026 meeting, the tone shifted noticeably. Board members who previously expressed reservations appeared more receptive to the project and began entertaining the zoning request.

This dramatic shift has confused and concerned CPE residents. What changed?

Were there discussions between the Board, the developer, and the landowner outside of public meetings? Residents have expressed an interest in seeing the records of those meetings. **This new plan seems to be in the process of being fast-forwarded without affected members of the community having more than the slightest awareness of what the change in plans will entail. Furthermore, we have not had an opportunity to be part of the discussion. The vote of the Board of Trustees must be DELAYED until we local residents have had an opportunity to be fully informed and to become part of the discussion.**

Were new studies or data provided that justified the change in tone?

Were the concerns raised in December resolved — and if so, how?

On behalf of CPE residents, I respectfully request written responses or a formal verbal explanation at the next township meeting clarifying why the Board's position shifted so significantly. The direction discussed in December 2025 does not align with the apparent support signaled in February 2026. Transparency is essential to maintaining public trust.

2. Request for Justification of the Rezoning Request

We have heard it stated by developer that the “original zoning is outdated.” Yet no concrete justification has been presented explaining:

In what specific ways is it outdated?

What planning principles does it fail to meet?

How does it conflict with the Township's adopted Master Plan?

The existing zoning — a combination of CS and RD — was designed to maintain a balanced and sustainable mix of land uses under a settlement agreement. Removing the CS district entirely and replacing it with high-density residential (RC with a cap) represents a major departure from that agreement and from the originally approved planning framework.

From the review of CPE residents, CS and RD do not appear outdated. Rather, they align with the Township's land-use vision and Master Plan goals regarding mixed use, infrastructure alignment, and balanced development intensity.

Since the Master Plan reflects the Township's vision, the applicant's rezoning request conflicts with it and should be denied.

If the Township is inclined to support this rezoning, then CPE residents deserve a clear, written justification explaining:

Why CS is no longer appropriate.

Why RD is insufficient.

Why RC with a cap is now considered aligned with community priorities.

How this change upholds the Township's long-term land-use strategy.

Without this explanation, the rezoning appears to be driven by density maximization rather than sound planning principles.

3. Reduced Roadway Capacity with Increased Density

A fundamental question has been asked repeatedly and remains unanswered:

What is the rationale for increasing residential density while roadway capacity is reduced?

This site has unique geographic constraints. Traffic circulation and emergency access are already sensitive issues. Increasing density from what was previously contemplated while infrastructure capacity remains limited is inconsistent with responsible planning.

The approximately 200-unit counteroffer proposed in December was realistic and responsive to these constraints. If the developer is unwilling to accept that compromise, then the Board should deny the project rather than approve an intensity level that strains the site beyond its capacity.

4. Strong Opposition to the RC Rezoning with a Cap

The proposal to rezone the entire site to RC with a cap appears premature and procedurally problematic.

The original zoning includes two components: CS and RD. Before converting the entire property to RC with a cap, the Township should logically and transparently address:

Should CS be changed? If so, to what and why?

Should RD be changed? If so, to what and why?

We have not even resolved whether CS should be changed at all. Yet both CS and RD are now being treated as if conversion to RC with a cap is already appropriate.

This sequencing suggests that the end goal — maximizing density — is driving the process, rather than careful zoning analysis.

5. Mischaracterization of “Compromises”

The developer has indicated that increased setbacks were incorporated in response to resident concerns. However, it appears these changes are primarily driven by

environmental constraints — including wetlands, drainage requirements, and land-use limitations — that restrict buildable areas.

If setbacks are required due to regulatory or environmental restrictions, they should not be framed as voluntary concessions. Presenting unavoidable compliance measures as acts of compromise creates a misleading impression of goodwill toward both residents and the Township.

True compromise would involve meaningful density reduction and alignment with the site's inherent limitations.

As a resident, what concerns me most is not simply the number “288.” It is the broader pattern:

Questions raised but not clearly answered.

A reasonable density compromise proposed but seemingly abandoned.

A sudden change in tone without explanation.

A rezoning request justified only by the vague claim that existing zoning is “outdated.”

Zoning decisions are long-term commitments that shape community character, infrastructure burdens, and quality of life for decades. They should not be revised primarily to accommodate a single project's density goals.

I respectfully urge the Township Board to

Provide written clarification regarding the shift in position since December 2025.

Publicly justify any support for rezoning.

Deny the current 288-unit proposal because it exceeds the site's realistic capacity as established at the Board's December 2 2025 meeting.

Uphold the integrity of the Township's Master Plan and settlement agreements.

DELAY ANY VOTE until outstanding questions and concerns are fully addressed.

I respectfully urge the Township Board to continue evaluating this proposal objectively, relying on accurate data, sound planning principles, and the specific characteristics of this site. Residents who have engaged in good faith should not be discounted for raising legitimate concerns about scale, compatibility, and long-term community impact. It is our sincere hope that the Township Board will act in the best interest of Meridian Township as you consider the Continental Properties proposal.

Thank you for your time and careful consideration

Vincent Tomanica
CPE resident

From: [REDACTED]
To: [REDACTED]
Subject: correct interpretation of market analysis in regards to Authentix Okemos
Date: Monday, February 23, 2026 4:18:36 AM

Dear Meridian Township Board of Trustees,

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

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

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

Second, the housing-need justification does not support a project of this size or location. The study referenced by supporters identifies **1,448 new housing units** across a broader regional area. Of those, **only 492 units are rental**, while **956 units are for-sale housing**, and the report explicitly projects this demand over a **five-year horizon**, not as an immediate shortfall. Moreover, the study was not focused on Meridian Township specifically, making it an insufficient basis for imposing high-density rental housing in a single-family neighborhood.

Even if additional housing were warranted, Meridian Township already has substantial capacity under existing zoning. The Township's own build-out analysis identifies approximately **3,528 potential future dwelling units**, including **1,837 units within the Urban Service Boundary** and nearly **1,000 units already approved but not yet constructed**. These figures demonstrate that Meridian can accommodate growth without forcing incompatible development into established neighborhoods.

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

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

stated planning goals.

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

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

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

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

Respectfully,

Vincent

From: [REDACTED]
To: [REDACTED]
Subject: CPE Project
Date: Monday, February 23, 2026 5:31:58 AM

To All Members of the Meridian Township Board,

I am writing to express my strong opposition to the current proposed 288-unit Authentix Okemos project and the associated rezoning requests submitted by Continental Properties in partnership with Eyde Company.

Over the past several months, I have carefully followed the Board discussions, public comments, and the evolving narrative surrounding this proposal. What I have observed raises serious concerns about transparency, consistency, planning integrity, and long-term impacts on the Central Park Estates (CPE) community.

1. Request for Written Responses and Transparency Regarding the Board's Changed Position

In the December 2025 meeting, the Board asked thoughtful and necessary questions. Members expressed clear concerns about density, roadway capacity, and infrastructure impacts. A reasonable counteroffer of approximately 200 units was discussed — one that reflected the physical constraints and unique location of the site.

However, several months later, the developer returned with essentially the same 288-unit proposal, without meaningfully addressing all the Board's prior questions. Yet in the February 2026 meeting, the tone shifted noticeably. Board members who previously expressed reservations appeared more receptive to the project and began entertaining the zoning request.

This dramatic shift has confused and concerned CPE residents. What changed?

Were there discussions between the Board, the developer, and the landowner outside of public meetings?

Were new studies or data provided that justified the change in tone?

Were the concerns raised in December resolved — and if so, how?

On behalf of CPE residents, I respectfully request written responses or a formal verbal explanation at the next township meeting clarifying why the Board's position shifted so significantly. The direction discussed in December 2025 does not align with the apparent support signaled in February 2026. Transparency is essential to maintaining public trust.

2. Request for Justification of the Rezoning Request

Both the landowner (Eyde) and the developer (Continental) repeatedly state that the "original zoning is outdated." Yet no concrete justification has been presented explaining:

In what specific ways is it outdated?

What planning principles does it fail to meet?

How does it conflict with the Township's adopted Master Plan?

The existing zoning — a combination of CS and RD — was designed to maintain a balanced and sustainable mix of land uses under a settlement agreement. Removing the CS district entirely and replacing it with high-density residential (RC with a cap) represents a major departure from that agreement and from the originally approved planning framework.

From my review, CS and RD do not appear outdated. Rather, they align with the Township's land-use vision and Master Plan goals regarding mixed use, infrastructure alignment, and balanced development intensity.

If the Master Plan does not accurately reflect the Township's vision, then it should be formally revisited and revised before approving major rezonings. If the Master Plan does reflect the Township's vision, then the applicant's rezoning request conflicts with it and should be denied.

If the Township is inclined to support this rezoning, then CPE residents deserve a clear, written justification explaining:

Why CS is no longer appropriate.

Why RD is insufficient.

Why RC with a cap is now considered aligned with community priorities.

How this change upholds the Township's long-term land-use strategy.

Without this explanation, the rezoning appears to be driven by density maximization rather than sound planning principles.

3. Reduced Roadway Capacity with Increased Density

A fundamental question has been asked repeatedly and remains unanswered:

What is the rationale for increasing residential density while roadway capacity is reduced?

This site has unique geographic constraints. Traffic circulation and emergency access are already sensitive issues. Increasing density from what was previously contemplated while infrastructure capacity remains limited is inconsistent with responsible planning.

The approximately 200-unit counteroffer proposed in December was realistic and responsive to these constraints. If the developer is unwilling to accept that compromise, then the Board should deny the project rather than approve an intensity level that strains the site beyond its capacity.

4. Strong Opposition to the RC Rezoning with a Cap

The proposal to rezone the entire site to RC with a cap appears premature and procedurally problematic.

The original zoning includes two components: CS and RD. Before converting the entire property to RC with a cap, the Township should logically and transparently address:

Should CS be changed? If so, to what and why?

Should RD be changed? If so, to what and why?

We have not even resolved whether CS should be changed at all. Yet both CS and RD are now being treated as if conversion to RC with a cap is already appropriate.

This sequencing suggests that the end goal — maximizing density — is driving the process, rather than careful zoning analysis.

5. Mischaracterization of "Compromises"

The developer has indicated that increased setbacks were incorporated in response to resident concerns. However, it appears these changes are primarily driven by environmental constraints — including wetlands, drainage requirements, and land-use limitations — that restrict buildable areas.

If setbacks are required due to regulatory or environmental restrictions, they should not be framed as voluntary concessions. Presenting unavoidable compliance measures as acts of compromise creates a misleading impression of goodwill toward both residents and the Township.

True compromise would involve meaningful density reduction and alignment with the site's inherent limitations.

As a resident, what concerns me most is not simply the number "288." It is the broader pattern:

Questions raised but not clearly answered.

A reasonable density compromise proposed but seemingly abandoned.

A sudden change in tone without explanation.

A rezoning request justified only by the vague claim that existing zoning is "outdated."

Zoning decisions are long-term commitments that shape community character, infrastructure burdens, and quality of life for decades. They should not be revised primarily to accommodate a single project's density goals.

I respectfully urge the Township Board to

Provide written clarification regarding the shift in position since December 2025.

Publicly justify any support for rezoning.

Deny the current 288-unit proposal if it exceeds the site's realistic capacity.

Uphold the integrity of the Township's Master Plan and settlement agreements.

Delay any vote until outstanding questions and concerns are fully addressed.

I respectfully urge the Township Board to continue evaluating this proposal objectively, relying on accurate data, sound planning principles, and the specific characteristics of this site. Residents who have engaged in good faith should not be discounted for raising legitimate concerns about scale, compatibility, and long-term community impact.

It is our sincere hope that the Township Board will continue to act in the best interest of Meridian Township as you consider the Continental Properties proposal.

Thank you for your time and careful consideration.

Paulette

Sent from iPhone

From: [REDACTED]
To: [REDACTED]
Subject: Opposed to modification of the settlement agreement for Authentix project
Date: Monday, February 23, 2026 1:00:33 PM

Hello Board of Trustees,

The proposed 288-unit (or 255 units as per Feb 17 meeting) Authentix Okemos development, brought forward by Continental Properties is misaligned with Meridian Township's adopted planning framework, infrastructure capacity, transparent public-process expectations, and long-standing commitments to neighborhood-compatible development. A careful review of Township documents, public meeting records, resident engagement, and statements from the developer shows a pattern of inconsistencies, unresolved concerns, and unsupported claims. The following consolidated analysis reiterates the key reasons this project, at its current scale and location, should not advance.

1. Lack of Transparency and Sudden Shift in Board Tone

A central concern repeatedly raised is the **dramatic and unexplained change** in the Township Board's posture between the **December 2025** and **February 2026** meetings. In December, Board members rightly questioned density, traffic capacity, and the applicability of the existing zoning. The Board floated a reasonable compromise of approximately **200 units**, reflecting real physical constraints of the site. Yet by February, without any meaningful project changes, the Board's tone shifted toward receptiveness. The developer returned with virtually the same 288-unit plan, leaving core questions unaddressed.

Residents have asked—reasonably—what changed:

- Were discussions held between the Board, the developer, or the landowner outside public sessions?
- Were new studies presented that have not been shared publicly?
- Were the December concerns resolved—and if so, how?

These questions remain unanswered, undermining public trust and making a request for **written Board clarification** both appropriate and necessary.

2. Unsupported Claims that Existing Zoning Is “Outdated”

The applicant asserts repeatedly that the current **CS (Commercial Service)** and **RD (Residential)** zoning classifications are outdated. Yet the developer has offered **no substantive justification** for this claim:

- In what ways are these zones inconsistent with current planning principles?
- What Master Plan policies do they violate?
- Why should high-density RC zoning suddenly be considered more appropriate?

The existing zoning results from a long-negotiated **settlement agreement**, reflecting a balanced land-use approach tailored to the site's constraints. From all available evidence, the zoning is not outdated—it is simply inconvenient for a plan prioritizing maximum density over compatibility and

infrastructure capacity. Without clear reasoning grounded in planning policy, the rezoning request amounts to density maximization rather than thoughtful land-use stewardship.

3. Misalignment with the 2023 Meridian Township Master Plan

The **2023 Master Plan** remains the Township’s official policy guide. The proposed 288-unit project contradicts its central tenets in several ways:

a. Future Land Use Map Conflict

The site remains designated **Commercial** on both the 2017 and 2023 Future Land Use Maps. Planning staff explicitly note these maps “have not been updated” to match the applicant’s desired land-use pattern or the settlement agreement. The Continental proposal seeks to replace CS + RD zoning with **RC (high-density multi-family)**, which is inconsistent with the current map and policy direction.

b. Protection of Established Neighborhoods

The Master Plan stresses preservation of single-family neighborhood character and directs higher-intensity housing to designated redevelopment nodes or **Potential Intensity Change Areas (PICAs)**. Central Park Drive is **not** a PICA, not a redevelopment corridor, and not a designated mixed-use node.

Approving dense apartments here would directly contradict adopted policy.

c. Environmental Stewardship Requirements

The Master Plan emphasizes protecting wetlands and discouraging development adjacent to them unless long-term ecological viability can be sustained. The proposal sits amid notable environmental constraints—wetlands, natural drainage patterns, and wildlife corridor issues—yet the development relies heavily on pushing density toward the property’s already narrow buildable footprint.

4. Roadway Capacity and Traffic Misrepresentation

One of the most consistent concerns—echoed by residents and raised in Board discussions—is the mismatch between **increasing proposed density** and **declining roadway capacity** in the Central Park Drive corridor.

Given the site’s layout, narrow streets, and existing congestion, the December Board suggestion of roughly **200 units** was the maximum plausible density. Attempting to push 288 units onto the site defies physical realities and creates long-term safety risks.

5. Mischaracterized “Compromises” by the Developer

While the applicant claims to have made meaningful concessions—especially regarding setbacks—closer inspection shows these adjustments are driven primarily by **environmental constraints**, not voluntary compromise. Wetlands, stormwater requirements, and land-use limitations dictate where buildings can be placed. Presenting these regulatory necessities as concessions misleads the public and creates a false narrative of responsiveness.

True compromise requires **density reduction**, not repackaging unavoidable constraints as goodwill.

6. Housing Demand Arguments Are Not Supported by Evidence

Supporters of the development argue that a regional housing study demonstrates need for hundreds of new rental units. However:

- The study covers a **broad region**, not Meridian Township specifically.
- Of 1,448 projected housing units, only **492 are rentals** and the need is projected **over five years**, not immediately.
- Meridian already has substantial development capacity: approximately **3,528 dwelling units** under current zoning, including **1,837 within the Urban Service Boundary**, plus **nearly 1,000 already approved but unbuilt** units.
- The major **\$66M Haslett Village Square redevelopment**, already advancing, will further relieve near-term pressure.

Housing need therefore does not justify forcing a high-density development into a neighborhood-adjacent location that conflicts with adopted Township policy.

7. Incorrect Economic Justification Related to Supporting Local Businesses

A separate argument claims that adding hundreds of rental units here will support nearby businesses. Yet:

- There is **no evidence** of widespread commercial vacancy or economic distress in this area.
- Established Township policy directs higher residential intensity to **mixed-use corridors**, not interior neighborhood streets.
- Traffic safety and congestion would worsen on Central Park Drive, undermining neighborhood quality and contradicting the Master Plan's development-pattern goals.

In short, this argument is not supported by data and misrepresents the Township's own redevelopment strategy.

8. Procedural Problems: Applicant Has Not Responded to the Board's Counterproposal

The Township Board made a reasonable and legally significant counterproposal—reduce the project from 288 units to 206. The developer had an opportunity to respond, collaborate, or revise its plan. Instead, Continental returned months later with **the same 288-unit plan**, effectively ignoring the Board's direction.

The Planning Commission also declined to approve the proposal in **November 2025**. Advancing the project without a materially revised plan disrespects the Township's own process and undermines the credibility of its public review framework.

9. Rezoning to RC with a Cap Is Premature and Poorly Sequenced

Before rezoning the entire site to RC (multi-family), several questions must be addressed:

- Should the **CS** zone be changed at all?

- If so, **why**, and into what alternative use category?
- Should the **RD** portion be changed? Why and to what?

Instead of resolving these foundational questions, the process appears to be working backward from a predetermined conclusion—pushing RC zoning with a density cap merely to fit the developer’s proposal. This signals that density, not planning logic, is driving the rezoning conversation.

10. Net Buildable Land

The net buildable land is ~26 acres and not 30 acres. The math presented by the developer is incorrect and hides the critical issues in the plan.

11. Broader Pattern of Inconsistencies and Unanswered Questions

Taken together, the record shows a concerning pattern:

- Questions raised but not clearly answered
- Density compromises proposed but abandoned
- A sudden change in Board tone without explanation
- Rezoning justified only by vague statements
- Traffic impacts misrepresented
- Master Plan conflicts ignored
- Environmental constraints minimized
- Procedural steps bypassed

This is not the transparent, data-driven process residents deserve.

Conclusion and Request to the Township Board

Based on a full review of Township policy, planning documents, environmental constraints, roadway capacity, and the Township’s own publicly recorded actions, the proposed Authentix Okemos plan is incompatible with the site and the community.

Residents respectfully request that the Board:

1. **Provide a written explanation** for the change in Board tone since December 2025.
2. **Publicly justify** any consideration of rezoning or increased density.
3. **Decline** the current 288-unit (or 255 units plan) proposal unless redesigned to align with the 2023 Master Plan and neighborhood compatibility standards.
4. **Uphold** the Township’s long-standing planning commitments, Master Plan direction, and settlement agreements.
5. **Delay any vote** until all outstanding concerns are resolved through transparent, public analysis.

This position reflects not opposition to growth, but a commitment to **responsible land-use planning, neighborhood character, infrastructure alignment**, and the **public-trust responsibilities** of Township governance.

Thanks,
RS, Central Park Estate

From: [REDACTED]
To: [REDACTED]
Subject: Opposition to the Rezoning Request of Eyde/Continental's Proposed Authentix Project
Date: Monday, February 23, 2026 3:41:51 PM

To All Members of the Meridian Township Board,

Please forward this email to all members of the Board.

I am writing to express my strong opposition to the proposed 288-unit Authentix Okemos project and the associated rezoning requests submitted by Continental Properties in partnership with Eyde Company. My observations of the Board discussions over the past several months raise serious concerns regarding transparency, planning integrity, and the long-term impact on the Central Park Estates (CPE) community.

1. Request for Transparency Regarding the Board's Changed Position

In December 2025, the Board expressed clear concerns regarding density and infrastructure, suggesting a counteroffer of 200 units. However, by the February 2026 meeting, the tone shifted toward receptivity despite the developer returning with essentially the same 288-unit proposal. On behalf of CPE residents, I respectfully request a written response or formal explanation clarifying this shift. Were there private discussions or new data that justified this change in tone? Transparency is essential to maintaining public trust.

2. Justification of the Rezoning Request

The applicants claim the original CS and RD zoning is "outdated" but have provided no concrete justification. These zones appear to align with the Township's Master Plan. If the Township supports this rezoning, residents deserve a clear explanation as to why the current zoning is no longer appropriate and how RC with a cap aligns with long-term land-use strategy. Without this, the rezoning appears driven by density maximization rather than sound planning.

3. Roadway Capacity and Density

It remains unclear why the Board would consider increasing residential density while roadway capacity remains limited. The 200-unit compromise discussed in December was a realistic response to the site's geographic constraints. If the developer will not accept this compromise, the Board should deny the project.

4. Opposition to RC Rezoning with a Cap

The proposal to rezone the entire site to RC appears premature. The Township has not yet addressed why the specific CS and RD components should be changed. This sequencing suggests that maximizing density is driving the process rather than a careful analysis of appropriate zoning.

5. Mischaracterization of Compromises

The developer has framed increased setbacks as a response to resident concerns. However, these changes appear to be necessitated by environmental constraints, such as wetlands and drainage. Framing mandatory regulatory compliance as a voluntary concession is misleading. True compromise would involve a meaningful reduction in density.

I respectfully urge the Township Board to:

- Provide written clarification regarding the shift in position since December 2025.
- Publicly justify any support for the rezoning request.
- Deny the current 288-unit proposal as it exceeds the site's capacity.
- Uphold the integrity of the Master Plan and existing settlement agreements.
- Delay any vote until these outstanding concerns are fully addressed.

Thank you for your time and for acting in the best interest of Meridian Township.

Sincerely,
Yidi Du

From: [REDACTED]
To: [REDACTED]
Subject: Apartments at Central Park Estates
Date: Tuesday, February 24, 2026 6:26:08 PM

Dear Meridian Township Board of Trustees,

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

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

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

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

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

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

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

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

Finally, the Planning Commission declined to approve this project in November 2025, and the applicant has not responded to the Board's counterproposal. Moving the project forward under these circumstances would be premature and inconsistent with the Township's own process. Meridian Township has a clear, recently adopted Master Plan and ample existing housing

capacity. The Authentix proposal, at this scale and location, does not align with either. I urge the Board to uphold its prior position, adhere to the Master Plan, and decline to advance this project unless it is fundamentally redesigned to comply with Township policy.

Thanks

Rekha Nagamally

A large black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [REDACTED]
Subject: Public Comment for Official Record – Proposed Amendment to Meridian Township–Eyde Settlement (Authentix Okemos)
Date: Thursday, February 26, 2026 11:59:58 PM
Attachments: [Authentix Okemos-02262026.pdf](#)

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

Dear Trustees,

Attached please find my public comment letter regarding the proposed amendment to the existing court-approved settlement agreement between Meridian Township and Eyde Company related to the Authentix Okemos project site. I respectfully request that this letter be included in the official meeting record.

For privacy, I respectfully request that my personal contact information (including my email address and street address) be removed or redacted from any publicly posted or distributed version of my comment to the extent permitted by law.

Thank you for your time and consideration.

Respectfully,

Hieu Phan

[REDACTED]
Central Park Estates

To: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, and Trustees
Re: Public Comment – Proposed Amendment to Meridian Township–Eyde Settlement
(Authentix Okemos)
Date: February 26, 2026

Dear Board Members:

I respectfully submit this letter for inclusion in the official record regarding the proposed amendment to the existing court-approved settlement agreement between Meridian Township and Eyde Company related to the Authentix Okemos project site. I support development that aligns with the Township's Master Plan and long-term planning objectives. However, I object to the proposed amendment in its current form.

Requested actions (summary): I respectfully request that the Board (i) place on the record the legal basis and litigation risk considerations supporting the proposed amendment, including whether independent litigation counsel has reviewed the matter; (ii) defer any vote until traffic impacts are independently verified and written confirmation is provided by relevant agencies; (iii) require final engineering sign-off on stormwater/drainage plans and confirmation that downstream impacts are addressed; and (iv) require independent verification of environmental delineations and the recording of permanent conservation easements. If an amendment is nevertheless considered, it should include enforceable conditions that protect adjacent neighborhoods and the Township's long-term planning authority.

1. Transparency and process

Because this is an amendment to an existing court-approved settlement agreement rather than a conventional rezoning, the Board should clearly state for the record the litigation risks and legal basis asserted by the developer, whether independent municipal litigation counsel has evaluated the merits of defending the Township's current zoning position, and why settlement is preferable to enforcing the planning standards and density controls established in the Master Plan. A settlement amendment should not substitute for the Township's adopted planning framework without clear and documented justification.

2. Master Plan compatibility and neighborhood impacts

The subject property directly abuts established single-family neighborhoods. The Master Plan was structured to protect these residents through buffering, transitions, and density controls. Prior concerns regarding density, building massing, and proximity to neighborhood edges remain relevant regardless of procedural posture; overriding established planning principles without documented justification risks undermining the Township's land use authority.

3. Traffic and public safety verification

Public concerns regarding traffic have not been adequately resolved. To date, the traffic study has not been independently verified, nor has written confirmation of roadway capacity been provided

by the Ingham County Road Department. Impacts should be evaluated using verified peak-hour modeling that distinguishes daytime retail patterns from evening multifamily peaks. Central Park Road is narrow and winding, with limited margin for error for drivers, pedestrians, and cyclists; increasing traffic volumes, particularly during peak hours, increases crash risk. Any evaluation should therefore address roadway geometry and safety conditions (not only volume/capacity), including sight lines, turning movements, and crash-risk considerations. Approving an amendment without verified analysis, written agency confirmation, and clear mitigation commitments would be premature.

4. Engineering, drainage, and environmental prerequisites

A development of this scale raises significant stormwater and drainage concerns. The Board should require final engineering sign-off on drainage plans and documented confirmation that downstream impacts on adjacent neighborhoods have been fully addressed before any vote. Environmental constraints, including wetlands and required buffers, are regulatory obligations; they are not concessions that justify increased density elsewhere on the site. Before approving the proposed settlement amendment, the Board should require independent verification of environmental delineations, written confirmation of applicable agency requirements, and recording of any conservation easements in perpetuity.

5. Minimum conditions if an amendment is considered

If the Board determines that an amendment is unavoidable, it should include enforceable protections at a minimum: (i) a clear density cap not exceeding **207 total dwelling units**, consistent with the limit discussed by the Board of Trustees at its **December 16, 2025** meeting; (ii) removal of the two apartment buildings adjacent to the Central Park Estates neighborhood edge; (iii) parcel-by-parcel density calculations based solely on each parcel's net buildable acreage, excluding wetlands, buffers, easements, and other unbuildable land, without aggregation across the combined site; and (iv) written traffic and drainage approvals finalized prior to any final vote, with permanent conservation easements recorded with the deed.

Conclusion

Approving the proposed amendment while traffic, drainage, and environmental impacts remain unverified is inconsistent with sound municipal planning practice. To my understanding, nothing in the existing court-approved settlement requires the Township to approve rezoning or grant additional density beyond its established terms. If the developer cannot meet the minimum safeguards above, I respectfully urge the Board to adhere strictly to the terms of the existing settlement agreement. I request that this letter be included in the official meeting record and that no vote occur on the proposed amendment until the written confirmations and approvals referenced above are provided.

Respectfully submitted,
Hieu Phan
Central Park Estates resident

From: [REDACTED]
To: [REDACTED]
Subject: Fwd: Accident on Central Park photos
Date: Friday, February 27, 2026 6:42:38 AM

Dear Board of Trustees,

They say a picture is worth a thousand words. These photos illustrate what we residents of CPE have been trying to tell the township for over half a year. Fast-paced and narrow Central Park Drive is already congested and accident-prone (as these photos from this week attest). Unfortunately, we will see a lot more scenes like this if the Board approves the ill-conceived Authentix Okemos apartment complex at this poorly suited location. If the Board approves this project it will be jeopardizing the health, safety, and welfare of Central Park Estates residents, Meridian commuters, and the multitude of shoppers who visit daily.

Vincent Tomanica
CPE resident







CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: MARCH BOARD OF REVIEW

MARCH 3, 9, 10 AND 11, 2026

**CHARTER TOWNSHIP OF MERIDIAN
BOARD OF REVIEW MEETINGS
5151 MARSH ROAD, OKEMOS, MICHIGAN 48864
(517) 853-4400
MUNICIPAL BUILDING**

The Charter Township of Meridian Board of Review will conduct its organizational meeting on Tuesday, March 3, 2026 at 10:00 a.m. at the Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864.

2026 Tentative Factors:

Commercial Real Property	1.00000
Industrial Real Property	1.00000
Residential Real Property	1.00000
Personal Property	1.00000

The Board of Review will meet for assessment appeals at the Township Municipal Building on the following days:

Monday, March 9, 2026:	2:00 p.m. to 5:00 p.m. and 6:00 p.m. to 9:00 p.m.
Tuesday, March 10, 2026:	9:00 a.m. to 12:00 noon and 1:00 p.m. to 4:00 p.m.
Wednesday, March 11, 2026:	9:00 a.m. to 12:00 noon

For an appointment to appear before the Board of Review, call (517)853-4400 by 5:00 p.m. on Tuesday, March 10, 2026.

Written appeals will be accepted if received by 12:00 noon on Wednesday, March 11, 2026. Appeals must be in office by this time, post marks are not accepted.

**ANGELA DEMAS
MERIDIAN TOWNSHIP CLERK**



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Rezoning #26006 (Tekchandani)

MONDAY, March 9, 2026

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Rezoning #26006 (Tekchandani)
Public Hearing**

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, March 9, 2026 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517-853-4560) to hear all persons interested in a rezoning request. Tekchandani Enterprises, LLC is requesting to rezone one parcel, approximately 0.5 acre, located at 2936 Jolly Road, from C-1 (Commercial) to RB (Single-Family Residential).

Materials related to the request are available for viewing in the Department of Community Planning and Development office (5151 Marsh Road, Okemos, 48864), Monday-Friday, 8am-5pm, or on the Township website at the following location: www.meridian.mi.us/businesses/development-projects. Written comments may be sent prior to the public hearing to the Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to shorkey@meridian.mi.us.

Publish: City Pulse
February 18, 2026

**Angela Demas
Township Clerk**

1 Affidavit, please

From: Suhasini Veridhi <[REDACTED]>

Sent: Monday, February 16, 2026 5:20 PM

To: Board <Board@meridian.mi.us>

Subject: Proposal Request for Transparency and Independent Review Regarding the Authentix Proposal

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

[Learn why this is important](#)

Dear Members of the Township Board,

I am writing as an affected resident regarding the proposed Authentix development. I am concerned that Continental Properties has not meaningfully addressed the comments and recommendations raised by the Board during the prior meeting. Several issues identified by Board members, particularly regarding density, engineering detail, and financial transparency, appear to have been disregarded. The current proposal does not reflect a good-faith effort to honor the Board's guidance, nor does it demonstrate responsiveness to the specific concerns placed on the record. I respectfully request that the Board requires the developer to take all recommendations by the Board seriously and demands greater transparency and independent verification before taking any vote on this matter.

Based on publicly available information and prior meetings, several significant concerns remain unresolved.

1. Lack of Public and Official Consensus

The project has generated substantial community opposition, and the Planning Commission's 3–3 deadlock vote indicates a clear lack of consensus regarding the project's appropriateness. Advancing a proposal under these circumstances warrants heightened scrutiny and caution.

2. Environmental Risks

The current plans include filling three "unregulated" wetlands. In addition, critical drain and conservation easement details appear to be deferred until after approval. Given the long-term environmental and drainage implications for neighboring properties, these matters should be fully resolved before any legislative action is taken.

3. Infrastructure Uncertainty

The Road Department and Drain Commission have not signed off on the proposal, citing a lack of finalized engineering. Without completed and approved engineering reports, the developer's safety and drainage representations remain speculative.

4. Density and Zoning Conflict

The proposal seeks 9.4 units per acre, exceeding the 8 units per acre cap established under the 20-year-old court-ordered Settlement Agreement. Any amendment to this long-standing agreement deserves careful legal review and a clear public justification.

5. Questionable Feasibility Claims

The developer asserts that 288 units represent the “minimum viable” density. However, this conclusion appears to rely on a self-prepared feasibility study that may prioritize profit maximization rather than community compatibility. The comparison to a “worst-case” commercial scenario also appears speculative and may not reflect realistic market conditions.

Because the request before you is a legislative zoning amendment premised on “financial feasibility,” the underlying data and assumptions **must be open to public scrutiny**. If feasibility is central to the justification, then the public must be allowed to verify that claim.

Accordingly, I respectfully request that the Board require the developer to provide the following information before any vote:

A. A Complete Pro Forma Summary

A detailed spreadsheet showing all projected costs and revenues, including comparison of the 288-unit “base case” to alternative scenarios consistent with existing zoning (e.g., approximately 240 units).

B. Hard and Soft Cost Breakdowns

Itemized construction costs (labor and materials) and soft costs (architectural, legal, marketing, financing, and developer fees). Particular attention should be given to contingencies (often 10–15%) and internal developer fees that may materially affect stated profitability.

C. Projected Rental Rates and Vacancy Assumptions

Expected monthly rents by unit type (1-bedroom, 2-bedroom, etc.) and projected vacancy rates. If rents are assumed to be conservatively low, this may artificially inflate the claimed need for higher density.

D. The Target Return or “Hurdle Rate” (IRR)

The specific internal rate of return required by the developer’s investors. If “feasible” is defined as a 15–20% return, the Board and community should evaluate whether a lower but still reasonable return (e.g., 10–12%) could support a lower-density project more consistent with community expectations.

E. Land Acquisition Cost

The price paid (or contracted to be paid) for the property. If the land was acquired at a price assuming 288 units, the resulting “feasibility” challenge may reflect a private business decision rather than a deficiency in the Township’s zoning framework.

To ensure objectivity, I further request that the Township retain an independent third-party consultant—at the developer’s expense—to review and verify these financial, traffic, and engineering claims before any decision is made.

If approval is considered, I also urge the Board to table the vote until final, non-speculative reports are provided by the Drain Commission and Road Department, and until all environmental implications have been thoroughly evaluated under applicable state law, including the Natural Resources and Environmental Protection Act.

Public planning decisions should be grounded in complete information, transparency, and defensible analysis. A zoning amendment of this magnitude should not proceed based on unverified feasibility claims or incomplete engineering review.

Thank you for your time, your service to the community, and your careful consideration of these requests.

Respectfully,

Suhasini Sodagam

[REDACTED]

[REDACTED]

From: Minzhe Zhang <[REDACTED]>

Sent: Thursday, February 19, 2026 10:54 AM

To: Board <Board@meridian.mi.us>

Subject: Request to Retain CS Zoning and Maintain Appropriate Density Adjacent to Central Park Estates

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

[Learn why this is important](#)

Dear Members of the Township Board,

I am writing as a resident of Central Park Estates (CPE) regarding the proposed rezoning of the parcels currently designated CS and RD to RC.

1. Retaining CS Reduces Traffic and School Impact

Maintaining the CS designation, rather than converting all three parcels to residential, would meaningfully reduce both traffic and school impacts.

Under the current framework (CS + RD), approximately 98 residential units have been presented by the developer and the landowner. However, they have not provided detailed calculations, including the units-per-acre assumptions underlying that number. While we do not yet have full transparency on how the 98-unit figure was derived, this number is substantially lower than the 288 units proposed under the RC rezoning. The difference in scale is significant and would materially affect traffic patterns, infrastructure demand, and overall neighborhood character. Retaining CS allows for a portion of the site to remain commercial or service-oriented rather than entirely residential. This distinction matters:

- **Commercial uses operate primarily during business hours and are not uniformly 24/7.**
- **Traffic associated with service businesses is typically distributed during daytime hours rather than concentrated during morning and evening rush periods.**

By contrast, residential development generates peak-hour commuter traffic, which would directly impact Columbus Avenue and Belvedere Avenue during already congested times. Preserving CS therefore provides a more balanced land use mix and mitigates concentrated traffic burdens on adjacent residential streets.

2. The Site May Not Be Suitable for RC Density. Meridian Township has a clear, recently adopted Master Plan and ample existing housing capacity. The Authentix proposal, at this scale and location, does not align with either.

During discussions, the developer and landowner have expressed significant difficulty modifying the project to meet the Board's requests. This suggests that the site itself may not be well suited for the intensity they proposed.

Rezoning should not be driven by what is most profitable or maximally dense, but by what is compatible and sustainable in this specific location. If repeated adjustments are proving challenging, it may indicate that RC density exceeds what the infrastructure, adjacent neighborhoods, and layout can reasonably accommodate.

As residents of Central Park Estates, we welcome an appropriate level of development on the vacant land next to us. We understand growth is part of a thriving community. However, that

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

Maintaining CS, combined with RD at appropriate density, achieves a more balanced and less disruptive outcome than converting the entire area to RC.

3. Wetland and Drainage Must Be Cleared First

There remain unresolved questions regarding wetland regulations and existing drainage conditions on the site. These issues are fundamental and should be fully evaluated and documented before any rezoning decision is made.

Wetland boundaries, regulatory jurisdiction, stormwater capacity, and downstream drain impacts can significantly affect both site design and development feasibility. Without clear determinations on these matters, it is difficult to accurately assess the true impact or suitability of RC-level density.

I respectfully urge the Board not to approve rezoning until all wetland delineations, drain assessments, and related regulatory reviews are completed and made available to the public. Approving increased density before these issues are resolved could create unintended consequences after construction begins. Once development is underway, correcting drainage or wetland compliance problems becomes far more complex and disruptive.

A cautious and thorough review now will protect neighboring properties, infrastructure, and the Township as a whole.

This is a uniquely situated site. Even the landowner has acknowledged at last Tuesday's meeting that the existing green space and mature trees make this parcel more desirable than many other properties. That natural character is one of its greatest assets.

For that reason, careful and thoughtful planning is essential to preserve as much of this beauty as possible. Increased density and more intensive development risk permanently altering the very qualities that make this site special. I respectfully ask the Board to prioritize long-term environmental stewardship and neighborhood compatibility in evaluating any rezoning proposal.

Thank you for your time and careful consideration.

Sincerely,

Minzhe Zhang

Central Park Estates Resident

From: Minzhe Zhang [REDACTED] >
Sent: Tuesday, February 24, 2026 10:55 AM
To: Board <Board@meridian.mi.us>
Subject: Support for Maintaining Existing Zoning Near CPE Neighborhood

Some people who received this message don't often get email from [REDACTED].
[Learn why this is important](#)

Dear Members of the Board of Trustees,

I am writing to provide supporting documentation for my previous request to maintain the current CS + RD zoning designation for the vacant lot adjacent to the Central Park Estates (CPE) neighborhood.

As noted in the July 31, 2025, memorandum regarding the Eyde Central Park Property, **the CS zoning designation continues to apply to this area pursuant to prior stipulations** (original document attached). Maintaining this designation remains consistent with the established framework governing this property.

In addition, there remains a clear and ongoing **need for Community Service** (commercial and service) uses in this corridor. A new drive through car wash is currently under construction at 4880 Marsh Road, approximately 0.2 miles from the subject property. This recent investment reflects continued market demand for service-oriented commercial uses in the immediate area. Maintaining the CS + RD zoning preserves the opportunity for appropriately scaled, community-serving businesses while supporting a balanced land-use pattern that aligns with the corridor's existing and evolving development character.

I would also like to respectfully raise a concern regarding **fairness** in the broader discussion of this rezoning request. The neighborhood suggested considering a counterproposal to rezone the property to RA (Single-Family Residential). The landowner and developer declined, stating that they are not interested in constructing single-family homes in this area right now. Because the landowner and developer are requesting a substantial amendment to the settlement agreement, it is reasonable that all viable alternatives — including RA zoning — be reconsidered as part of this process.

While we understand that development decisions are influenced by financial considerations, it should not be driven by what is most profitable or maximally dense. It is important to recognize the difference in position between the parties involved. The landowner and developer hold multiple land assets and development opportunities. In contrast, many families in Central Park Estates own only one property — our homes — where we have worked hard for, paid substantial property taxes for, and raised our families in.

Furthermore, because this rezoning request is governed by the settlement agreement, any changes would require agreements between the Board and the landowner. Central Park Estates residents are the ones closest to this project and will be most directly affected by its outcome, yet we are not the parties formally/legally involved in the agreement discussions.

With trust in the Board to represent the broader community's interests, we respectfully hope that our concerns will be carefully considered and meaningfully reflected in the final decision. This places the Board in a critical position to help ensure that community interests are fairly considered in the outcome. For residents, this issue is not merely about land use designation; it directly affects our homes, stability, and long-term quality of life. We respectfully

ask for the Board's support in protecting existing homeowners and maintaining balance in this area.

As a parent, I hope that my children — and other children in our neighborhood — will continue to be able to play freely and safely in Central Park Estates after any development of the adjacent vacant land. I do not want to be in a position where, when they ask to go outside and play, I feel compelled to say no because of increased and potentially dangerous traffic within our neighborhood streets. Traffic safety and environmental impacts are my greatest concerns regarding this rezoning request.

For these reasons, I respectfully request that the Board maintain the existing CS + RD zoning designation for this property and carefully consider the long-term impacts on neighborhood safety, fairness, and community stability in your decision-making process.

Thank you for your time and thoughtful consideration.

Sincerely,

Minzhe Zhang

Central Park Estates Resident



9.B

CONSENT AGENDA PROPOSED BOARD MINUTES

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of February 17, 2026, Closed Sessions of February 3, 2026 and February 17, 2026, and Special Meeting of February 10, 2026 as submitted. (1)**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of February 17, 2026, Closed Sessions of February 3, 2026 and February 17, 2026, and Special Meeting of February 10, 2026 with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
TUESDAY, February 17, 2026, 6:00PM

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

ABSENT: Clerk Demas

STAFF: Township Manager Dempsey, Police Chief Grillo, Community Planning and Development Director Schmitt, Neighborhoods and Economic Development Director Clark, Parks and Recreation Director Wisinski.

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the February 17, 2026, Regular Township Board meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Trustee Lentz volunteered to serve as Temporary Clerk for this meeting.

Trustee Wilson moved to appoint Trustee Lentz as Temporary Clerk. Supported by Trustee Trezise.

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

NAYS: NONE

Motion carried: 6-0

Temporary Clerk Lentz called the roll of the Board. Six Board members present at 6:01 pm.

Clerk Demas was absent.

4. PRESENTATION

A. Police Department Accreditation

Chief Grillo gave a presentation about Police Department Accreditation.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Hendrickson opened public comment at 6:05 pm.

Govindarajan Murahi, Shumin Zhang, and Lisa Nowak spoke in opposition of ITC transmission line.

John Diehl spoke about HR 2289, Federal legislation for cell tower placement.

Vincent Tomonica, Raman, and Praveen Rapestri spoke in opposition to Item 11.A.

Nathaniel Eyde spoke in support of Item 11.A.

Supervisor Hendrickson closed public comment at 6:30 pm.

6. TOWNSHIP MANAGER REPORT

Manager Dempsey gave updates on:

- The Township has submitted resident and Board opinions regarding the ITC Transmission Line and has communicated information to residents.
- Michigan Townships Association is monitoring HR2289, the FCC rules for Cell Tower Placement, and are working on a call to action.
- Polar Dash and Splash to happen on February 22nd.
- Recognized Treasurer's Office and Utility Billing Staff for their hard work processing a large amount of tax payments on the due date.
- There is a State-mandated late fee on taxes not paid by the due date.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Lentz gave an update about the Groundwater Management Board meeting and recognized the work of Township Staff who help manage groundwater resources.

8. APPROVAL OF AGENDA

Supervisor Hendrickson requested that the closed session minutes Item 9.B(2) be removed.

Trustee Wilson moved the Agenda with the exception of 9.B(2) February 3, 2026 Closed Session Minutes. Supported by Treasurer Burghardt.

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

NAYS: NONE

Motion carried: 6-0

9. CONSENT AGENDA

Supervisor Hendrickson listed the consent agenda items.

Treasurer Burghart moved the consent agenda. Supported by Trustee Trezise.

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

NAYS: NONE

Motion carried: 6-0

10. BOARD ACTION ITEMS

A. Village of Okemos Brownfield Plan Termination

Director Clark gave an overview of the discussion that has occurred to date.

Board discussion occurred which included comments about how the plan is defunct by non-use.

Trustee Trezise moved to adopt the resolution terminating the Village of Okemos Brownfield Plan as approved by the Meridian Township Board on October 24, 2022. Supported by Trustee Wilson.

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

NAYS: NONE

Motion carried: 6-0

B. 2026-2027 TPOAM Professional Supervisory Association Tentative Agreement

Manager Dempsey outlined the agreement.

Board discussion occurred which included questions about the duration of the contract, the number of employees covered, and the effect on the budget. Comments were made about how the agreement treats employees with respect and recognized the effort to come to an agreement.

Trustee Wilson moved to approve the 2026-2027 TPOAM Professional Supervisory Association agreement as outlined in the mediator's recommended settlement and revised wage scale. Supported by Trustee Lentz.

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

NAYS: NONE

Motion carried: 6-0

11. BOARD DISCUSSION ITEMS

A. Authentix-Proposed Settlement Agreement Modification

Director Schmitt gave an overview of the proposal and reviewed discussions that have occurred to date. Mark Clouse, representing the property owner, gave an overview of the

original agreement and the reasoning for the current proposal. Eric Hahn, representing the developer, addressed concerns raised during previous discussions.

Board discussion occurred which included questions about commercial development, RC vs RD zoning, subsidies, the consequences of rejecting the agreement, similar existing projects, environmental protections, reducing the number of units, increased demand on public services, and the local need for market-rate rental units.

Concern was expressed about language used when discussing this issue.

Comments were made about the density of units and conditional zoning concepts.

The Board acknowledged that the agreement would be brought back to a Board meeting with modifications for consideration.

At 8:17, Supervisor Hendrickson called a 5-minute recess. The Board reconvened at 8:26.

B. Request for Proposals-Legal Services

Manager Dempsey provided an overview of the RFP.

Board discussion occurred which included questions about whether staff input could be collected. Comments were made about how the timeline is appropriate.

Trustee Trezise offered to help review the proposals.

C. 2026 Listening Sessions

Manager Dempsey outlined the tentative schedule and format.

Board discussion occurred which included questions about the time, public feedback on summaries provided after previous meetings, and notifications to residents.

D. FY 2027 State and Federal Appropriations

Manager Dempsey gave an overview of the requests that will be submitted.

Board discussion occurred which included support of the proposals for the fire station dorm and solar arrays while stating the difficulty of justifying the proposal for a senior center.

Questions were asked about the availability of grants for the Village of Okemos area, regional Opticom system, and releveling Okemos Rd.

12. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened public comment at 8:51 pm.

Raman and Vince Tomonica spoke in opposition to Item 11.A.

Supervisor Hendrickson closed public comment at 8:58 pm.

13. OTHER MATTERS AND BOARD MEMBER COMMENTS

None.

14. CLOSED SESSION

Trustee Trezise moved to enter closed session pursuant to MCL 15.268(1)(h) to consult with the Township attorney to consider a confidential written legal opinion regarding a grievance settlement agreement and pursuant to MCL 15.268(1)(d) to discuss the Township's purchase or lease of property. Supported by Trustee Wilson.

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

NAYS: NONE

Motion carried: 6-0

At 8:59 pm, the Board entered closed session.

At 10:00 pm, the Board returned to open session.

Trustee Trezise moved to approve the settlement agreement between the Charter Township of Meridian and the Department of Public Works and Department of Parks and Recreation employees (TPOAM) related to grievance 24-300 (FMCS Case Number 25021203463) and grievances 25-389 and 25-391 and authorize the Township Supervisor and Clerk to execute the agreement. Supported by Trustee Wilson.

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

NAYS: NONE

Motion carried: 6-0

15. ADJOURNMENT

Trustee Wilson moved to adjourn. Supported by Trustee Lentz.

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

NAYS: NONE

Motion carried: 6-0

The meeting adjourned at 8:36 pm.

Scott Hendrickson
Township Supervisor

Angela Demas
Township Clerk

CHARTER TOWNSHIP OF MERIDIAN

JOINT BOARD AND COMMISSION SPECIAL MEETING -**DRAFT**-

5151 Marsh Road, Okemos MI 48864-1198 517.853.4000,

Township Hall Room

TUESDAY, February 10, 2026, 5:30PM

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

ABSENT: None

STAFF: Township Manager Dempsey, Deputy Manager and Public Works Director Opsommer, Fire Chief Hamel, Human Resources Director Tithof, Communications Manager Diehl, IT Director Gebes, Parks and Recreation Director Wisinski

BOARD/
COMMISSION
MEMBERS: Communications Commissioner Nevells, Capital Area District Libraries (CADL) Head Librarian Moore, CADL Member Drake, Economic Development Corporation (EDC) Vice Chair Fosdick, Corridor Improvement Authority Chair Peffers, Corridor Improvement Authority Member Nugent, Community Resources Commission (CRC) Chair Styka, CRC Member Orr, CRC Member Robinson, CRC Member Turimella, Planning Commissioner and Zoning Board of Appeals (ZBA) Member Nahum, Planning Commissioner Chair Shrewsbury, Environmental Commissioner Miksicek, Planning Commissioner and Environmental Commissioner McConnell, Park Commissioner Chair Nardo-Farris, Board of Review (BOR) Member Federau, BOR Member Such, Downtown Development Authority (DDA) Vice Chair Sdao, Lake Lansing Advisory Committee Chair Armbruster, Lake Lansing Advisory Committee Member Taylor, Communications Commission Chair Whiting-Dobson, Communications Commissioner Pavangadkar, Communications Commissioner English, Land Preservation Advisory Board (LPAB) Member Parnell

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the February 10, 2026, Regular Township Board meeting to order at 5:31 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Clerk Demas called the roll of the Board. Seven Board members present at 5:32 pm.

4. APPROVAL OF AGENDA

Trustee Wilson moved to approve the agenda. Supported by Trustee Trezise.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

5. ACTION ITEM

A. Resolution and Letter Opposing ITC's Oneida to Sabine Lake Electric Transmission Line

Manager Dempsey gave an overview of the item.

Board discussion occurred which included opposition to ITC's Oneida to Sabine Lake Electric Transmission Line as well as support of the proposed resolution and letter of opposition.

Trustee Trezise moved to approve the resolution and associated letter in opposition to ITC's Proposed Oneida to Sabine Lake Electric Transmission Line Project in Meridian Township. Supported by Trustee Wilson.

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

NAYS: NONE

Motion carried: 7-0

At 5:36 pm, Supervisor Hendrickson called a recess until 6:00 pm. The Board reconvened at 6:00 pm.

6. PRESENTATION

A. Recapping 2025 and Reviewing 2026 Goals

Supervisor Hendrickson welcomed present Board and Commission members.

Manager Dempsey gave a presentation recapping 2025 and reviewing 2026 goals.

7. JOINT MEETING WITH TOWNSHIP BOARDS AND COMMISSIONS

A. Reports of Activity in 2025 and Look Ahead to 2026

i. Board of Review

Member Deb Federau provided a report on the Board of Review activities in 2025 and a look ahead into 2026.

ii. Capital Area District Library

Head Librarian Moore and Member Drake provided a report on the Capital Area District Library activities in 2025 and a look ahead into 2026.

iii. Planning Commission

Commissioner Nahum provided a general overview of the Planning Commission which included a report of activities in 2025 and a look ahead into 2026.

iv. Zoning Board of Appeals

Member Nahum provided a general overview of the Zoning Board of Appeals which included a report of activities in 2025 and a look ahead into 2026.

v. Corridor Improvement Authority

Chair Peffers provided a report on the Corridor Improvement Authority activities in 2025 and a look ahead into 2026.

vi. Park Commission

Chair Nardo-Farris and Director Wisinski provided a report on the Park Commission activities in 2025 and a look ahead into 2026.

vii. Communications Commission

Chair Whiting-Dobson provided a report on the Communications Commission activities in 2025 and a look ahead into 2026.

viii. Environmental Commission

Commissioner McConnell provided a report on the Environmental Commission activities in 2025 and a look ahead into 2026.

ix. Downtown Development Authority

Vice Chair Sdao provided a report on the Downtown Development Authority activities in 2025 and a look ahead into 2026.

x. Community Resources Commission

xi. Chair Styka provided a report on the Community Resources Commission activities and fundraising efforts in 2025 and a look ahead into 2026.

xii. Lake Lansing Advisory Board

Chair Armbruster provided a report on the Lake Lansing Advisory Board activities in 2025 and a look ahead into 2026.

xiii. Economic Development Corporation

Vice Chair Fosdick provided a report on the Economic Development Corporation activities in 2025 and a look ahead into 2026.

xiv. Brownfield Redevelopment Authority

Manager Dempsey provided a report on the Brownfield Redevelopment Authority activities in 2025 and a look ahead into 2026.

xv. Local Officials Compensation Commission

Director Tithof provided a general overview of the Local Officials Compensation Commission which included activities in 2025 and an explanation that the public body meets biannually.

xvi. Land Preservation Advisory Board

Member Parnell provided a report on the Land Preservation Advisory Board activities in 2025 and a look ahead into 2026.

xvii. Election Commission

Clerk Demas provided a report of Election Commission activities in 2025 including a presentation about precinct boundary changes and a look ahead into 2026.

The Board thanked Board and Commission members.

8. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened public comment at 7:28 pm.

The opportunity to speak was provided to the public.

Supervisor Hendrickson closed public comment at 7:28 pm.

9. ADJOURNMENT

Trustee Wilson moved to adjourn. Supported by Trustee Lentz.

VOICE VOTE YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burdghardt, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

The meeting adjourned at 7:28 pm.

Scott Hendrickson
Township Supervisor

Angela Demas
Township Clerk



9.C

To: Board Members
From: Bernadette Blonde, Finance Director
Date: March 3, 2026

**Charter Township of Meridian
Board Meeting
3/3/2026**

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

COMMON CASH	\$	440,176.26
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PUBLIC WORKS	\$	25,182.32
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TRUST & AGENCY	\$	17.14
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TOTAL CHECKS:	\$	465,375.72
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CREDIT CARD TRANSACTIONS

2/13/2026 to 2/26/2026

\$	8,448.32
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TOTAL PURCHASES:	\$	<u>473,824.04</u>
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ACH PAYMENTS	\$	<u>1,251,266.08</u>
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02/27/2026 08:51 AM
User: LEE
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 03/03/2026 - 03/03/2026
JOURNALIZED OPEN AND PAID
BANK CODE: GF53 - CHECK TYPE: PAPER CHECK
CHECK #

Vendor Name	Description	Amount
1. A T & T	FEB 5 - MAR 4 2026 - INTERNET F3 327704413	158.99
	FEB 7 - MAR 6 2026 - INTERNET F2 327774829	158.99
	FEB 7 - MAR 6 2026 - INTERNET P1 327774999	205.24
	FEB 9 - MAR 8 2026 - INTERNET F1 327775054	205.24
	RESTORAL CHARGE - INTERNET S1 327950862	25.01
	TOTAL	753.47
2. ABONMARCHE CONSULTANTS INC	2025 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION C	1,413.80
	2026 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION C	1,557.53
	TOTAL	2,971.33
3. ALLGRAPHICS CORP	2026 DASH AND SPLASH 5K T-SHIRTS	959.50
4. APPLICANT PRO HOLDINGS LLC	ANNUAL RENEWAL - ONLINE EMPLOYMENT APPLICATION SYS	2,090.00
5. APPLIED CONCEPTS	PATROL VEHICLE RADAR KITS X5	10,880.00
6. AT & T	JAN 7 - FEB 6 2026 - TELEPHONE + INTERNET M1 83100	1,136.83
	FEB 7 - MAR 6 2026 - TELEPHONE + INTERNET M1 83100	604.14
	JAN 11 - FEB 10 2026 - INTERNET ASE 8310008214218	3,763.02
	TOTAL	5,503.99
7. AT & T MOBILITY	FEB 5 - MAR 4 2026 - WIRELESS 287252740666 517.332	33.88
	JAN 7 - FEB 6 2026 - FIRSTNET 287312082574 517.575	75.48
	TOTAL	109.36
8. AUTOMATED BUSINESS EQUIPMENT	4/13/26 TO 4/13/27 - SERVICE CONTRACT-FOLDING MACH	1,800.00
9. BECKS PROPANE	2026 BLANKET PO - PROPANE FOR HARRIS NATURE CENTER	546.72
10. BOARD OF WATER & LIGHT	2026 BWL STREETLIGHT SERVICE - 1/1/26-1/31/26	949.94
11. BOBCAT OF LANSING	MP - PARKS - 686	909.68
12. BOUNDTREE MEDICAL	AMBULANCE SUPPLIES - HAND SANITIZER	179.76
13. C&S FAMILY FARM LLC	FARMERS MARKET REIMBURSEMENT	20.00
14. CDW	HP LASERJET PRO M501DN PRINTER F1 RADIO ROOM	626.05
	VEHICLE IPAD MOUNT WATER DEPT D BOBB #713	265.69
	TOTAL	891.74
15. CEDAR CREEK APARTMENTS	EMERGENCY RENTAL ASSISTANCE	81.00

02/27/2026 08:51 AM
User: LEE
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 03/03/2026 - 03/03/2026
JOURNALIZED OPEN AND PAID
BANK CODE: GF53 - CHECK TYPE: PAPER CHECK
CHECK #

Vendor Name	Description	Amount
16. CINTAS CORPORATION #725		
	MECHANICS UNIFORM RENTAL	54.89
	MECHANICS UNIFORM RENTAL	54.89
	FIRST AID KIT RESTOCK ON 2/13/26	33.37
	FIRST AID KIT RESTOCK	33.37
	FIRST AID KIT RESTOCK	64.23
	FIRST AID KIT RESTOCK	61.35
	FIRST AID KIT RESTOCK	7.53
	FIRST AID KIT RESTOCK	36.53
	TOTAL	346.16
17. CLUB MERIDIAN APARTMENTS	EMERGENCY RENTAL ASSISTANCE	500.00
18. COMCAST		
	MAR 1 - 28 2026 - TELEPHONE + INTERNET S2 85291141	300.72
	MAR 1 - 28 2026 - TV P1 8529114160257253	44.85
	FEB 19 - MAR 18 2026 - INTERNET SCADA 852911416029	317.90
	TOTAL	663.47
19. COMCAST		
	FEB 14 - MAR 13 2026 - INTERNET + TV HOMTV 8529010	504.45
20. CONSUMERS ENERGY		
	UTILITY ASSISTANCE 1030 5301 8760	400.00
21. CUMMINS INC		
	BUILDINGS - SERVICE CENTER	634.61
	BUILDINGS - SOUTH FIRE	299.54
	BUILDINGS - POLICE - ANNUAL INSPECTION	1,625.78
	BUILDINGS - C FIRE - GENERATOR REPAIRS	572.70
	TOTAL	3,132.63
22. DINGES FIRE COMPANY		
	STRUCTURAL FIREFIGHTER GEAR SET FOR FIVE EMPLOYEES	18,500.00
	ORANGE FOLDING CONES (2 SETS OF 5 CONES)	732.00
	TOTAL	19,232.00
23. DOUGHNATION BAKERY	FARMERS MARKET REIMBURSEMENT	27.00
24. ELECTRICAL TERMINAL SERVICE		
	MP - SHOP SUPPLIES	306.91
	MP - STOCK SUPPLIES	32.19
	TOTAL	339.10
25. EMMA CAMPBELL	2026 WORK BOOT REIMBURSEMENT	175.00

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Vendor Name	Description	Amount
26. FAHEY SCHULTZ BURZYCH RHODES PLC		
	LEGAL FEES-POLICE DEPARTMENT	299.00
	LEGAL FEES-LAND PRESERVATION ACQUISITION/CLOSING	92.00
	LEGAL FEES-ADMINISTRATIVE FOIA	778.50
	LEGAL FEES-WINSLOW MOBILE HOMES	161.00
	LEGAL FEES-5837 CARLTON ST.	2,164.00
	LEGAL FEES 25-3647-CZ	3,060.00
	LEGAL FEES-DEFECTIVE FIRE TRUCK LITIGATION	1,771.00
	LEGAL FEES-COMMUNITY PLANNING & DEVELOPMENT	1,502.99
	LEGAL FEES-HUMAN RESOURCES/LABOR	4,115.32
	LEGAL FEES-MANAGER	65.85
	LEGAL FEES-POLICE DEPARTMENT	65.84
	LEGAL FEES-MTT 25-002151	44.00
	LEGAL FEES-MARSH ROAD STRIP MALL	44.00
	LEGAL FEES-25-001510	90.00
	LEGAL FEES-25-001401	90.00
	LEGAL FEES-25-001402	90.00
	LEGAL FEES-MTT 25-002444	68.00
	LEGAL FEES-MTT 25-001594	22.00
	LEGAL FEES-24-003099	425.00
	LEGAL FEES-MTT 25-000716	22.00
	LEGAL FEES-MTT 25-000817	1,418.50
	LEGAL FEES-MTT 25-001310	269.00
	LEGAL FEES-MTT 25-001332	377.00
	LEGAL FEES-HARASSMENT TRAINING	6,111.00
	LEGAL FEES-COLLECTIVE BARGAINING	690.00
	LEGAL FEES-GRIEVANCES	276.00
	LEGAL FEES-EMPLOYMENT INVESTIGATION	1,196.00
	TOTAL	25,308.00
27. FORESIGHT GROUP		
	WATER BILLS AND POSTAGE FOR 2026	631.58
28. FOSSIL INDUSTRIES		
	CUSTOM WETLAND BUFFER EDUCATION SIGNAGE - PARKS AN	4,957.00
29. G3 FOOD FOR ALL OF MICHIGAN		
	FARMERS MARKET VENDOR	4.00
30. GLASS MASTERS OF PORTLAND LLC		
	MP - POLICE - 694	689.00
31. GRANGER WASTE SERVICES		
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	75.81
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	33.63
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	33.97
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	143.38
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	358.83
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	104.15
	RUBBISH & RECYCLING DISPOSAL SERVICES 2026	136.33
	TOTAL	886.10
32. HASLETT PUBLIC SCHOOLS		
	MAINTENANCE REIMBURSEMENT FOR 2026	4,434.39
33. HASLETT-OKEMOS ROTARY		
	1ST QUARTER DUES FOR TIM DEMPSEY	160.00
34. HIGHWATER FARMS		
	FARMERS MARKET REIMBURSEMENT	24.00
35. IGNITE DONUTS LLC		
	FARMERS MARKET REIMBURSEMENT	10.00
36. INGHAM COUNTY HEALTH DEPT		
	BUILDINGS - ANNUAL POLLUTION PREVENTION RENEWAL	285.00

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37. INGHAM COUNTY ROAD DEPARTMENT		
	MSU TO LAKE LANSING TRAIL PHASE I CONSTRUCTION	13,767.89
	MSU TO LAKE LANSING TRAIL PHASE I CONSTRUCTION	91,709.45
	TOTAL	105,477.34
38. JACOB FARLEY	FARMERS MARKET REIMBURSEMENT	15.00
39. KARL JASON MILLISOR	ORNAMENTS IN PARKS SPECIAL EVENT	200.00
40. KEBS INC	BOUNDARY SURVEY AND LINE STAKES FOR ENCROACHING IS	250.00
41. KELLER THOMA	GENERAL MATTERS - JAN 2026	2,150.50
42. KEVIN THOMAS	FARMERS MARKET REIMBURSEMENT	12.00
43. LAFONTAINE BUICK GMC INC	MP - FIRE - 701	951.08
	MP - FIRE -701	32.82
	MP - FIRE 701	214.28
	TOTAL	1,198.18
44. LAFONTAINE FORD OF LANSING	MP - PARKS - 748	165.65
	MP - ENGINEERING 685	680.76
	TOTAL	846.41
45. LANSING UNIFORM COMPANY	FIRE UNIFORMS (MILLEROV)	339.80
46. MADISON NATIONAL LIFE INS CO	2026 LIFE/DISABILITY INSURANCE	4,460.64
47. MANNIK AND SMITH GROUP INC	2023 LOCAL ROAD PROGRAM ENGINEERING AND INSPECTION	457.50
48. MARSH POINTE APARTMENTS	SECURITY DEPOSIT ASSISTANCE	500.00
49. MEDICAL MANAGEMENT SYSTEMS OF	2026 COLLECTION FEE FROM AMBULANCE BILLINGS	8,440.93
50. MERIDIAN CHARTER TOWNSHIP	33-02-02-26-328-023 REISSUE	2,552.96
51. MERIDIAN MALL LIMITED PARTNERSHIP	ADMIN FEE CHINESE NEW YEAR	25.00
52. MERIDIAN TOWNSHIP RETAINAGE	AMERICAN HOUSE PATHWAY - SHEET PILE & BOARDWALK CO	5,918.71
53. MICHIGAN FIRE INSPECTORS SOCIETY	MFIS - NFPA CERTIFIED FIRE INSPECTOR CLASS AT NIES	1,025.00
54. MICHIGAN MUNICIPAL LEAGUE	7/1/2025-7/1/2026 POLICY #5000880-25 PREMIUM	55,444.25
55. MICHIGAN PAVING	2024 MILL & FILL LOCAL ROAD PROGRAM CONTRACT	8,835.00
56. MICHIGAN POLICE EQUIPMENT CO	23 FLASHLIGHTS FOR PATROL VEHICLES	3,795.00
57. MID-MICHIGAN CHIEFS OF POLICE ASSOC	RENEWAL OF DUES	200.00
58. MIDWEST POWER EQUIPMENT	MP - PARKS - NEW MOWERS 2026	34,910.34
59. MIKE DEVLIN	REIMBURSEMENT FOR JANUARY 2026 PUZZLE NIGHT COMPET	119.00
60. M-K CONSTRUCTION CO INC	AMERICAN HOUSE PATHWAY - SHEET PILE & BOARDWALK CO	53,268.39
61. MY GREEN MICHIGAN LLC	COMPOST SERVICE AT MARKETPLACE JANUARY 2026	177.00

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Vendor Name	Description	Amount
62. NATIONAL WILDLIFE CONTROL		
	BUILDINGS - C FIRE - PEST CONTROL	75.00
63. NORTHERN MI CODE OFFICALS ASSOC		
	2026 MEMBERSHIP FOR RON RAU/BUILDING OFFICIAL	125.00
64. ON DEMAND MOSQUITO MAN INC		
	2026 - ANNUAL RODENT CONTROL AT HARRIS NATURE CENT	945.00
	2026 - ANNUAL RODENT CONTROL AT HISTORICAL VILLAGE	520.00
	TOTAL	1,465.00
65. OREILLY AUTO ENTERPRISES LLC		
	MP - ENGINEERING 685	352.19
66. OVERHEAD DOOR OF LANSING		
	BUILDINGS - SOUTH FIRE - 1 RECEIVER FOR DOOR A1 AN	1,079.00
67. PECULIAR COFFEE		
	FARMERS MARKET VENDOR - AUGUST 2025	3.00
	FARMERS MARKET REIMBURSEMENT	9.00
	FARMERS MARKET REIMBURSEMENT	5.00
	FARM MARKET VENDOR REIMBURSEMENT	2.00
	TOTAL	19.00
68. PORTER LEE CORP		
	PORTER LEE BEAST EVIDENCE POLICE ANNUAL RENEWAL	1,390.00
69. PRO-COMM INC		
	RADIO REPAIR (RADIO: APX8500; SN: 681CVZ4516) AND	738.00
70. REGIONAL ALLIANCE FOR FIREFIGHTER		
	FIRE OFFICER III COURSE FOR 5 STUDENTS (DENNIS, PA	2,745.00
71. SHAHEEN CHEVROLET INC		
	MP - FIRE 701	59.25
72. SPALDING DEDECKER ASSOCIATES		
	2025 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION C	3,730.44
	LRP BIOSWALE PROJECT - PHASE I PRELIMINARY INVESTI	23,725.00
	HASLETT ROAD CORRIDOR STUDY - PHASE I	4,055.50
	TOTAL	31,510.94
73. ST MARTHA CONFERENCE OF		
	EMERGENCY RENTAL ASSISTANCE	613.00
	EMERGENCY RENTAL ASSISTANCE	350.00
	TOTAL	963.00
74. STAPLES		
	OFFICE SUPPLIES	1,399.49
75. STARLIGHT FARMS INC		
	FARMERS MARKET REIMBURSEMENT	9.00
76. STATE OF MICHIGAN		
	QHERPP SEPTEMBER 2025 90% DISTRIBUTION	1,022.30
77. STONE CIRCLE BAKEHOUSE		
	FARMERS MARKET REIMBURSEMENT	10.00
78. SUPREME SANITATION		
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	PORTABLE TOILETS FOR PARKS IN 2026	90.00
	TOTAL	540.00
79. THE CHEESE PEOPLE OF GRAND RAPIDS		
	FARMERS MARKET REIMBURSEMENT	37.00

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Vendor Name	Description	Amount
80. THE HARKNESS LAW FIRM PLLC	PROSECUTING SERVICES CONTRACT 2026	7,926.89
81. THE SURDOUGH DEPOT	FARMERS MARKET VENDOR - AUGUST 2025	22.00
	FARM MARKET VENDOR REIMBURSEMENT	27.00
	TOTAL	49.00
82. THREE LAKES GARDEN	FARMERS MARKET REIMBURSEMENT	18.00
83. UDDERLY MAGIC LLC	FARMERS MARKET REIMBURSEMENT	81.00
84. WASTE MANAGEMENT	2026 CARCASS REMOVAL DUMPSTER (DEAD DEER REMOVAL A	637.88
85. WILDTYPE DESIGN	DAVIS FOSTER BLACK LOCUST MANAGEMENT PROJECT	5,900.00
86. WILSON FARM FRESH MEATS	FARMERS MARKET REIMBURSEMENT	50.00
TOTAL - ALL VENDORS		440,176.26

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Vendor Name	Description	Amount
1. BARKER, THOMAS	UB Receipt Refund for Account #: RIPD-00	2,758.45
2. CUMMINS INC	SEWER - C LIFT STATION ANNUAL INSPECTION	1,630.38
	SEWER - TRAILER MT 1	474.40
	SEWER - TRAILER MT 2	474.40
	SEWER - CHAMPION WOODS	423.52
	SEWER - EMBER OAKS GENERATOR SERVICE	423.52
	SEWER - MEADOWS LIFT STATION GENERATOR REPAIRS	668.52
	TOTAL	4,094.74
3. DENISE GREEN	USPS RECEIPTS FOR SENDING CERTIFIED LETTERS FOR SE	222.59
4. ETNA SUPPLY COMPANY	WATER - 1" ROLLS OF COPPER	8,232.00
5. FERGUSON WATERWORKS #3386	WATER - 8" X 2" BRASS SADDLES	978.72
	WATER - PARTNER SAW BLADE	243.99
	TOTAL	1,222.71
6. IDC CORPORATION	SEWER - LIFT STATION CONTROLS MAINTENANCE 2026 - 1	338.64
7. MADISON NATIONAL LIFE INS CO	2026 LIFE/DISABILITY INSURANCE	663.60
8. MICHIGAN MUNICIPAL LEAGUE	7/1/2025-7/1/2026 POLICY #5000880-25 PREMIUM	4,671.71
9. MICHIGAN PAVING	2024 MILL & FILL LOCAL ROAD PROGRAM CONTRACT	2,400.00
10. OLGIER BROTHERS SAND & GRAVEL	WATER - SAND , GRAVEL & TOPSOIL 2026	577.88
TOTAL - ALL VENDORS		25,182.32

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Vendor Name	Description	Amount
1. DAVIES, WILLIAM	2025 Win Tax Refund 33-02-02-26-203-003	11.59
2. VANGALA, KALYANI	2025 Win Tax Refund 33-02-02-33-428-035	5.55
TOTAL - ALL VENDORS		17.14

Credit Card Report 2/13/2026 - 2/26/2026

Transaction Date	Account Name	Transaction Amount	Transaction Merchant Name
2026/02/13	LAWRENCE BOBB	\$299.00	AC&E RENTALS
2026/02/18	LAWRENCE BOBB	\$337.72	SUNBELT RENTALS #0315
2026/02/19	LAWRENCE BOBB	\$39.00	THE HOME DEPOT #2723
2026/02/19	LAWRENCE BOBB	\$193.50	THE HOME DEPOT #2723
2026/02/24	LAWRENCE BOBB	\$77.95	THE HOME DEPOT #2723
2026/02/23	ROBERT STACY	\$214.47	THE HOME DEPOT #2723
2026/02/19	TYLER KENNELL	\$252.39	GRAINGER
2026/02/20	TYLER KENNELL	\$91.95	HOMEDEPOT.COM
2026/02/23	TYLER KENNELL	\$19.96	HOMEDEPOT.COM
2026/02/23	MICHAEL HAMEL	\$799.80	DIVE RESCUE INTERNATIONAL
2026/02/13	RYAN CAMPBELL	\$49.36	AMAZON MKTPL*371NL1133
2026/02/17	RYAN CAMPBELL	\$20.44	THE HOME DEPOT #2723
2026/02/18	JACOB FLANNERY	\$15.98	MIDWEST POWER EQUIPMENT
2026/02/17	BRIAN PENNELL	\$105.00	STICKER MULE
2026/02/17	BRIAN PENNELL	\$156.00	AMERICAN RED CROSS
2026/02/13	COURTNEY WISINSKI	\$25.00	FEDEX OFFIC40600004069
2026/02/18	COURTNEY WISINSKI	\$41.62	BONFIRE.COM
2026/02/18	COURTNEY WISINSKI	\$269.95	FORESTRY SUPPLIERS INC
2026/02/20	COURTNEY WISINSKI	\$1,540.00	SP N.E.T. EGG
2026/02/20	COURTNEY WISINSKI	\$47.88	OFFICEMAX/OFFICEDEPT#3379
2026/02/20	COURTNEY WISINSKI	\$93.52	MEIJER STORE #025
2026/02/20	COURTNEY WISINSKI	\$234.92	AMAZON MKTPL*G11DF3GM3
2026/02/24	COURTNEY WISINSKI	\$40.00	TRADER JOE S #804
2026/02/20	TAVIS MILLEROV	\$42.89	MICHIGANFI* MICHIGAN A
2026/02/20	TAVIS MILLEROV	\$103.00	IAAI
2026/02/20	TAVIS MILLEROV	\$25.00	PY *MIAAI
2026/02/22	TAVIS MILLEROV	\$244.99	AMAZON MKTPL*B90IS09R2
2026/02/23	TAVIS MILLEROV	\$301.46	AMAZON MKTPL*B90XF4UT2
2026/02/24	DERRICK BOBB	\$57.93	THE HOME DEPOT #2723
2026/02/19	ROBERT CARETTI	\$209.99	COVERS DIRECT
2026/02/24	ROBERT CARETTI	\$27.85	WAL-MART #2866
2026/02/24	ROBERT CARETTI	\$326.87	THE HOME DEPOT 2723
2026/02/19	LINDA BURGHARDT	\$585.00	USPS PO 2569800864
2026/02/19	STEPHEN GEBES	\$481.85	ZOOM.COM 888-799-9666
2026/02/13	RICHARD GRILLO	\$159.99	BEST BUY 00004168
2026/02/15	RICHARD GRILLO	\$24.99	USAT MEDIA CO
2026/02/19	RICHARD GRILLO	\$24.99	OFFICEMAX/OFFICEDEPT#3379
2026/02/23	RICHARD GRILLO	\$82.99	GOOGLE *YOUTUBE TV
2026/02/24	RICHARD GRILLO	\$50.33	TOM'S FOOD
2026/02/25	RICHARD GRILLO	(\$2,995.00)	US FEDERAL CONTRACTOR RE
2026/02/24	YOUNES ISHRAIDI	\$250.00	PAYPAL *MICHIGANSTO
2026/02/20	KEITH HEWITT	\$80.00	A & L LOCKSMITH
2026/02/20	KEITH HEWITT	\$17.90	THE HOME DEPOT #2723
2026/02/15	MICHELLE PRINZ	\$19.99	USAT MEDIA CO
2026/02/18	MICHELLE PRINZ	\$150.00	FSP*MGFOA
2026/02/19	MICHELLE PRINZ	\$24.99	USAT MEDIA CO
2026/02/19	MICHELLE PRINZ	\$19.99	USAT MEDIA CO
2026/02/24	MICHELLE PRINZ	\$250.00	242 COMMUNITY CHURCH
2026/02/19	CATHERINE ADAMS	\$65.54	AMAZON MKTPL*6E82M2MG3
2026/02/24	CATHERINE ADAMS	\$42.44	TOP HAT CRICKET FARM INC
2026/02/24	CATHERINE ADAMS	\$88.00	MIDWEST POWER EQUIPMENT
2026/02/13	ED BESONEN	\$140.00	PACKTRACK
2026/02/18	ED BESONEN	(\$3.84)	THE HOME DEPOT #2723
2026/02/19	ED BESONEN	\$400.00	MI STATE POLICE PMTS
2026/02/25	ED BESONEN	\$400.00	MI STATE POLICE PMTS
2026/02/24	BART CRANE	\$202.86	COMCAST / XFINITY
2026/02/17	ALLISON GOODMAN	\$95.00	NATIONAL ASSOCIATION F
2026/02/19	ALLISON GOODMAN	\$47.22	MEIJER STORE #025
2026/02/20	ALLISON GOODMAN	\$42.46	MARCOS PIZZA 1235
2026/02/24	ALLISON GOODMAN	\$23.94	CHEWY.COM
2026/02/24	ROBERT MACKENZIE	\$549.30	AMAZON MKTPL*790DC5113
2026/02/20	CURT SQUIRES	\$100.00	A1 DETAILING & CUSTOMS
2026/02/24	SAMANTHA DIEHL	\$400.00	FILMFREEWAY
2026/02/24	SAMANTHA DIEHL	\$297.00	IN *ABLE EYES
2026/02/17	TIMOTHY H DEMPSEY	\$25.00	MICHIGAN TOWNSHIPS
TOTAL		\$8,448.32	

ACH Transactions
02/13/2026 to 02/26/2026

Date	Payee	Amount	Purpose
2/18/2026	ELAN	\$ 28,628.87	Credit Card Payment
2/17/2026	Blue Care Network	\$ 13,970.98	Employee Health Insurance
2/23/2026	MERS	\$ 419,991.41	Employee Retirement
2/23/2026	MERS	\$ 125,000.00	Employee Retirement
2/23/2026	Consumers Energy	\$ 60,522.57	Utility Transaction Fees
2/25/2026	Blue Care Network	\$ 114,583.33	Employee Health Insurance
2/17/2026	Various Financial Institutions	\$ 361,135.66	Direct Deposit 02/20/2026
2/18/2026	IRS	\$ 127,433.26	Payroll Taxes 02/20/2026
	Total ACH Payments	\$ 1,251,266.08	



9. D

To: Board Members
From: Scott Hendrickson, Township Supervisor
Date: March 3, 2026
Re: Resolution Celebrating Women's History Month

Women's history month is an annual observance in the United States during the month of March. The attached document has been drafted for Township Board approval. Our diversity is something we welcome, embrace and celebrate in Meridian Township.

A motion is prepared for Board consideration:

MOVE TO APPROVE THE RESOLUTION CELEBRATING WOMEN'S HISTORY MONTH.

Attachment:

1. Resolution Commemorating Women's History Month

RESOLUTION CELEBRATING WOMEN'S HISTORY MONTH

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held on the 3rd day of March 2026, at 6:00 pm local time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported
by _____

WHEREAS, American women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways;

WHEREAS, American women have played and continue to play critical economic, cultural, and social roles in every sphere of the life of the Nation, by constituting a significant portion of the labor force working inside and outside of the home;

WHEREAS, American women have played a unique role throughout the history of the Nation, by providing the majority of the volunteer labor force of the Nation;

WHEREAS, American women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in our Nation;

WHEREAS, American women of every race, class, and ethnic background served as early leaders in the forefront of every major progressive social change movement;

WHEREAS, American women have served our country courageously in the military;

WHEREAS, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which have created a more fair and just society for all;

WHEREAS, despite these contributions, the role of American women in history has been consistently overlooked and undervalued, in the literature, teaching and study of American history;

WHEREAS, women have played and continue to play a major role in the governing of the Charter Township of Meridian, serving on numerous Boards and Commissions and as the Supervisor, Treasurer, Clerk, and Trustee throughout the Township's history; and

WHEREAS, the Congress of the United States passed a resolution in 1987 and in every successive year since then designating that March is "Women's History Month," calling upon the

people of the United States to observe and honor the role of women in the Nation with appropriate programs, ceremonies, and activities:

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, that Meridian Township shall observe the month of March, 2025, as "Women's History Month."

ADOPTED: YEAS:
 NAYS:

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

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

Angela Demas, Clerk
Charter Township of Meridian



To: Board Members

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

Date: February 24, 2026

Re: 2026 Local Street Crushing and Resurfacing Contract Award

Township staff recently requested bids for the 2026 Local Street Crushing and Resurfacing Project Contract. This is the contract for all of the milling and paving work on roads without curb and gutter in the Township's 2026 Local Road Program (i.e. the roads in orange on the 2026 LRP Reconstruction Project Map, which is attached to this cover memorandum).

The low bid was from Rieth-Riley Construction Co., Inc. in the amount of \$3,431,997.65. Township staff recommend awarding this contract to the low bidder, Rieth-Riley Construction Co., Inc. The low bidder successfully completed a previous Local Road Program contract from 2023-2024. The low bid came in 6.88% under the engineer's estimate.

The Board approved funding for this contract in account # 204-000.000-974.000 in the 2026 Township Budget.

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

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

MOVE TO AWARD THE 2026 LOCAL STREET CRUSHING AND RESURFACING PROJECT CONTRACT IN THE AMOUNT OF \$3,431,997.65 TO RIETH-RILEY CONSTRUCTION CO., INC. AND AUTHORIZE THE TOWNSHIP SUPERVISOR TO EXECUTE THE CONTRACT.

Attachments:

1. 2026 Local Street Milling and Resurfacing Project Contract Project Limits (i.e. List of Roads)
2. 2026 Local Street Milling and Resurfacing Project Contract Bid Tab
3. [2026 Local Street Milling and Resurfacing Project Contract](#)
4. 2026 LRP Reconstruction Project Map
5. 2026 LRP Preventative Maintenance Project Map

2026 Local Street Crushing and Resurfacing Project Contract Project Limits				
Road	Point of Beginning	Point of End	Length	ZIP
Hulett Rd	Bennett Rd	Okemos Rd	1.12	48864
Forest Hills Dr	Dobie Rd	530' east of the Greenwood Dr intersection where the curb and gutter begins on Forest Hills Dr	0.5375	48864
Greenwood Dr	Forest Hills Dr	Hatch Rd	0.4767	48864
Mercer Dr	Greenwood Dr	Arbor Dr	0.1176	48864
Marlborough Rd	Forest Hills Dr	Eastwood Dr	0.0625	48864
Oakwood Dr	Ponchartrain Dr	Birchwood Dr	0.1988	48864
Oakwood Dr	Forest Hills Dr	End	0.2434	48864
Seneca Dr	Shaker Blvd	Hamilton Rd	0.3864	48864
Oneida Dr	Seneca Dr	End	0.0862	48864
Keweenaw Dr	Oneida Dr	Seneca Dr	0.1222	48864
White Oak Dr	Cornell Rd	Wrightwind Dr/Fox Chase	0.0852	48864
Fox Chase	White Oak Dr/Wrightwind Dr	End	0.1326	48864
Wrightwind Dr	White Oak Dr/Fox Chase	End	0.18	48864

Crush and Shape Total Miles: 3.749

BID TABULATION - 2026 Local Street Crushing and Resurfacing
Meridian Township
02 Bids received, opened 02/19/26

Project No. MD24002
By: NS, MJS
Reviewed: DT

BASE BID				Engineer's Estimate		Rieth-Riley		Michigan Paving & Materials	
No	PAY ITEM	QUANTITY	UNIT	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)	UNIT PRICE (\$)	AMOUNT (\$)
1	_Audio-Visual Recording	1	LSUM	\$ 14,875.00	14,875.00	\$5,800.00	5,800.00	\$1,475.00	1,475.00
2	_Railroad Protection, at Grade Crossing, CSX	10000	Dlr	\$ 1.00	10,000.00	\$1.00	10,000.00	\$1.00	10,000.00
3	Mobilization, Max \$316,800.00	1	LSUM	\$ 316,800.00	316,800.00	\$160,000.00	160,000.00	\$316,800.00	316,800.00
4	Tree, Rem, 19 inch to 36 inch	4	Ea	\$ 1,200.00	4,800.00	\$1,200.00	4,800.00	\$2,000.00	8,000.00
5	Tree, Rem, 37 inch or Larger	6	Ea	\$ 2,000.00	12,000.00	\$3,200.00	19,200.00	\$3,500.00	21,000.00
6	Stump, Rem, 6 inch to 18 inch	2	Ea	\$ 1,000.00	2,000.00	\$500.00	1,000.00	\$300.00	600.00
7	Culv, Rem, Less than 24 Inch	160	Ea	\$ 300.00	48,000.00	\$496.93	79,508.80	\$400.00	64,000.00
8	Culv, End, Rem, Less than 24 inch	21	Ea	\$ 500.00	10,500.00	\$51.44	1,080.24	\$100.00	2,100.00
9	Dr Structure, Rem	6	Ea	\$ 620.00	3,720.00	\$426.86	2,561.16	\$500.00	3,000.00
10	Sewer, Rem, Less than 24 inch	229	Ft	\$ 25.00	5,725.00	\$31.01	7,101.29	\$15.00	3,435.00
11	Curb and Gutter, Rem	321	Ft	\$ 15.00	4,815.00	\$12.64	4,057.44	\$25.00	8,025.00
12	Pavt, Rem	1954	Syd	\$ 15.00	29,310.00	\$20.46	39,978.84	\$20.00	39,080.00
13	Sidewalk, Rem	307	Syd	\$ 20.00	6,140.00	\$13.14	4,033.98	\$20.00	6,140.00
14	Ditch Cleanout	94	Sta	\$ 150.00	14,100.00	\$531.27	49,939.38	\$500.00	47,000.00
15	Excavation, Earth	1150	Cyd	\$ 14.00	16,100.00	\$42.94	49,381.00	\$25.00	28,750.00
16	Machine Grading	396	Sta	\$ 200.00	79,200.00	\$427.93	169,460.28	\$200.00	79,200.00
17	Obliterate Old Road	0.10	Acre	\$ 20,000.00	2,000.00	\$61,068.10	6,106.81	\$10,000.00	1,000.00
18	Erosion Control, Inlet Protection, Fabric Drop	39	Ea	\$ 100.00	3,900.00	\$83.83	3,269.37	\$200.00	7,800.00
19	Erosion Control, Maintenance, Sediment Rem	15	Cyd	\$ 20.00	300.00	\$26.27	394.05	\$50.00	750.00
20	Erosion Control, Silt Fence	150	Ft	\$ 3.00	450.00	\$3.07	460.50	\$5.00	750.00
21	_Erosion Control, Straw Wattle, 9 Inch	25	Ft	\$ 5.00	125.00	\$3.56	89.00	\$100.00	2,500.00
22	Subbase, CIP	1234	Cyd	\$ 27.00	33,318.00	\$41.72	51,482.48	\$25.00	30,850.00
23	_Aggregate Base, Recycled, 8 inch	3986	Syd	\$ 17.00	67,762.00	\$13.83	55,126.38	\$15.00	59,790.00
24	HMA Base Crushing and Shaping	56911	Syd	\$ 2.50	142,277.50	\$0.94	53,496.34	\$2.20	125,204.20
25	Maintenance Gravel, LM	250	Cyd	\$ 20.00	5,000.00	\$26.66	6,665.00	\$20.00	5,000.00
26	Approach, CI III, 4 inch	50	Syd	\$ 8.00	400.00	\$54.55	2,727.50	\$20.00	1,000.00
27	Shld, CI III, 4 inch	6190	Syd	\$ 8.00	49,520.00	\$10.10	62,519.00	\$10.00	61,900.00
28	Shld, CI III, 5 inch	2604	Syd	\$ 8.00	20,832.00	\$11.36	29,581.44	\$10.00	26,040.00
29	Culv End Sect, Conc, 12 inch	2	Ea	\$ 915.00	1,830.00	\$684.18	1,368.36	\$1,000.00	2,000.00
30	Culv End Sect, Metal, 12 inch	12	Ea	\$ 375.00	4,500.00	\$186.40	2,236.80	\$750.00	9,000.00
31	Culv, CI A, CSP, 12 inch	328	Ft	\$ 60.00	19,680.00	\$99.58	32,662.24	\$100.00	32,800.00
32	Culv, CI A, CSP, 18 inch	76	Ft	\$ 80.00	6,080.00	\$146.59	11,140.84	\$130.00	9,880.00
33	Culv, CI F, 12 inch	3932	Ft	\$ 50.00	196,600.00	\$46.26	181,894.32	\$80.00	314,560.00
34	_Culv, Cleanout, Spec	100	Ft	\$ 25.00	2,500.00	\$16.20	1,620.00	\$50.00	5,000.00
35	Sewer, CI A, 12 inch, Tr Det B	76	Ft	\$ 60.00	4,560.00	\$111.03	8,438.28	\$100.00	7,600.00
36	Sewer, CI E, 12 inch, Tr Det B	47	Ft	\$ 65.00	3,055.00	\$121.64	5,717.08	\$100.00	4,700.00
37	Sewer, CI IV, 12 inch, Tr Det B	123	Ft	\$ 100.00	12,300.00	\$124.93	15,366.39	\$150.00	18,450.00
38	Sewer Tap, 4 inch	2	Ea	\$ 450.00	900.00	\$486.03	972.06	\$150.00	300.00
39	Sewer Tap, 6 inch	1	Ea	\$ 550.00	550.00	\$583.24	583.24	\$200.00	200.00
40	Sewer Tap, 8 inch	3	Ea	\$ 600.00	1,800.00	\$648.03	1,944.09	\$200.00	600.00
41	Sewer Tap, 10 inch	3	Ea	\$ 650.00	1,950.00	\$694.78	2,084.34	\$300.00	900.00

42	Sewer Tap, 18 inch	1	Ea	\$	1,100.00	1,100.00	\$810.96	810.96	\$500.00	500.00
43	Dr Structure Cover, Adj, Case 2	11	Ea	\$	500.00	5,500.00	\$800.00	8,800.00	\$800.00	8,800.00
44	Dr Structure Cover, Type B	5	Ea	\$	700.00	3,500.00	\$556.86	2,784.30	\$900.00	4,500.00
45	Dr Structure Cover, Type D	3	Ea	\$	750.00	2,250.00	\$741.51	2,224.53	\$900.00	2,700.00
46	Dr Structure Cover, Type E	6	Ea	\$	650.00	3,900.00	\$349.85	2,099.10	\$800.00	4,800.00
47	Dr Structure Cover, Type K	2	Ea	\$	900.00	1,800.00	\$836.12	1,672.24	\$1,000.00	2,000.00
48	Dr Structure, 24 inch dia	6	Ea	\$	1,450.00	8,700.00	\$1,559.52	9,357.12	\$3,000.00	18,000.00
49	Dr Structure, 48 inch dia	6	Ea	\$	3,000.00	18,000.00	\$2,066.36	12,398.16	\$5,000.00	30,000.00
50	Dr Structure, 72 inch dia	1	Ea	\$	6,800.00	6,800.00	\$5,473.84	5,473.84	\$10,000.00	10,000.00
51	Dr Structure, Adj, Add Depth	20	Ft	\$	300.00	6,000.00	\$400.00	8,000.00	\$400.00	8,000.00
52	Dr Structure, Tap, 12 inch	1	Ea	\$	740.00	740.00	\$1,106.07	1,106.07	\$1,000.00	1,000.00
53	Dr Structure, Temp Lowering	48	Ea	\$	302.00	14,496.00	\$200.00	9,600.00	\$200.00	9,600.00
54	Drop Inlet, Type 1	2	Ea	\$	1,400.00	2,800.00	\$1,630.10	3,260.20	\$2,000.00	4,000.00
55	_Dr Structure Cover, Adj, Case 1, Modified	23	Ea	\$	700.00	16,100.00	\$700.00	16,100.00	\$700.00	16,100.00
56	_Dr Structure, Prefabricated, 30 inch Dia	1	Ea	\$	2,500.00	2,500.00	\$4,326.49	4,326.49	\$5,000.00	5,000.00
57	Underdrain, Subbase, 4 inch	1552	Ft	\$	15.00	23,280.00	\$16.67	25,871.84	\$20.00	31,040.00
58	_Underdrain, Subgrade, Special, 8 inch	100	Ft	\$	32.00	3,200.00	\$28.46	2,846.00	\$100.00	10,000.00
59	_Underdrain, Subgrade, Special, 12 inch	660	Ft	\$	35.00	23,100.00	\$68.67	45,322.20	\$100.00	66,000.00
60	HMA Surface, Rem	3316	Syd	\$	20.00	66,320.00	\$10.66	35,348.56	\$15.00	49,740.00
61	Pavt for Butt Joints, Rem	2303	Syd	\$	20.00	46,060.00	\$7.44	17,134.32	\$8.00	18,424.00
62	Hand Patching	19	Ton	\$	160.00	3,040.00	\$167.33	3,179.27	\$250.00	4,750.00
63	HMA Approach	745	Ton	\$	110.00	81,950.00	\$182.20	135,739.00	\$150.00	111,750.00
64	HMA, 3EL	3046	Ton	\$	95.00	289,370.00	\$83.63	254,736.98	\$90.00	274,140.00
65	HMA, 4EL	6418	Ton	\$	100.00	641,800.00	\$91.62	588,017.16	\$92.00	590,456.00
66	HMA, 5EL	2870	Ton	\$	105.00	301,350.00	\$104.32	299,398.40	\$100.00	287,000.00
67	_HMA Additive, RTR Modified	4513	Ton	\$	8.00	36,104.00	\$15.35	69,274.55	\$12.00	54,156.00
68	_Conc Pavt, Decorative, Nonreinf, 4 inch	75	Syd	\$	50.00	3,750.00	\$104.01	7,800.75	\$117.00	8,775.00
69	_Conc Pavt, Decorative, Nonreinf, 8 inch	64	Syd	\$	80.00	5,120.00	\$140.09	8,965.76	\$144.00	9,216.00
70	_Lane Tie	188	Ea	\$	8.00	1,504.00	\$12.00	2,256.00	\$8.00	1,504.00
71	Driveway, Nonreinf Conc, 6 inch	1996	Syd	\$	72.00	143,712.00	\$59.49	118,742.04	\$52.11	104,011.56
72	Curb and Gutter, Conc, Det C4	72	Ft	\$	30.00	2,160.00	\$41.42	2,982.24	\$24.80	1,785.60
73	Curb and Gutter, Conc, Det D2	2523	Ft	\$	28.00	70,644.00	\$37.54	94,713.42	\$28.00	70,644.00
74	Curb and Gutter, Conc, Det F4	483	Ft	\$	30.00	14,490.00	\$36.54	17,648.82	\$24.25	11,712.75
75	Divider, Conc, Type I	1079	Sft	\$	11.00	11,869.00	\$22.29	24,050.91	\$9.00	9,711.00
76	Detectable Warning Surface	88	Ft	\$	50.00	4,400.00	\$45.00	3,960.00	\$88.00	7,744.00
77	Curb Ramp Opening, Conc	117	Ft	\$	30.00	3,510.00	\$31.60	3,697.20	\$27.00	3,159.00
78	Curb Ramp, Conc, 6 inch	830	Sft	\$	13.00	10,790.00	\$10.11	8,391.30	\$8.10	6,723.00
79	_Sidewalk, Conc, 4 inch, Modified	6591	Sft	\$	7.00	46,137.00	\$6.64	43,764.24	\$5.00	32,955.00
80	_Sidewalk, Conc, 6 inch, Modified	920	Sft	\$	10.00	9,200.00	\$9.10	8,372.00	\$6.50	5,980.00
81	Curb Slp, HMA	1210	Ft	\$	2.00	2,420.00	\$0.93	1,125.30	\$5.00	6,050.00
82	Post, Mailbox	250	Ea	\$	125.00	31,250.00	\$121.99	30,497.50	\$175.00	43,750.00
83	Delineator Reflector, Yellow	20	Ea	\$	5.00	100.00	\$12.00	240.00	\$12.00	240.00
84	Delineator Reflector, White	10	Ea	\$	5.00	50.00	\$12.00	120.00	\$12.00	120.00
85	Post Hole Through Conc for Steel Post	34	Ea	\$	95.00	3,230.00	\$55.00	1,870.00	\$55.00	1,870.00
86	Post, Flexible, Delineator	30	Ea	\$	60.00	1,800.00	\$115.00	3,450.00	\$115.00	3,450.00
87	Post, Steel, 3 lb	294	Ft	\$	8.00	2,352.00	\$10.50	3,087.00	\$10.50	3,087.00
88	Sign, Type III, Erect, Salv	10	Ea	\$	55.00	550.00	\$65.00	650.00	\$65.00	650.00
89	Sign, Type III, Rem	10	Ea	\$	15.00	150.00	\$35.00	350.00	\$35.00	350.00
90	Sign, Type IIIA	18.9	Sft	\$	20.00	378.00	\$21.00	396.90	\$21.00	396.90
91	Sign, Type IIIB	122.25	Sft	\$	20.00	2,445.00	\$21.00	2,567.25	\$21.00	2,567.25

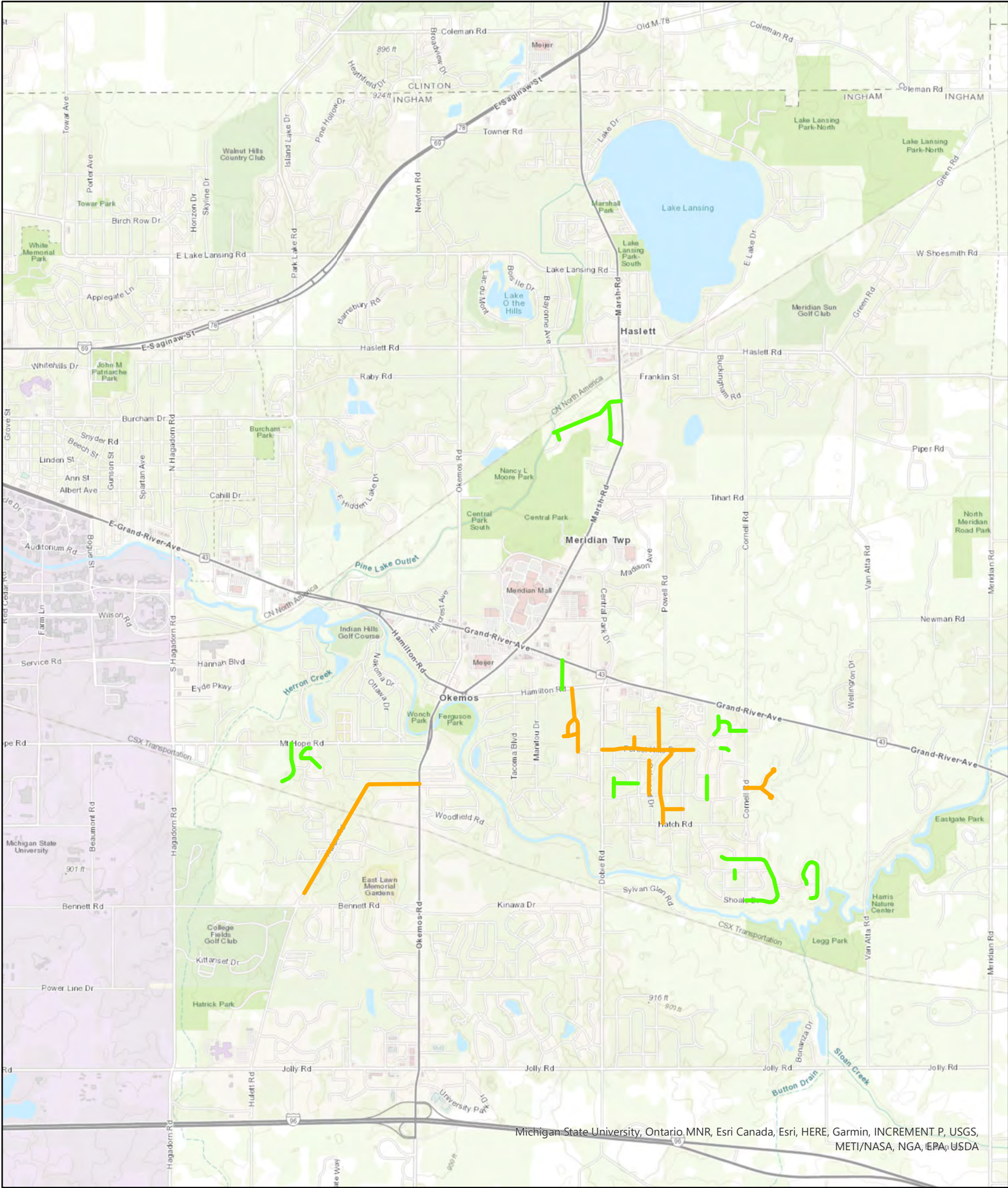
92	Pavt Mrkg, Polyurea, 6 inch, Crosswalk	125	Ft	\$	3.00	375.00	\$4.00	500.00	\$4.00	500.00
93	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	34	Ft	\$	6.00	204.00	\$8.00	272.00	\$8.00	272.00
94	Pavt Mrkg, Polyurea, 24 inch, Stop Bar	60	Ft	\$	14.00	840.00	\$16.00	960.00	\$16.00	960.00
95	Pavt Mrkg, Polyurea, Railroad Sym	2	Ea	\$	385.00	770.00	\$450.00	900.00	\$450.00	900.00
96	Pavt Mrkg, Polyurea, School	1	Ea	\$	270.00	270.00	\$275.00	275.00	\$275.00	275.00
97	Pavt Mrkg, Waterborne, 4 inch, White	11378	Ft	\$	0.25	2,844.50	\$0.15	1,706.70	\$0.15	1,706.70
98	Pavt Mrkg, Waterborne, 4 inch, Yellow	12681	Ft	\$	0.25	3,170.25	\$0.15	1,902.15	\$0.15	1,902.15
99	_Raised Pavt Marker, Retrlec, White, Monodirectional	42	Ea	\$	250.00	10,500.00	\$103.79	4,359.18	\$75.00	3,150.00
100	_Raised Pavt Marker, Retrlec, Yellow, Monodirectional	12	Ea	\$	250.00	3,000.00	\$103.79	1,245.48	\$75.00	900.00
101	_Raised Pavt Marker, Retrlec, Yellow, Bidirectional	20	Ea	\$	300.00	6,000.00	\$103.76	2,075.20	\$100.00	2,000.00
102	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	60	Ea	\$	60.00	3,600.00	\$87.00	5,220.00	\$87.00	5,220.00
103	Barricade, Type III, High Intensity, Double Sided, Lighted, Oper	60	Ea	\$	1.00	60.00	\$8.70	522.00	\$8.70	522.00
104	Plastic Drum, Fluorescent, Furn	25	Ea	\$	20.00	500.00	\$41.76	1,044.00	\$41.76	1,044.00
105	Plastic Drum, Fluorescent, Oper	25	Ea	\$	1.00	25.00	\$1.75	43.75	\$1.74	43.50
106	Channelizing Device, 42 inch, Fluorescent, Furn	80	Ea	\$	11.00	880.00	\$26.10	2,088.00	\$26.10	2,088.00
107	Channelizing Device, 42 inch, Fluorescent, Oper	80	Ea	\$	1.00	80.00	\$1.75	140.00	\$1.74	139.20
108	Lighted Arrow, Type C, Furn	4	Ea	\$	270.00	1,080.00	\$522.00	2,088.00	\$522.00	2,088.00
109	Lighted Arrow, Type C, Oper	4	Ea	\$	45.00	180.00	\$43.50	174.00	\$43.50	174.00
110	Minor Traf Devices	1	LSUM	\$	126,700.00	126,700.00	\$2,000.00	2,000.00	\$50,000.00	50,000.00
111	Sign Cover	5	Ea	\$	25.00	125.00	\$30.00	150.00	\$30.00	150.00
112	Sign, Type B, Temp, Prismatic, Furn	1220.5	Sft	\$	3.00	3,661.50	\$4.69	5,724.15	\$4.69	5,724.15
113	Sign, Type B, Temp, Prismatic, Oper	1220.5	Sft	\$	1.00	1,220.50	\$0.20	244.10	\$0.20	244.10
114	Sign, Type B, Temp, Prismatic, Spec, Furn	185	Sft	\$	5.00	925.00	\$4.79	886.15	\$4.79	886.15
115	Sign, Type B, Temp, Prismatic, Spec, Oper	185	Sft	\$	1.00	185.00	\$0.20	37.00	\$0.20	37.00
116	Traf Regulator Control	1	LSUM	\$	63,400.00	63,400.00	\$25,407.46	25,407.46	\$30,000.00	30,000.00
117	_Water-Dust Control	1	LSUM	\$	2,500.00	2,500.00	\$5,228.15	5,228.15	\$5,000.00	5,000.00
118	Slope Restoration, Non-Freeway, Type B	750	Syd	\$	8.00	6,000.00	\$10.00	7,500.00	\$10.00	7,500.00
119	Slope Restoration, Non-Freeway, Type E	43388	Syd	\$	6.00	260,328.00	\$5.00	216,940.00	\$8.00	347,104.00
120	_Erosion Control, Soil Binding Polymers	1	LSUM	\$	1,800.00	1,800.00	\$1,000.00	1,000.00	\$1,000.00	1,000.00
121	Gate Box, Adj, Case 1	4	Ea	\$	1,000.00	4,000.00	\$500.00	2,000.00	\$500.00	2,000.00
122	Sanitary Structure, Adj, Add Depth	10	Ft	\$	400.00	4,000.00	\$400.00	4,000.00	\$400.00	4,000.00
123	Sanitary Structure Cover, Adj, Case 2	6	Ea	\$	600.00	3,600.00	\$900.00	5,400.00	\$700.00	4,200.00
124	_Sanitary Structure Cover	5	Ea	\$	900.00	4,500.00	\$597.39	2,986.95	\$900.00	4,500.00
125	_Sanitary Structure, Chimney Seal, External	495	Sft	\$	15.00	7,425.00	\$10.00	4,950.00	\$10.00	4,950.00
126	_Sanitary Structure Cover, Adj, Case 1, Modified	27	Ea	\$	700.00	18,900.00	\$800.00	21,600.00	\$800.00	21,600.00
TOTAL					\$	3,685,694.25		\$ 3,431,997.65	\$	3,838,867.21

Lowest responsive bidder

-0.20

Bid corrected for error in total cost

MERIDIAN TOWNSHIP
2026 LOCAL ROAD PROGRAM



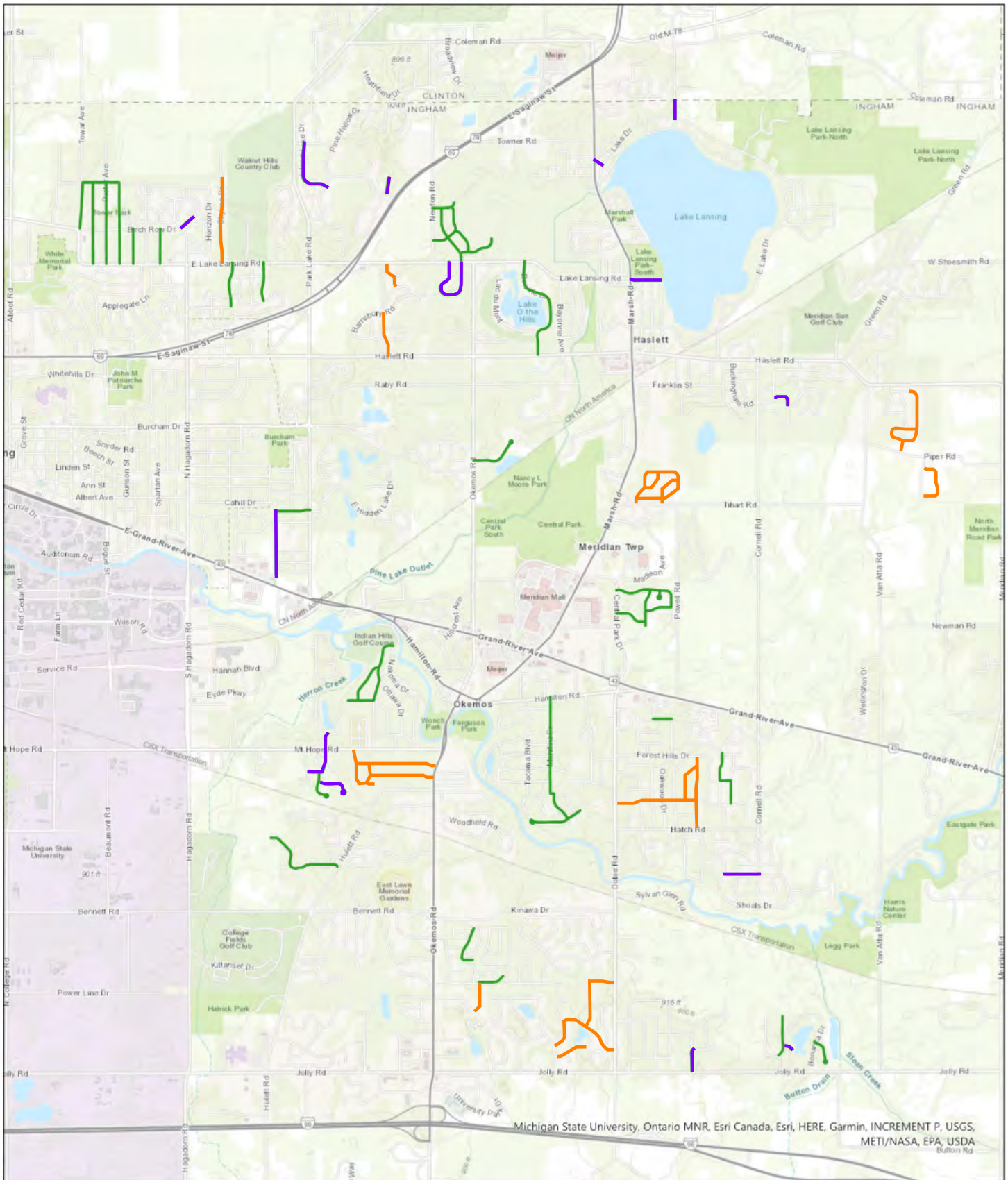
Legend

Reconstruction of Roads without Curb & Gutter (3.74 miles)

Reconstruction of Roads with Curb & Gutter (3.74 miles)

MERIDIAN TOWNSHIP

2026 Mobilization Map (Crack Treatment)



Legend



- HMA Crack Treatment, With Previous Crack Treatment (10.75 Miles)
- HMA Crack Treatment, Without Previous Crack Treatment (2.90 Miles)
- HMA Crack Treatment, 2023 Overlay Roads (6.85 Miles)



To: Board Members

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

Date: February 24, 2026

Re: 2026 Local Street Milling and Resurfacing Project Contract Award

Township staff recently requested bids for the 2026 Local Street Milling and Resurfacing Project Contract. This is the contract for all of the milling and paving work on curb and gutter roads in the Township's 2026 Local Road Program (i.e. the roads in green on the 2026 Local Road Program Map, which is attached to this cover memorandum).

The low bid was from Michigan Paving & Materials Co. in the amount of \$2,157,330. Township staff recommend awarding this contract to the low bidder, Michigan Paving & Materials Co. The low bidder has successfully completed many Local Road Program contracts with the Township. The low bid was 5.38% below the engineer's estimate for this contract.

The Board approved funding for this contract in account # 204-000.000-974.000 in the 2026 Township Budget.

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

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

MOVE TO AWARD THE 2026 LOCAL STREET MILLING AND RESURFACING PROJECT CONTRACT IN THE AMOUNT OF \$2,157,330 TO MICHIGAN PAVING & MATERIALS CO. AND AUTHORIZE THE TOWNSHIP SUPERVISOR TO EXECUTE THE CONTRACT.

Attachments:

1. 2026 Local Street Milling and Resurfacing Project Contract Project Limits (i.e. List of Roads)
2. 2026 Local Street Milling and Resurfacing Project Contract Bid Tab
3. [2026 Local Street Milling and Resurfacing Project Contract](#)
4. 2026 LRP Reconstruction Project Map
5. 2026 LRP Preventative Maintenance Project Map

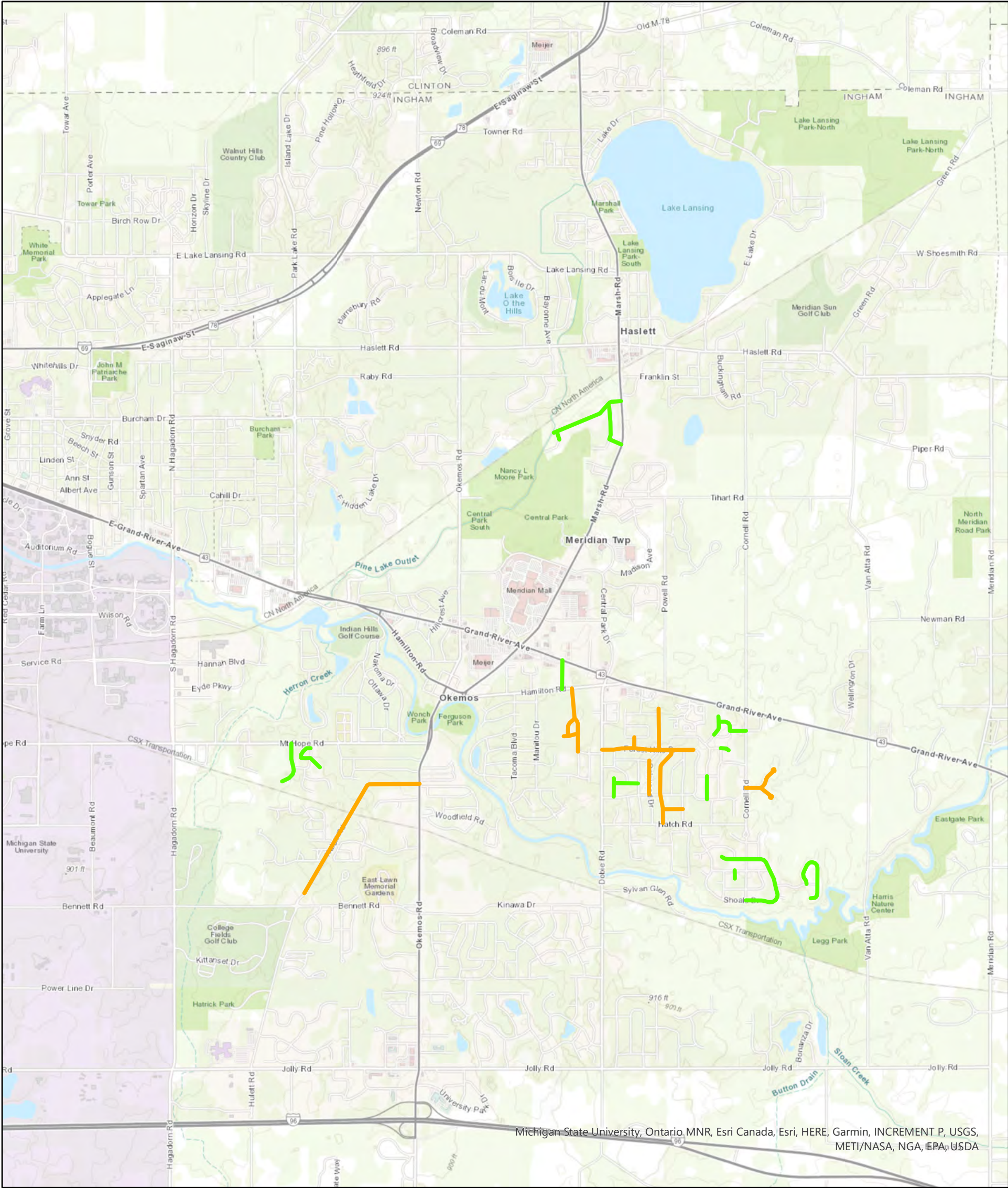
2026 Local Street Milling and Resurfacing Project Contract Project Limits				
Road	Point of Beginning	Point of End	Length	ZIP
Spinnaker Ln	Starboard Dr	End	0.07	48864
Leeward Dr	Nautical Dr/Shoals Dr	End	0.4735	48864
Shoals Dr	Leeward Dr/Nautical Dr	Cornell Rd	0.2651	48864
Windreef Cir	Shoals Dr	End	0.0833	48864
Breakwataer Dr	Nautical Dr	End	0.4734	48864
Satinwood Dr	Silverwood Dr	Silkwood Dr	0.1354	48864
Mistywood Dr	Spicewood Dr S	End	0.1487	48864
Spicewood Dr N	Mistywood Dr	Spicewood Dr S/Ethel St	0.1108	48864
Ethel St	Spicewood Dr S/Spicewood Dr N	Conell Rd	0.0928	48864
Ivywood Dr	Alderwood Dr	End	0.0824	48864
Stoneycroft Dr	Birchwood Dr	End	0.125	48864
Pebblestone Dr	Stoneycroft Dr	Cherry Hill Dr	0.1424	48864
Washington Heights Dr	Hamilton Rd	Grand River Ave	0.1628	48864
Copperhill Dr	Mount Hope Rd	End	0.303	48864
Woodhill Dr	Comanche Dr	End	0.2509	48864
Nemoke Trl	Marsh Rd	End	0.4507	48840
Nemoke Ct	Nemoke Trl	End	0.0852	48840
Maple Ridge Rd	Rolling Hills Dr	Nemoke Trl	0.2159	48840
Rolling Hills Dr	Marsh Rd	Maple Ridge Dr	0.0729	48840

Mill and Fill Total: 3.7442

2026 Local Street Milling and Resurfacing Project RFP										
PAY ITEM DESCRIPTION	QTY	UNIT	Michigan Paving & Materials Co.		Leavitt & Starck Excavating, Inc.		Rieth-Riley Construction Co., Inc.		ENGINEER'S ESTIMATE	
			PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
Mobilization, Max \$100,000	1	LSUM	\$85,350.00	\$85,350.00	\$100,000.00	\$100,000.00	\$65,000.00	\$65,000.00	\$ 100,000.00	\$100,000.00
Machine Grading	38	Sta	\$250.00	\$9,500.00	\$400.00	\$15,200.00	\$250.00	\$9,500.00	\$ 250.00	\$9,500.00
Subgrade Undercutting Type, IV	500	Cyd	\$60.00	\$30,000.00	\$80.00	\$40,000.00	\$60.00	\$30,000.00	\$ 50.00	\$25,000.00
Chemically Stabilized Base	13,700	Syd	\$5.45	\$74,665.00	\$7.90	\$108,230.00	\$5.45	\$74,665.00	\$ 5.00	\$68,500.00
Cement	275	Ton	\$255.00	\$70,125.00	\$267.00	\$73,425.00	\$255.00	\$70,125.00	\$ 300.00	\$82,500.00
Erosion Control, Inlet Protection, Fabric Drop	50	Ea	\$100.00	\$5,000.00	\$120.00	\$6,000.00	\$100.00	\$5,000.00	\$ 75.00	\$3,750.00
Erosion Control, Silt Fence	500	Ea	\$4.00	\$2,000.00	\$4.00	\$2,000.00	\$4.20	\$2,100.00	\$ 3.00	\$1,500.00
Aggregate Base, LM	1,000	Cyd	\$40.00	\$40,000.00	\$36.50	\$36,500.00	\$40.00	\$40,000.00	\$ 45.00	\$45,000.00
Aggregate Base, Conditioning, Modified	68,100	Syd	\$0.75	\$51,075.00	\$3.49	\$237,669.00	\$0.75	\$51,075.00	\$ 1.00	\$68,100.00
HMA Base Crushing and Shaping	12,000	Syd	\$2.50	\$30,000.00	\$2.18	\$26,160.00	\$2.50	\$30,000.00	\$ 2.00	\$24,000.00
Dr Structure Cover, Adj, Case 1	53	Ea	\$700.00	\$37,100.00	\$1,000.00	\$53,000.00	\$700.00	\$37,100.00	\$ 750.00	\$39,750.00
Dr Structure, Temp Lowering	117	Ea	\$200.00	\$23,400.00	\$300.00	\$35,100.00	\$200.00	\$23,400.00	\$ 400.00	\$46,800.00
HMA, 4EL (2.5" Depth - Leveling Course)	9,450	Ton	\$90.00	\$850,500.00	\$94.60	\$893,970.00	\$162.00	\$1,530,900.00	\$ 80.00	\$756,000.00
HMA, 5EL (1.5" Depth - Top Course)	5,690	Ton	\$100.00	\$569,000.00	\$105.50	\$600,295.00	\$90.00	\$512,100.00	\$ 90.00	\$512,100.00
HMA Approach (4" Depth)	700	Ton	\$110.00	\$77,000.00	\$150.00	\$105,000.00	\$96.00	\$67,200.00	\$ 150.00	\$105,000.00
old Milling HMA Surface, Material Salvaged	6,810	Syd	\$2.05	\$13,960.50	\$3.00	\$20,430.00	\$9.00	\$61,290.00	\$ 3.00	\$20,430.00
Cold Milling HMA Surface, Material Disposed	61290	Syd	\$1.05	\$64,354.50	\$1.60	\$98,064.00	\$3.00	\$183,870.00	\$ 3.00	\$183,870.00
Traffic Control	1	LSUM	\$10,500.00	\$10,500.00	\$11,500.00	\$11,500.00	\$85,000.00	\$85,000.00	\$ 50,000.00	\$50,000.00
Slope Restoration, Non-Freeway, Type E	500	Syd	\$8.00	\$4,000.00	\$13.00	\$6,500.00	\$8.00	\$4,000.00	\$ 25.00	\$12,500.00
Gate Box, Adj, Temp, Case 1	20	Ea	\$500.00	\$10,000.00	\$300.00	\$6,000.00	\$500.00	\$10,000.00	\$ 500.00	\$10,000.00
Sanitary Structure, Adj, Add Depth	60	Ft	\$300.00	\$18,000.00	\$350.00	\$21,000.00	\$300.00	\$18,000.00	\$ 500.00	\$30,000.00
Sanitary Structure Cover	32	Ea	\$900.00	\$28,800.00	\$750.00	\$24,000.00	\$900.00	\$28,800.00	\$ 800.00	\$25,600.00
Sanitary Structure, Adj, Case 1	64	Ea	\$800.00	\$51,200.00	\$1,000.00	\$64,000.00	\$800.00	\$51,200.00	\$ 800.00	\$51,200.00
Sanitary Structure, Chimney Seal, External	180	Sft	\$10.00	\$1,800.00	\$24.00	\$4,320.00	\$10.00	\$1,800.00	\$ 50.00	\$9,000.00
			\$2,157,330.00		Total: \$2,588,363.00		Total: \$2,992,125.00		Total: \$2,280,100.00	

Indicates corrected figure

MERIDIAN TOWNSHIP
2026 LOCAL ROAD PROGRAM



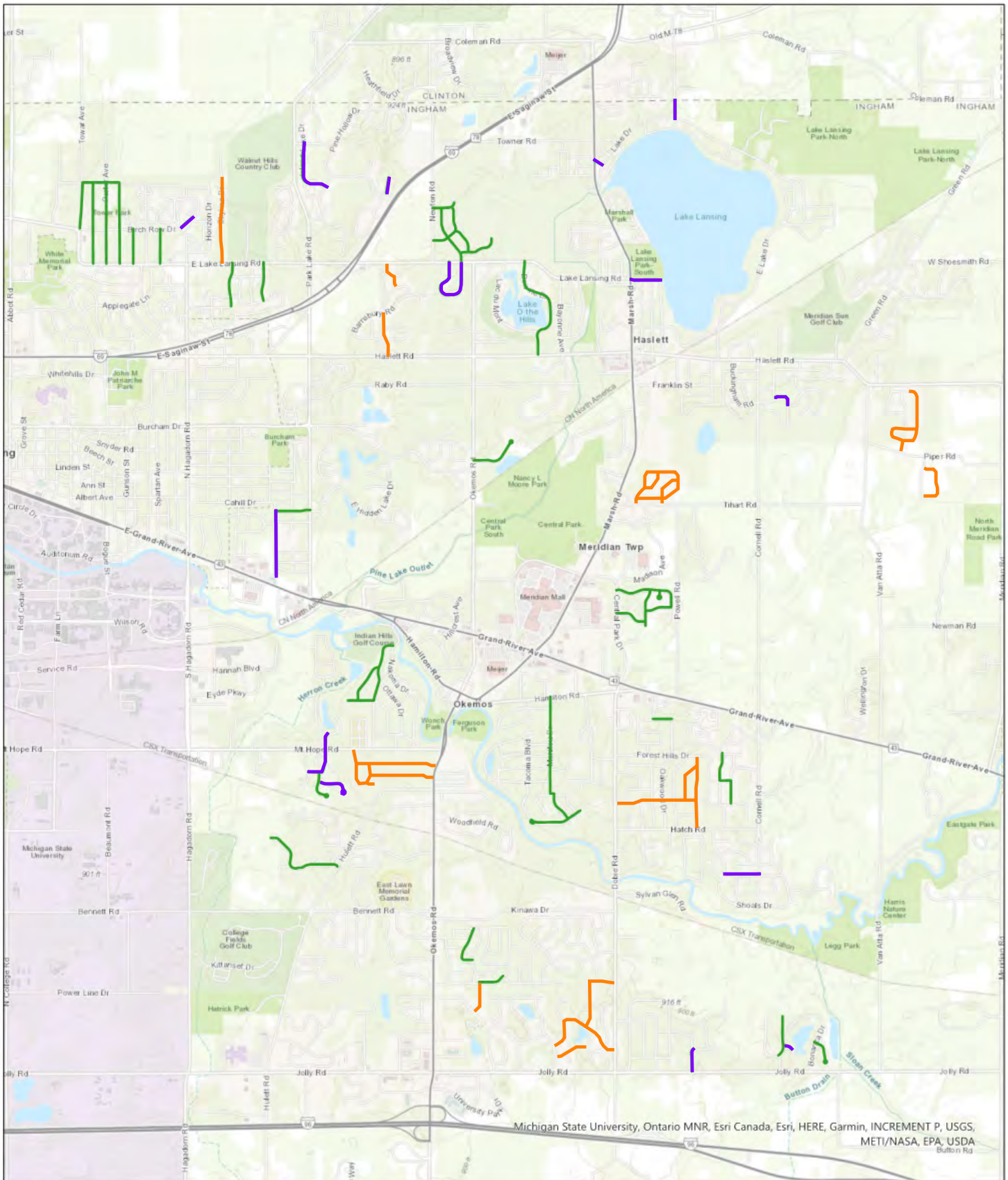
Legend

Reconstruction of Roads without Curb & Gutter (3.74 miles)

Reconstruction of Roads with Curb & Gutter (3.74 miles)

MERIDIAN TOWNSHIP

2026 Mobilization Map (Crack Treatment)



Legend



- HMA Crack Treatment, With Previous Crack Treatment (10.75 Miles)
- HMA Crack Treatment, Without Previous Crack Treatment (2.90 Miles)
- HMA Crack Treatment, 2023 Overlay Roads (6.85 Miles)



To: Board Members

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

Date: February 23, 2026

Re: 2026 Forcemain Sanitary Sewer Project Contract Award

Township staff recently requested bids for the 2026 Forcemain Sanitary Sewer Project, which involves the installation of a new 3" pressurized sanitary sewer to provide service to 15 properties currently on septic systems.

The low bid was from Apex Excavating and Underground LLC in the amount of \$169,690. Township staff recommend awarding this contract to the low bidder, Apex Excavating and Underground LLC. The low bid was 4.53% below the engineer's estimate for this contract.

The Board approved funding for this contract in account # 590-900.901-974.000 in the 2026 Township Budget. The contract requires the contractor to complete the project by August 1, 2026 to ensure our road contractor has time to resurface all of the roads in the neighborhood this year.

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

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

MOVE TO AWARD THE 2026 FORCEMAIN SANITARY SEWER PROJECT CONTRACT IN THE AMOUNT OF \$169,690 TO APEX EXCAVATING AND UNDERGROUND LLC AND AUTHORIZE THE TOWNSHIP SUPERVISOR TO EXECUTE THE CONTRACT.

Attachments:

1. 2026 Forcemain Sanitary Sewer Project Bid Tab
2. [2026 Forcemain Sanitary Sewer Project Contract](#)
3. [2026 Forcemain Sanitary Sewer Project Plan Set](#)

2026 Force Main Project - Bid Tab

				Apex Excavating and Underground LLC		Scarlett Excavating, Inc.		Apex Septic and Excavating		Lester Brothers Excavating		Comprehensive Contracting		Great Lakes Fusion		Champagne and Marx Excavating, Inc.		Leavitt and Starck Excavating, Inc.	
				4891 Fell Drive Marrion, MI 49665-8475		16486 Grove Road Lansing, MI 48906		114 E. Lawrence Ave, Ste 210 Sharlotte, MI 48813		5405 E. Michigan Eve. Jackson, MI 49201		P.O. Box 2362 Brighton, MI 48116		7505 E. M-71 Durand, MI 48429		1445 Liberty Road Saginaw, MI 48604		16220 National Parkway Lansing, MI 48906	
ITEM	DESCRIPTION	QTY	UNIT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1	Traffic Control	1	LSum	\$20,000.00	\$20,000.00	\$8,500.00	\$8,500.00	\$5,000.00	\$5,000.00	\$7,500.00	\$7,500.00	\$6,000.00	\$6,000.00	\$5,900.00	\$5,900.00	\$50,000.00	\$50,000.00	\$50,400.00	\$50,400.00
2	Road Repair, Gravel	1	LSum	\$500.00	\$500.00	\$500.00	\$500.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$1,800.00	\$1,800.00	\$4,500.00	\$4,500.00	\$50,000.00	\$50,000.00	\$65,000.00	\$65,000.00
10	Mobilization	1	LSum	\$35,000.00	\$35,000.00	\$7,500.00	\$7,500.00	\$10,000.00	\$10,000.00	\$3,500.00	\$3,500.00	\$25,000.00	\$25,000.00	\$5,000.00	\$5,000.00	\$80,000.00	\$80,000.00	\$50,000.00	\$50,000.00
20a.	Sanitary Sewer, 3 inch, Force Main, Open Cut	2880	Ft	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80.00	\$230,400.00	\$185.60	\$534,528.00
20b.	Sanitary Sewer, 3 inch, Force Main, Trenchless	2880	Ft	\$20.00	\$57,600.00	\$34.00	\$97,920.00	\$21.72	\$62,553.60	\$45.00	\$129,600.00	\$42.00	\$120,960.00	\$38.55	\$111,024.00	\$45.00	\$129,600.00	\$0.00	\$0.00
20c.	Sanitary Sewer Locating Station	1	Ea	\$290.00	\$290.00	\$250.00	\$250.00	\$400.00	\$400.00	\$900.00	\$900.00	\$600.00	\$600.00	\$1,182.00	\$1,182.00	\$1,000.00	\$1,000.00	\$1,750.00	\$1,750.00
20d.	Sanitary Sewer Control Valve	3	Ea	\$1,100.00	\$3,300.00	\$750.00	\$2,250.00	\$800.00	\$2,400.00	\$500.00	\$1,500.00	\$700.00	\$2,100.00	\$5,819.00	\$17,457.00	\$2,000.00	\$6,000.00	\$1,500.00	\$4,500.00
21a.	Sanitary Structure, 48 inch dia, 6ft, Cleanout Manhole	3	Ea	\$6,000.00	\$18,000.00	\$5,800.00	\$17,400.00	\$8,000.00	\$24,000.00	\$6,000.00	\$18,000.00	\$8,000.00	\$24,000.00	\$10,511.00	\$31,533.00	\$11,000.00	\$33,000.00	\$7,044.00	\$21,132.00
21b.	Sanitary Structure, 48 inch dia, 6ft, Access Manhole	1	Ea	\$6,000.00	\$6,000.00	\$5,500.00	\$5,500.00	\$8,000.00	\$8,000.00	\$5,900.00	\$5,900.00	\$8,000.00	\$8,000.00	\$9,715.00	\$9,715.00	\$8,000.00	\$8,000.00	\$6,256.00	\$6,256.00
21c.	Sanitary Structure, Internal Drop Connection	1	Ea	\$1,250.00	\$1,250.00	\$2,500.00	\$2,500.00	\$8,000.00	\$8,000.00	\$3,500.00	\$3,500.00	\$8,400.00	\$8,400.00	\$6,298.00	\$6,298.00	\$8,500.00	\$8,500.00	\$3,500.00	\$3,500.00
22a.	Sanitary Sewer, Service Lateral, Short, 1.5 inch	10	Ea	\$750.00	\$7,500.00	\$2,250.00	\$22,500.00	\$4,000.00	\$40,000.00	\$1,400.00	\$14,000.00	\$2,050.00	\$20,500.00	\$3,182.00	\$31,820.00	\$4,500.00	\$45,000.00	\$6,000.00	\$60,000.00
22b.	Sanitary Sewer, Service Lateral, Long, 1.5 inch	5	Ea	\$500.00	\$2,500.00	\$2,500.00	\$12,500.00	\$5,600.00	\$28,000.00	\$3,000.00	\$15,000.00	\$2,475.00	\$12,375.00	\$2,758.00	\$13,790.00	\$6,500.00	\$32,500.00	\$15,000.00	\$75,000.00
22c.	Sanitary Sewer, Service Conduit, 4 inch	5	Ea	\$1,250.00	\$6,250.00	\$1,750.00	\$8,750.00	\$1,400.00	\$7,000.00	\$4,500.00	\$22,500.00	\$2,500.00	\$12,500.00	\$3,878.00	\$19,390.00	\$120.00	\$600.00	\$12,000.00	\$60,000.00
53	Soil Erosion and Sediment Controls	1	LSum	\$4,500.00	\$4,500.00	\$3,000.00	\$3,000.00	\$1,647.00	\$1,647.00	\$15,000.00	\$15,000.00	\$4,250.00	\$4,250.00	\$6,300.00	\$6,300.00	\$10,000.00	\$10,000.00	\$17,500.00	\$17,500.00
54	Site Restoration	1	LSum	\$7,000.00	\$7,000.00	\$7,500.00	\$7,500.00	\$15,000.00	\$15,000.00	\$13,000.00	\$13,000.00	\$8,503.00	\$8,503.00	\$6,300.00	\$6,300.00	\$140,000.00	\$140,000.00	\$65,000.00	\$65,000.00
				Total: \$169,690.00		Total: \$196,570.00		Total: \$212,000.60		Total: \$253,400.00		Total: \$254,988.00		Total: \$270,209.00		Total: \$594,200.00		Total: \$1,014,566.00	

Indicates Late Bid

Indicates Corrected Figure



To: Township Board Members
From: Amber Clark, Neighborhoods & Economic Development Director
Date: March 3, 2026
Re: Set the Public Hearing Date – MI Neighborhood Community Development Block Grant (CDBG) Application

The Michigan State Housing Development Authority (MSHDA) administers a program through the Community Development Block Grant (CDBG) to assist in unoccupied rental rehabilitation. This program is specifically eligible to non –entitlement communities like Meridian Township. The MI Neighborhood program offers municipalities and non-profit agencies the opportunity to apply for federal funding to assist in the rehabilitation of unoccupied rental units.

Director Clark working alongside the Downtown Development Authority, put together a letter of interest to MSHDA, identifying the 4690 Okemos Road site as an eligible rehabilitation project for this program. On December 16th, 2025, MSHDA informed staff that Meridian Township has been invited to proceed with a full application through the CDBG program to support rehabilitation in downtown. One of the requirements to complete the MI Neighborhood Program Application, is to hold public hearings to allow for public comment related to the project. The other objective is to inform the community of the opportunity and our intent to serve low to moderate income populations with this grant.

The deadline for the MI Neighborhood application is April 23, 2026. The application requirements are similar to the requirements of the CHILL grant. This will save time as the Township's procurement policy, engagement policy, and experience in administering federal grants is well documented. Staff is recommending that the public hearing for the MI Neighborhood Program to be set for the March 17, 2026 Township Board meeting. Also on that agenda, staff will present the remaining application requirements for the MI Neighborhood grant authorizing specific roles and dedicating the Township to administering the grant.

The following motion has been prepared for Board consideration:

Move to set a public hearing for the March 17th, 2026 Township Board meeting, for the Township's application to the Michigan State Housing Development Authority (MSHDA) Community Development Block Grant (CDBG) – MI Neighborhood Program.

Attachment:

1. Public Hearing Notice



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

**LEGAL AD NOTICE: MSHDA MI NEIGHBORHOOD
PROGRAM GRANT APPLICATION (CDBG)**

TUESDAY MARCH 4, 2026

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE OF PUBLIC HEARING FOR MICHIGAN COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG) FUNDING FOR THE MI NEIGHBORHOOD PROGRAM THROUGH THE MICHIGAN
STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA)**

Notice is hereby given that the Township Board of the Charter Township of Meridian will hold a public hearing on Tuesday, March 17, 2026 at 6:30 p.m. in the Meridian Township Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864, to hear all persons interested in the Township's application to MSHDA for funding under the MI Neighborhood Program, through CDBG.

Meridian Township proposes to request \$700,000 in CDBG funds to fund unoccupied rental rehabilitation in seven housing units in downtown Meridian Township. These seven units once rehabilitated will support incomes at 80% or less of the area median income (AMI) for at least five (5) years. All of the requested funding will be used for the rehabilitation of the rental units. Including private investment and local administrative costs, the project is estimated to total up to \$5,300,000. The entire investment amount is intended to benefit at least 51% low to moderate income persons. No persons shall be displaced as a result of the proposed activities.

Meridian Township has successfully administered CDBG programs funded by the State of Michigan before. Currently Meridian Township is administering the CHILL CDBG Program through MSDHA, MSF-2023-10538-CDB. Funding award amount for \$480,000 was fully executed in February 2024. This program has been authorized through MSHDA to be administered in Meridian since 2024.

For further information, including the opportunity to review a copy of the application, visit the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:30 am and 4:30 pm, Monday through Friday. Comments may be made in writing addressed to the Economic Development Director Amber Clark, at 5151 Marsh Road, Okemos, MI 48864, emailed to clark@meridain.mi.us or may be made at the hearing.

Publish:

City Pulse

Angela Demas

March 4, 2026

Township Clerk

1 Affidavit, please



To: Board Members
From: Scott Hendrickson, Township Supervisor
Date: March 3, 2026
Re: Board of Review Appointment

The Board of Review currently has one vacancy with a term ending 12/31/2026.

I am recommending current alternate member, Nathan Ide, be moved to a full member and Minesh Mody serve, as an alternate, with a term expiring on 12/31/2026. Mr. Mody has been a licensed realtor for 33 years in the Greater Lansing area and wants to offer his experience and education to assist with Board of Review.

The following motion is proposed for Board consideration:

MOVE TO APPROVE THE APPOINTMENTS OF NATHAN IDE, FROM ALTERNATE TO FULL MEMBER, AND MINESH MODY, AS AN ALTERNATE, TO THE BOARD OF REVIEW FOR TERMS ENDING 12/31/2026.

Attachment:

1. Public Service Application

Submission #	4639922
IP Address	2601:405:4401:6c10:7067:aa0f:43d0:45d
Submission Recorded On	02/18/2026 3:39 PM
Time to Take Survey	2 minutes, 45 seconds

Page 1

*** 1. I am interested in service on one or more of the following public bodies as checked below:** ?

Assessing Board of Review *

*** 2. Summarize your reasons for applying to do this type of service**

Offer my experience and education as a Realtor to help with the process

*** 3. Describe education, experience or training which will assist you if appointed.**

I have been a licensed realtor for last 33 years in the Greater Lansing area and very well versed with the assessment and taxes

(Attach resume if available)

****SKIPPED****

*** Full Name**

Minesh Mody

*** Occupation**

Realtor

*** Place of Employment**

BHHS Tomie Raines

*** Home Address**

[REDACTED]
[REDACTED]

*** Phone (Day)**

[REDACTED]

*** Phone (Evening)**

[REDACTED]

*** Email**

[REDACTED]

*** Please type your name in the box below as a digital signature**

Minesh Mody

*** Date and Time**

02/18/2026

Other than the Downtown Development Authority Board, the Corridor Improvement Authority, and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment. The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years.



9. J

To: Board Members
From: Scott Hendrickson, Township Supervisor
Date: March 3, 2026
Re: Pension Board Appointment

Currently, there is a vacancy on the Pension Board for a Township Board liaison.

I am requesting Treasurer Linda Burghardt be appointed to the Pension Board.

The following motion has been prepared for Board consideration:

MOVE TO APPOINT TREASURER LINDA BURGHARDT TO THE PENSION BOARD FOR A TERM ENDING 12/31/28.



9. K

To: Board Members
From: Tim Dempsey, Township Manager
Date: March 3, 2026
Re: Service Level Agreement-Michigan Department of Technology, Management and Budget

The Service Level Agreement (SLA) between Michigan Department of Technology, Management and Budget (DTMB) and Meridan Township for property auctions expired in March of 2025. Attached is the renewal agreement through February 2029.

The following motion is proposed for Board consideration:

MOVE TO APPROVE THE SERVICE LEVEL AGREEMENT BETWEEN MERIDIAN TOWNSHIP AND THE MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET FOR PROPERTY AUCTIONS, AS PRESENTED.

Attachment:

1. Service Level Agreement

SERVICE LEVEL AGREEMENT
Between MERIDIAN TOWNSHIP
And the
MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND
BUDGET
For
PROPERTY AUCTIONS

This Agreement is executed this 24th day of February 2026, between Meridian Township and the Michigan Department of Technology, Management and Budget (DTMB), Logistics and Operations Support (LOS), State Surplus.

PURPOSE

The purpose of this Service Level Agreement is to set forth in writing the terms and conditions under which DTMB shall perform auction services for Meridian Township.

STATEMENT OF SERVICES

- DTMB will provide auction services for Meridian Township on an as-needed basis.
- DTMB agrees to schedule Meridian Township auctions within 30 days of notification from Meridian Township.
- Meridian Township agrees to provide DTMB with an emailed list of items they would like to offer for auction within seven (7) days of notifying DTMB of an upcoming auction.

The list should include:

- Make/Model/Serial Number, if applicable.
- Description of the item
- A minimum of seven (7) photos of the item, if sold off-site at Meridian Township
- Location of the item; including contact information, hours available for inspection, and address
- Any functional or cosmetic problems with the item
- Any other relevant information which may be applicable to the sale

PRICES AND PAYMENTS

Meridian Township agrees to pay 15% of total property sales for DTMB services if the item is sold off-site at Meridian Township, 30% of total property sales if the item is sold on-site at Surplus. DTMB agrees to pay Meridian Township for total auction sales revenue, less 15% or 30% service fee. DTMB agrees to pay Meridian Township by a mutually agreed upon method, whether by check or electronic transfer. Payments will occur 30 days after the actual date of auction. The service rate is in effect for the term of this agreement and will be reviewed after the expiration date of the SLA.

DURATION

This Agreement shall remain in effect until February 24, 2029.

TERMINATION

The parties shall periodically review the effectiveness and benefits of this Agreement. Either party may cancel this agreement 30 days after written notification.

MERIDIAN TOWNSHIP

**MICHIGAN DEPARTMENT OF
TECHNOLOGY, MANAGEMENT AND
BUDGET**

Signature: _____

Signature: _____

Title: _____

Title: _____

Date: _____

Date: _____



To: Township Board

From: Timothy R. Schmitt, *AICP*
Director of Community Planning and Development

Date: February 27, 2026

Re: St. Martha's School – Delegation of Authority for Building Plan Review and Inspection Authority

As the Township Board is aware, St. Martha's Church is preparing to start construction on an expansion to the school on their property. The development has been approved by the Planning Commission and Township Board and the School is now applying for building permits, while wrapping up some details of the site plan, including Ingham County Drain Commissioner approval.

Typically, school buildings go through the Bureau of Construction Codes (BCC) and the Bureau of Fire Services (BFS) for plan review, permit issuance, and building inspection. However, there is a process to delegate that authority to the local municipality, if the school/district so chooses to request that from the BCC. BFS does not allow delegation of authority, even though the local Fire Department will be the one fighting the fire, if there is one. The Township is currently under one such Delegation of Authority with regards to the ongoing Okemos Public Schools construction projects and the process has worked well thus far.

St Martha's has approached the Township about having the plan review and building inspection done locally, to ensure that they can get the project done on time. We have no concerns about being able to handle this in house, as it is a relatively small addition to the building and we have the Staff capacity. This will bring all the fees for the building permits to the Township, instead of the State, and will allow us to provide rapid responses to their inspection scheduling needs during construction.

St. Martha's is currently filling out the form for the Delegation of Local Authority and in advance of the Township receiving that, we are seeking the Board's authorization to move forward with this action. Staff would **recommend approval** of the Delegation of Authority to move forward with local inspections and permitting at St. Martha's School and offer the following motion to implement that action.

Motion to authorize the Supervisor to sign and submit the request to the Michigan Department of Licensing and Regulatory Affairs for delegation of school plan review and inspection authority for St. Martha's School to the Charter Township of Meridian Building Department



10.A & 11.A

To: Board Members

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

**Younes Ishraidi, Township Engineer
Deputy Director of Public Works & Engineering**

Date: February 6, 2026

**Re: Sanctuary #2 Public Streetlighting Improvement Special Assessment District
#430 – Public Hearing and Resolution #3**

A request was received from the property owners of Sanctuary #2 for maintenance of streetlights within the Sanctuary #2 plat. The developer of the Sanctuary #2 plat paid Consumers Energy to install four (4) 46-watt LED streetlights with Traditional fixtures with cut-off, and standard fiberglass poles along Crane Circle. This streetlight special assessment district (SAD) will fund the ongoing maintenance and electrical service cost of the streetlights.

At its February 3, 2026 meeting, the Township Board set the first of two public hearings for March 3, 2026 to hear objections to the improvement, cost estimate, and assessment district. In accordance with Act 188, Public Acts of Michigan, 1954, as amended, notices were published twice prior to said hearing in a newspaper of general circulation in the Township, with the first publication at least ten (10) days before the time of the hearing, and notices were mailed by first class mail to all record owners of property in the special assessment district, at the addresses shown on the current tax records of the Township, at least ten (10) full days before the date of said hearing.

The proposed first year cost for streetlighting in Sanctuary #2 is \$1,457.76 (\$208.25/lot) and the cost annually thereafter will be \$728.88 (\$104.13/lot) (subject to annual adjustments).

Proposed Motion:

MOVE TO APPROVE THE SANCTUARY #2 PUBLIC STREETLIGHTING IMPROVEMENT SPECIAL ASSESSMENT DISTRICT #430 – RESOLUTION #3, WHICH APPROVES THE CONSTRUCTION OF THE PUBLIC IMPROVEMENT, THE ESTIMATE OF COST, AND DEFRAYING THE COST BY SPEICAL ASSESSMENT; DETERMINES THE SPECIAL ASSESSMENT DISTRICT AND DIRECTS THE MAKING OF AN ASSESSMENT ROLL.

Attachments:

1. Resolution #3
2. Proposed Assessment Roll
3. Authorization for change in standard lighting contract form 547
4. Prints

**SANCTUARY #2 PUBLIC STREETLIGHTING IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 430**

RESOLUTION NO. 3

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, Phone (517) 853-4000 on Tuesday, March 3, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, The Township Board, pursuant to the provisions of Act 188, Public Acts of Michigan, 1954, as amended, did on February 3, 2026, adopt a resolution tentatively approving the operation and maintenance of certain public streetlighting improvements along Crane Circle, and the establishment of a special assessment district for the purpose of paying the cost thereof, which special assessment district is more specifically hereinafter described; and

WHEREAS, the Township Board did meet on March 3, 2026, at 6:00 p.m., the time, date and place set by the Board to hold a public hearing to hear any objections to the improvement and to the special assessment district therefore; and

WHEREAS, estimates of cost of said project are on file with the Township Clerk and have been on file since February 3, 2026, and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, AS FOLLOWS:

1. The Township Board hereby approves the following described improvement: Operation and maintenance of four (4) 46-watt LED streetlights with Traditional fixtures with cut-off, and standard fiberglass poles along Crane Circle, and to defray the cost by special assessment against the properties specially benefited thereby.
2. The Township Board hereby approves the estimate of cost in the sum of \$1,457.76 (\$208.25/lot) for the first year cost and \$728.88 (\$104.13/lot) annually thereafter (subject to adjustment).
3. The Township Board finally determines that the special assessment district shall be described as follows:

Lots 1 through Lot 7 (inclusive), Sanctuary #2

4. The Supervisor is hereby directed to make a special assessment roll in which shall describe all the parcels of land to be assessed as set forth with the names of the owners thereof if known,

5. When the Supervisor shall have completed the special assessment roll there shall be affixed thereto a certificate stating that said roll was made pursuant to a resolution of the Township Board of the Charter Township of Meridian adopted March 3, 2026, and that in making the assessment roll the Supervisor has, according to their best judgement, conformed in all respects to the directions contained in said resolution and the statutes of the State of Michigan and the Supervisor shall then report the special assessment roll with the certificate attached thereto, to the Township Board.
6. That the Township Board hereby authorizes Consumers Energy Company to proceed with the installation of the streetlighting facilities previously described and that the streetlighting contract dated March 18, 2014, be further amended to include the cost of these additional streetlights. The Clerk and Supervisor are hereby authorized to sign the Authorization for Change in Streetlighting Contract as prepared by Consumers Energy Company.
7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

Resolution declared adopted.

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on March 3, 2026.

Angela Demas, Township Clerk

**SANCTUARY #2 PUBLIC STREETLIGHTIN IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 430**

ASSESSMENT ROLL

Lot 1 through 7 (inclusive), Sanctuary #2.

Legal Description/ Address	Property Owner & Address	First Year Cost	Annually Thereafter
33-02-02-32-427-008 (Lot 1) 3720 Crane Circle	James Giguere 3720 Crane Circle Okemos, MI 48864	\$208.25	\$104.13
33-02-02-32-427-007 (Lot 2) 3726 Crane Circle	James Giguere 3726 Crane Circle Okemos, MI 48864	\$208.25	\$104.13
33-02-02-32-427-006 (Lot 3) 3732 Crane Circle	James Giguere 3732 Crane Circle Okemos, MI 48864	\$208.25	\$104.13
33-02-02-32-427-005 (Lot 4) 3738 Crane Circle	James Giguere 3738 Crane Circle Okemos, MI 48864	\$208.25	\$104.13
33-02-02-32-427-004 (Lot 5) 3735 Crane Circle	James Giguere 3735 Crane Circle Okemos, MI 48864	\$208.25	\$104.13
33-02-02-32-427-003 (Lot 6) 3729 Crane Circle	James Giguere 3729 Crane Circle Okemos, MI 48864	\$208.25	\$104.13
33-02-02-32-427-002 (Lot 7) 3725 Crane Circle	Dondapati, Kiran & Tejaswi Kakarla 2628 Morning Glory Drive Okemos, MI 48864	\$208.25	\$104.13

(Subject to annual increases)



AUTHORIZATION FOR CHANGE IN STANDARD LIGHTING
CONTRACT(COMPANY-OWNED) FORM 547

Contract Number: 103025042856

Consumers Energy Company is authorized as of _____ by the Township of MERIDIAN, to make changes, as listed below, in the lighting system(s) covered by the existing Standard Lighting Contract between the Company and the Township of MERIDIAN, dated 1/6/2016.

Lighting Type: General Unmetered Light Emitting Diode Lighting Rate GU-LED

Except for the changes in the lighting system(s) as herein authorized, all provisions of the aforesaid Standard Lighting Contract dated 1/6/2016 shall remain in full force and effect.

Notification Number(s): 1063687363

Comments:

Township of MERIDIAN

By: _____

(Signature)

(Printed)

Its: _____

(Title)

This Agreement may be executed and delivered in counterparts, including by a facsimile or an electronic transmission thereof, each of which shall be deemed an original. Any document generated by the parties with respect to this Agreement, including this Agreement, may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. Neither party will object to the admissibility of such images as evidence in any proceeding on account of having been stored electronically.

RESOLUTION

RESOLVED, that it is hereby deemed advisable to authorize Consumers Energy Company to make changes in the lighting service as provided in the Standard Lighting Contract between the Company and the Township of MERIDIAN, dated 1/6/2016, in accordance with the Authorization for Change in Standard Lighting Contract dated _____,

heretofore submitted to and considered by this ☐ commission ☐ council ☐ board; and

RESOLVED, further, that the _____ Clerk be and are authorized to execute such authorization for change on the behalf of the Township.

STATE OF MICHIGAN
COUNTY OF INGHAM

I, _____, clerk of the Township of MERIDIAN do hereby certify that the foregoing resolution was duly adopted by the

☐ commission ☐ council ☐ board of said municipality, at the meeting held on _____.

Dated:

Municipal Customer Type: Township

GENERAL UNMETERED LIGHT EMITTING DIODE LIGHTING RATE GU-LED

- (4) 46 watt LED Post Top Traditional to Install at location junco dr b/w lots 1 & corner
junco dr b/w lots 2 & 3
junco dr b/w lots 4 & 5
junco dr b/w lots 6 & 7;

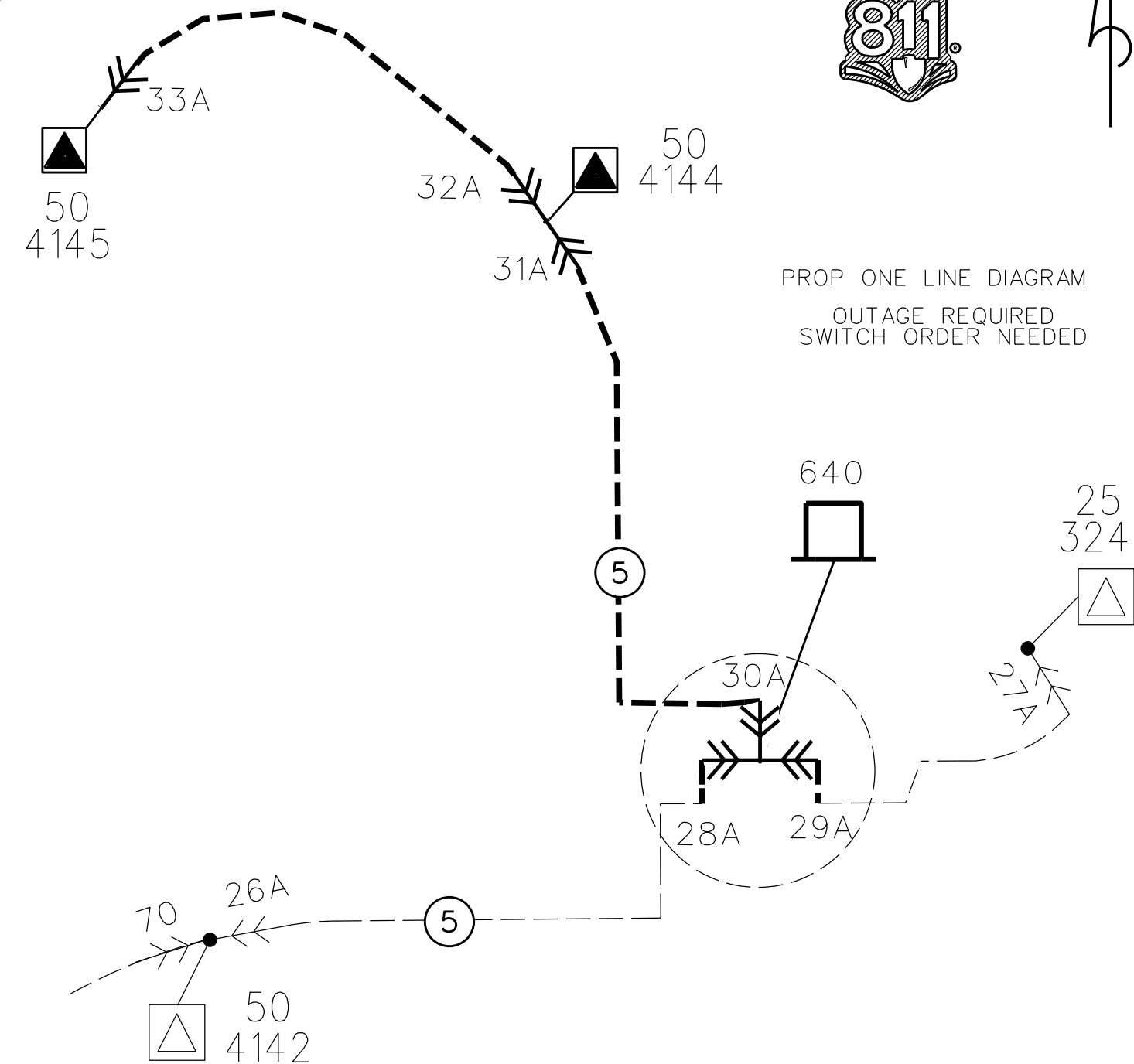
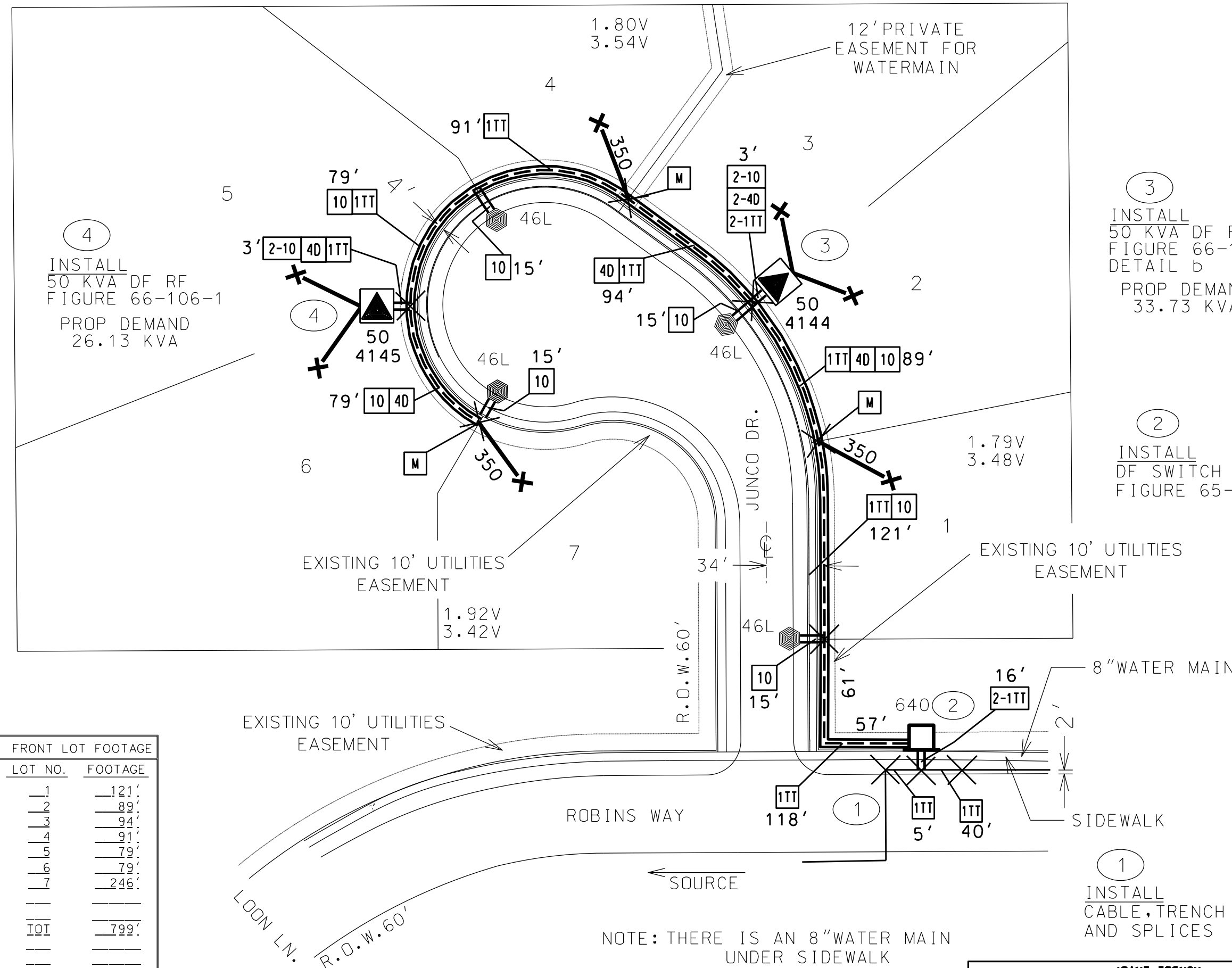
SANCTUARY PH.3

Meridian Township, Ingham County, Michigan



HULETT
LOON
JOLLY

Joint Work Contacts	Company Name	Contact Name	Phone Number	Reference # (NJUNS, UT # verbal, Etc.)	with ? Y/N
Phone					
CATV	COMCAST	DAN CRUSINBERRY		VERBAL	Y
Foreign Gas					
Other					



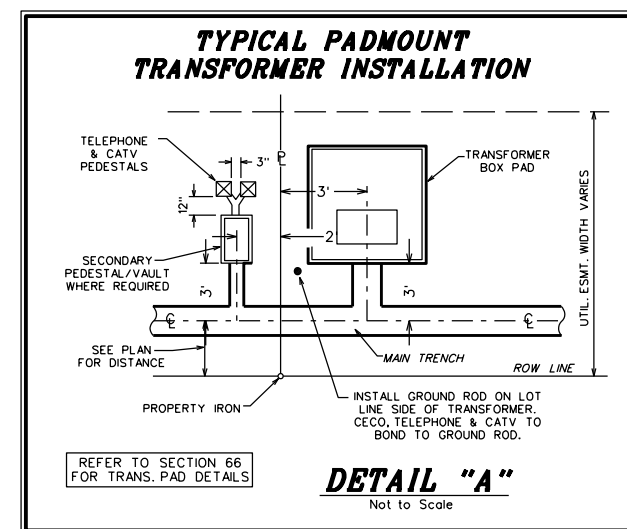
3
INSTALL
50 KVA DF FT
FIGURE 66-106-4
DETAIL b
PROP DEMAND
33.73 KVA

2
INSTALL
DF SWITCH CABINET
FIGURE 65-212-1

Form 931 condensed	CATV		Phone		Non-CE				Other	
	Size	Ft.	Size	Ft.	Gas	Elec.	Size	Ft.	Size	Ft.
Wire installed is the Trench Footage of the largest Non-CE wire placed.										
Trench (Feet-Joint with CE)										
Trench (Feet-Not Joint with CE)										
Wire Install (Feet-non CE wire placed)										
Pull thru conduit (feet-of conduit)										
Boring (diameter of bore+feet bored)										
Pedestal(s) installed										
Misc Comments:										

UNDERGROUND LEGEND		DUCT	CABLE MATERIAL AND SIZE
1. Single-phase primary		P2 2"Plastic	A. No 2 AL cable (175 mils INS, or secondary).
2. Open wye primary		P3 3"Plastic	B. No 1/0 AL cable (175 mils INS, or secondary).
3. Three-phase primary		P4 4"Plastic	C. No 3/0 AL cable (175 mils INS, or secondary).
4. Single-phase secondary		P6 6"Plastic	D. 350 kcmil AL cable (175 mils INS, or secondary).
5. Combination light and power secondary			E. 500 kcmil Cu cable (175 mils INS, or secondary).
6. Three-phase power secondary			F. 750 kcmil AL cable (175 mils INS, or secondary).
7. Single-phase service			G. No 1/0 stranded AL cable, 280 mils INS
8. Combination lighting and power service		S2 2"Steel	H. No 3/0 stranded AL cable, 280 mils INS
9. Three-phase power service		S3 3"Steel	I. 750 kcmil AL cable, 280 mils INS
10. Streetlighting conductor (2/C No. 10 CU)		S4 4"Steel	J. Cable joint.
11. Streetlighting conductor (2/C No. 8 AL)		S6 6"Steel	K. 350 kcmil AL cable, 260 mils INS
12. Covered 600V neutral conductor for ducts			M. Marker to locate cable
TRENCH SYMBOLLOGY			N. Refer to Note on Drawing for Note 1, etc.
PROF. ELEC. CONDUCTORS ONLY			R. No 1/0 AL solid cable, 280 mils INS
PROF. ELEC. AND GAS LINES ONLY			T. No 1/0 AL stranded cable, 280 mils INS, Jacketed
PROF. GAS LINE ONLY			TT. No 1/0 AL stranded cable, 260 mils tree-retardant INS, Jacketed
PROF. ELEC., GAS AND TELEPHONE			V. 350 kcmil AL cable, 260 mils INS, Jacketed
EXIST. ELEC. CONDUCTORS ONLY			VT. 350 kcmil AL cable, 260 mils tree-retardant INS, Jacketed
EXIST. GAS LINE ONLY			W. 750 kcmil AL cable, 280 mils INS, Jacketed
FUTURE ELECTRIC TRENCH			WT. 750 kcmil AL cable, 260 mils tree-retardant INS, Jacketed.
CONDUCTOR CHANGE			

FRONT LOT FOOTAGE	
LOT NO.	FOOTAGE
1	121'
2	89'
3	94'
4	91'
5	79'
6	79'
7	246'
TOT	799'



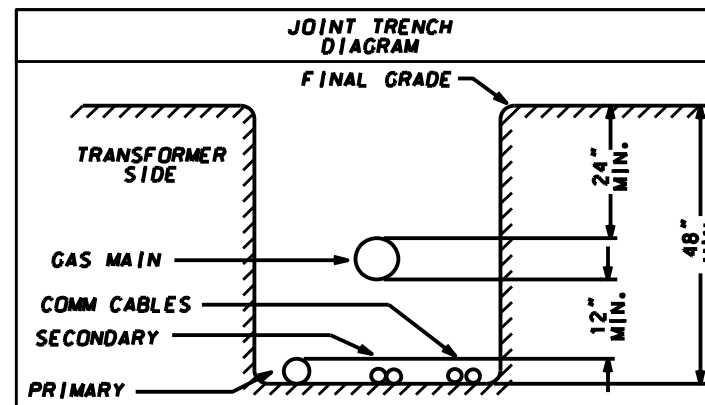
ELECTRIC DESIGN BASIS
1. Plan for homes in range 36-45 SF.
2. For demand assume 23 kva for each homestead.
3. Plan for 5 ton A/C for each homestead.

GENERAL UNDERGROUND STREETLIGHT NOTES
1. Install 4' 60 LED traditional fixtures on black fiberglass poles.
2. Poles are to be installed 2'-6" behind curb. Streetlight cable is stubbed in marker posts.

STREETLIGHT PROPOSAL
1. 14 ft mounting ht fiberglass poles @ \$ 0.00 each = \$ 0.00
2. 1800 LUMEN LED Post Top Fixtures @ \$ 290.00 each = \$ 1160.00
3. Fixed Charge for Streetlighting @ \$ 100.00 each = \$ 500.00
TOTAL = \$ 1560.00

APPROX. ANNUAL ENERGY CHARGES
1. Annual energy charges: \$ 1.00 @ \$ 95.52 each = \$ 382.08

STREETLIGHT LEGEND
○ EXISTING LIGHT S = 8500 LUMEN HIGH-PRESSURE SODIUM LUMINAIRE
● PROPOSED LIGHT 8.5
○ FUTURE LIGHT L = 86 WATT LIGHT-EMITTING DIODE LUMINAIRE
66W



SUBSTATION		WD NO.
HAGADORN		816
CIRCUIT		CKT NO.
HAGADORN		03
		LCP NO.
		0481
TLM NUMBER	# OF RODS	OHMS
04013241		
CE STAKING REQ'D ☒ Yes ☐ No		
FORESTRY REQ'D ☐ Yes ☒ No		

SANCTUARY PHASE 3 OKEMOS				
CM NO. 100006989466				
ORDER TYPE	MAT. TYPE	NOTIFICATION NUMBER	DESIGN NUMBER	ORDER NUMBER
ECNC	JLN	1063307168	11431612	
ECNC	STL	1063687363	11431613	

METER ORDER NUMBER		METER NUMBER	READ	METER LOCATION
JOB PURPOSE:				
CUST REQUESTED UG PRIMARY LINE EXT SERVE RES HOMES				
UPSTREAM SECTIONALIZING DEVICE:				
SW 26A AT TLM 4142				
LOCATION:				
IN FRONT OF ADDRESS 2547 ROBINS WAY				
CONSUMERS ENERGY CONTACTS				
DEPARTMENT	NAME	NUMBER		
COORDINATOR	BOB BEAGAN	517.282-2106		
DESIGNER	SAW ALAGNA	517.374-2415		



10.B & 11.B

To: Board Members

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

**Younes Ishraidi, Township Engineer
Deputy Director of Public Works & Engineering**

Date: February 6, 2026

**Re: Sierra Ridge #4 Public Streetlighting Improvement Special Assessment
District #431 – Public Hearing and Resolution #3**

A request was received from the property owners of Sierra Ridge #4 for maintenance of streetlights within the Sierra Ridge #4 plat. The developer of the Sierra Ridge #4 plat paid Consumers Energy to install four (4) 47-watt LED streetlights with Traditional fixtures with cut-off, and standard fiberglass poles along Fresno Lane. This streetlight special assessment district (SAD) will fund the ongoing maintenance and electrical service cost of the streetlights.

At its February 3, 2026 meeting, the Township Board set the first of two public hearings for March 3, 2026 to hear objections to the improvement, cost estimate, and assessment district. In accordance with Act 188, Public Acts of Michigan, 1954, as amended, notices were published twice prior to said hearing in a newspaper of general circulation in the Township, with the first publication at least ten (10) days before the time of the hearing, and notices were mailed by first class mail to all record owners of property in the special assessment district, at the addresses shown on the current tax records of the Township, at least ten (10) full days before the date of said hearing.

The proposed first year cost for streetlighting in Sierra Ridge #4 is \$1,457.76 (\$104.13/lot) and the cost annually thereafter will be \$728.88 (\$52.06/lot) (subject to annual adjustment).

Proposed Motion:

MOVE TO APPROVE THE SIERRA RIDGE #4 PUBLIC STREETLIGHTING IMPROVEMENT SPECIAL ASSESSMENT DISTRICT #431 – RESOLUTION #3, WHICH APPROVES THE CONSTRUCTION OF THE PUBLIC IMPROVEMENT, THE ESTIMATE OF COST, AND DEFRAYING THE COST BY SPEICAL ASSESSMENT; DETERMINES THE SPECIAL ASSESSMENT DISTRICT AND DIRECTS THE MAKING OF AN ASSESSMENT ROLL.

Attachments:

1. Resolution #3
2. Proposed Assessment Roll
3. Authorization for change in standard lighting contract form 547
4. Prints

**SIERRA RIDGE #4 PUBLIC STREETLIGHTING IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 431**

RESOLUTION NO. 3

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, Phone (517) 853-4000 on Tuesday, March 3, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, The Township Board, pursuant to the provisions of Act 188, Public Acts of Michigan, 1954, as amended, did on February 3, 2026, adopt a resolution tentatively approving the operation and maintenance of certain public streetlighting improvements along Crane Circle, and the establishment of a special assessment district for the purpose of paying the cost thereof, which special assessment district is more specifically hereinafter described; and

WHEREAS, the Township Board did meet on March 3, 2026, at 6:00 p.m., the time, date and place set by the Board to hold a public hearing to hear any objections to the improvement and to the special assessment district therefore; and

WHEREAS, estimates of cost of said project are on file with the Township Clerk and have been on file since February 3, 2026, and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, AS FOLLOWS:

1. The Township Board hereby approves the following described improvement: Operation and maintenance of four (4) 47-watt LED streetlights with Traditional fixtures with cut-off, and standard fiberglass poles along Fresno Lane, and to defray the cost by special assessment against the properties specially benefited thereby.
2. The Township Board hereby approves the estimate of cost in the sum of \$1,457.76 (\$104.13/lot) and the cost annually thereafter will be \$728.88 (\$52.06/lot) (subject to annual adjustment).
3. The Township Board finally determines that the special assessment district shall be described as follows:

Lots 70 through Lot 83 (inclusive), Sierra Ridge #4

4. The Supervisor is hereby directed to make a special assessment roll in which shall describe all the parcels of land to be assessed as set forth with the names of the owners thereof if known,

5. When the Supervisor shall have completed the special assessment roll there shall be affixed thereto a certificate stating that said roll was made pursuant to a resolution of the Township Board of the Charter Township of Meridian adopted March 3, 2026, and that in making the assessment roll the Supervisor has, according to their best judgement, conformed in all respects to the directions contained in said resolution and the statutes of the State of Michigan and the Supervisor shall then report the special assessment roll with the certificate attached thereto, to the Township Board.
6. That the Township Board hereby authorizes Consumers Energy Company to proceed with the installation of the streetlighting facilities previously described and that the streetlighting contract dated March 18, 2014, be further amended to include the cost of these additional streetlights. The Clerk and Supervisor are hereby authorized to sign the Authorization for Change in Streetlighting Contract as prepared by Consumers Energy Company.
7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

Resolution declared adopted.

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on March 3, 2026.

Angela Demas, Township Clerk

**SIERRA RIDGE #4 PUBLIC STREETLIGHTIN IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 431**

ASSESSMENT ROLL

Lot 70 through 83 (inclusive), Sierra Ridge #4.

Legal Description/ Address	Property Owner & Address	First Year Cost	Annually Thereafter
33-02-02-04-401-008 (Lot 70) 6109 Fresno Lane	Bhuller, Sidra and Siddique, Asif 6109 Fresno Lane East Lansing, MI 48823	\$104.13	\$52.06
33-02-02-04-401-009 (Lot 71) 6111 Fresno Lane	G S Fedewa Builders Inc 6099 E Lake Drive Haslett, MI 48840	\$104.13	\$52.06
33-02-02-04-401-010 (Lot 72) 6113 Fresno Lane	G S Fedewa Builders Inc 6099 E Lake Drive Haslett, MI 48840	\$104.13	\$52.06
33-02-02-04-401-011 (Lot 73) 6115 Fresno Lane	G S Fedewa Builders Inc 6099 E Lake Drive Haslett, MI 48840	\$104.13	\$52.06
33-02-02-04-401-012 (Lot 74) 6117 Fresno Lane	G S Fedewa Builders Inc 6099 E Lake Drive Haslett, MI 48840	\$104.13	\$52.06
33-02-02-04-401-013 (Lot 75) 6119 Fresno Lane	G S Fedewa Builders Inc 6099 E Lake Drive Haslett, MI 48840	\$104.13	\$52.06
33-02-02-04-401-014 (Lot 76) 6121 Fresno Lane	G S Fedewa Builders Inc 6099 E Lake Drive Haslett, MI 48840	\$104.13	\$52.06
33-02-02-04-401-015 (Lot 77) 6123 Fresno Lane	Hulbanni, Mallikarjuna and Shilpa 6123 Fresno Lane East Lansing, MI 48823	\$104.13	\$52.06
33-02-02-04-401-016 (Lot 78) 6125 Fresno Lane	Hulbanni, Sharada 6125 Fresno Lane East Lansing, MI 48823	\$104.13	\$52.06

33-02-02-04-403-001 (Lot 79) 6120 Fresno Lane	G S Fedewa Builders Inc 6099 E Lake Drive Haslett, MI 48840	\$104.13	\$52.06
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33-02-02-04-403-002 (Lot 80) 6118 Fresno Lane	Presutti, John and Patricia 6118 Fresno Lane East Lansing, MI 48823	\$104.13	\$52.06
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33-02-02-04-403-003 (Lot 81) 6116 Fresno Lane	Redwine, Carmen and Cleavon 6116 Fresno Lane East Lansing, MI 48823	\$104.13	\$52.06
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33-02-02-04-403-004 (Lot 82) 6114 Fresno Lane	G S Fedewa Builders Inc 6099 E Lake Drive Haslett, MI 48840	\$104.13	\$52.06
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33-02-02-04-403-005 (Lot 83) 6112 Fresno Lane	G S Fedewa Builders Inc 6099 E Lake Drive Haslett, MI 48840	\$104.13	\$52.06
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(Subject to annual increases)



**AUTHORIZATION FOR CHANGE IN
STANDARD LIGHTING CONTRACT
(COMPANY-OWNED) FORM 547**

Contract Number: 103025042856

Consumers Energy Company is authorized as of _____, by the Township of MERIDIAN, to make changes, as listed below, in the lighting system(s) covered by the existing Standard Lighting Contract between the Company and the Township of MERIDIAN, dated 1/6/2016.

Lighting Type:

General Unmetered Light Emitting Diode Lighting Rate GU-LED

Notification Number(s):
1056704175

Construction Work Order Number(s):

Except for the changes in the lighting system(s) as herein authorized, all provisions of the aforesaid Standard Lighting Contract dated 1/6/2016 shall remain in full force and effect.

Township of
MERIDIAN

By:

(Signature)

(Printed)

Its

(Title)

This Agreement may be executed and delivered in counterparts, including by a facsimile or an electronic transmission thereof, each of which shall be deemed an original. Any document generated by the parties with respect to this Agreement, including this Agreement, may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. Neither party will object to the admissibility of such images as evidence in any proceeding on account of having been stored electronically.

RESOLUTION

RESOLVED, that it is hereby deemed advisable to authorize Consumers Energy Company to make changes in the lighting service as provided in the Standard Lighting Contract between the Company and the Township of MERIDIAN, dated 1/6/2016, in accordance with the Authorization for Change in Standard Lighting Contract dated _____, heretofore submitted to and considered by this ☐ commission ☐ council ☐ board ;and

RESOLVED, further, that the _____ Clerk be and are authorized to execute such authorization for change on the behalf of the Township .

STATE OF MICHIGAN

COUNTY OF Ingham

I, _____, Clerk of the Township of MERIDIAN, do hereby certify that the foregoing resolution was duly adopted by the ☐ commission ☐ council ☐ board of said municipality, at the meeting held on _____.

Dated:

Municipal Customer Type: Township

GENERAL UNMETERED LIGHT EMITTING DIODE LIGHTING RATE GU-LED

<i>Number of Luminaires</i>	<i>Nominal Watts</i>	<i>Luminaire Type</i>	<i>Fixture Type</i>	<i>Fixture Style</i>	<i>Install Remove</i>	<i>Location</i>
1	47	LED	Post Top	Traditional C	Install	FRENZO LN – BETWEEN LOT 89 &
1	47	LED	Post Top	Traditional C	Install	FRENZO LN – BETWEEN LOT 91 &
1	47	LED	Post Top	Traditional C	Install	FRENZO LN – BETWEEN LOT 91 &
1	47	LED	Post Top	Traditional C	Install	FRENZO LN – BETWEEN LOT 95 &

SCOPE OF WORK :

CUSTOMER REQUESTED JOINT UNDERGROUND LINES FOR NEXT PHASE OF SUBDIVISION DEVELOPMENT.

PER LVDP, NEED TO EXTEND 3 PHASE PRIMARY DOWN NEWTON RD AND RUN INTO EXISTING DEAD FRONT SWITCH.

MULTIPLE NOTIFICATIONS/ORDERS:

- ESIC OHL: OVERHEAD WORK ALONG NEWTON RD
- ESIC UGL: RISER AND UG ROAD CROSSING
- ECNC JLN: SUBDIVISION LINES AND XFMRs
- ECNC STL: SUBDIVISION STREETLIGHTS

OUTAGES REQUIRED ALONG NEWTON RD

1 REMOVE
PTP, S8S, (2)SP5
INSTALL
S10S, (6)PRI DE
(3)SA, (3)CO, (3)100A FUSE
FIGURE 25-314-1
(5)SP8
STRINGING SAG 3'7"

2 REMOVE
PRI VDE, FG INS
INSTALL
3PH SLACK SPAN
FIGURE 23-153-1
(5)SP8
STRINGING SAG 3'7"

NOTE: REPLACE EXISTING
4+NB FOR SLACK SPAN

3 REMOVE
(2)PRI DE, NEUT WR
(2)LCOM, (2)LA, (2)CO
10KVA XFMR
INSTALL
D8S, (3)SP5, NEUT DE
FIGURE 23-153-1
D=5' (EXISTING)
(3)PRI DE, NEUT DE
FIGURE 23-150-1
XFMR ASSY
FIGURE 26-101-1 DETAIL C
FGCOM, CO
10KVA XFMR, LA
CHECK GRND
INST ON SOUTH SIDE OF POLE
11K-FG-P
11K-P }-20'-RT
FIGURE 22-101-15

4 INSTALL
S8S, (2)SP5
FIGURE 23-140-1 DETAIL A
D=5' (EXISTING)

5 INSTALL
S8S, (2)SP5
FIGURE 23-140-1 DETAIL A
D=11' (EXISTING)
REPLACE
LCOM/FGCOM, CO
LA (POLE MOUNT)
FIGURE 26-101-1 DETAIL C
TAP TO Y PHASE
CHECK GRND

6 REMOVE
S8S, SP5
INSTALL
PTP, S8S, (2)SP5
FIGURE 23-140-1 DETAIL A
D=11' (EXISTING)

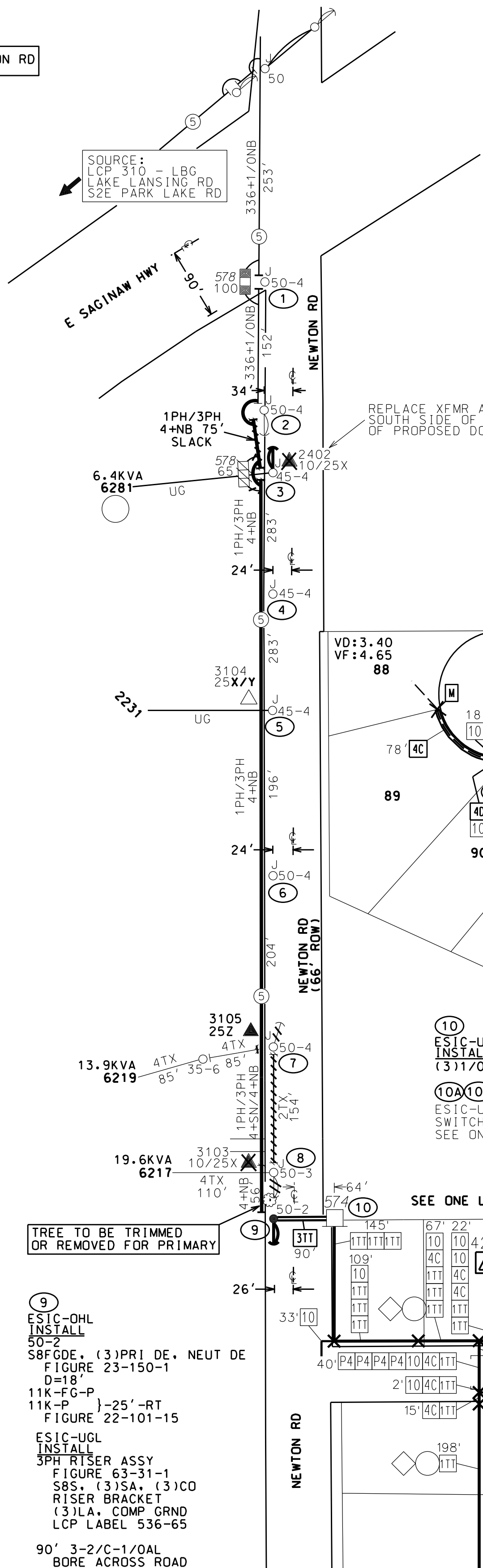
7 REMOVE
S8S, SP5
(2)WR
11K-P-RS
INSTALL
PTP, S8S, (2)SP5
FIGURE 23-140-1 DETAIL A
(2)NEUT DE
D=18' (EXISTING)
XFMR ASSY
FIGURE 26-101-1 DETAIL C
FGCOM, CO
25KVA XFMR, LA
MOUNT AT 30'
COMP GRND
FGSB
FIGURE 23-241-1

8 REMOVE
D8S, PRI DE
XFMR ASSY
(3)SEC WR
FIGURE 23-150-1
11K-P
11K-P }-17'-RT
INSTALL
PTP, S8S, (2)SP5, NEUT WR
FIGURE 23-140-1 DETAIL A
D=18' (EXISTING)
XFMR ASSY
FIGURE 26-101-1 DETAIL C
FGCOM, CO
25KVA XFMR, LA
MOUNT AT 30'
CHECK GRND
FGSB
FIGURE 23-241-1

NOTE: SPLICE PRIMARY
TRANSFER
OH SERVICE

6219 NEWTON RD				
	VOLTAGE DROP	FLICKER	TRANSFORMER DEMAND LOAD (KVA)	MOTOR LOAD
TLM3103	EXISTING	12.87	27.27	2 TON
TLM3105	PROPOSED	5.12	6.27	13.90

6217 NEWTON RD				
	VOLTAGE DROP	FLICKER	TRANSFORMER DEMAND LOAD (KVA)	MOTOR LOAD
TLM3103	EXISTING	12.41	8.65	27.27
	PROPOSED	5.37	4.65	19.60



GENERAL NOTES ELECTRIC

1. Main trench is to be installed 4 ft behind property lines. (Unless otherwise shown on plan)
2. Services are to be stubbed at lot lines and in marker posts except at transformers and pedestals.
3. Install cable markers at all other cable stubs.
4. Install transformers per Detail "A" and P. 66-106-1 & P. 66-106-2 (EDM).
5. Utility easements have been or shall be provided for utility placement.
6. Install secondary vaults/pedestals per Detail "A" and P 62-10 (EDM).

Form 931 condensed		CATV		Phone		Non-CE		Elec.		Other	
Size	Ft.	Size	Ft.	Size	Ft.	Size	Ft.	Size	Ft.	Size	Ft.
Trench (Feet-Joint with CE)											
Trench (Feet-Not Joint with CE)											
Wire Install (Feet-non CE wire placed)											
Pull thru conduit (feet-of conduit)											
Boring (diameter of bore-feet bored)											
Pedestal (s) installed											
Misc Comments:											



UNDERGROUND LEGEND

1. Single phase primary	A. No 2 AL cable, 175 mils, 15KV, or secondary.
2. Open wye primary	B. No 1/0 AL cable, 175 mils, 15KV, or secondary.
3. Three phase primary	C. No 3/0 AL cable, 175 mils, 15KV, or secondary.
4. Single phase secondary	D. 350 kcmil AL cable, 175 mils, 15KV, or secondary.
5. Combination light and power secondary	E. 500 kcmil copper cable, 175 mils, 15KV, or secondary.
6. Three phase power secondary	F. 750 kcmil AL cable, 175 mils, 15KV, or secondary.
7. Single phase service	G. No 1/0 stranded AL cable, 260 mils, 28KV.
8. Combination lighting and power service	H. No 3/0 stranded AL cable, 280 mils, 28KV.
9. Three phase power service	I. 750 kcmil AL cable, 280 mils, 28KV.
10. Streetlighting conductor (2/C-8 AL)	J. Cable joint.
11. Streetlighting conductor (2/C-8 AL)	K. 350 kcmil AL cable, 260 mils, 25KV.
12. Covered neutral conductor for ducts	L. Marker to locate cable
13. Streetlighting conductor (3/C-1/0 AL)	M. Refer to Note on Drawing, Nt for Note 1, etc.
CONDUIT	
[2] 2" Plastic	[3] 3" Plastic
[4] 4" Plastic	[6] 6" Plastic
[2] 2" Steel	[3] 3" Steel
[4] 4" Steel	[5] 5" Steel
[6] 6" Steel	
PROF. ELEC. CONDUCTORS ONLY	
PROF. ELEC. AND GAS LINES ONLY	
PROF. GAS LINE ONLY	
PROF. ELEC., GAS AND TELECOMMUNICATIONS	
EXIST. ELEC. CONDUCTORS ONLY	
EXIST. GAS LINE ONLY	
FUTURE ELECTRIC TRENCH	
CABLE MATERIAL AND SIZE	
R. No 1/0 AL, solid cable, 280 mils, 28KV.	
T. No 1/0 AL, stranded cable, 280 mils, 28KV, jacketed.	
TT. No 1/0 AL, stranded cable, 280 mils, tree-retardant NS, 25KV, jacketed.	
V. 350 kcmil AL, stranded, 260 mils, 25KV, jacketed.	
VT. 350 kcmil AL, cable, 260 mils, tree-retardant NS, 25KV, jacketed.	
W. 750 kcmil AL, stranded, 280 mils, 28KV, jacketed.	
WT. 750 kcmil AL, cable, 260 mils, tree-retardant NS, 25KV, jacketed.	
EX: [3R] - No 1/0 solid AL cable for three-phase primary	
[3G40] - No 1/0 AL cable for 3-phase primary and 350 AL cable for 1-phase secondary	
CONDUCTOR CHANGE	

DEVELOPER TO INSTALL CONDUITS FOR ROAD CROSSINGS

16 17 18 19
INSTALL
14' FG BLACK STL POLE
FIGURE 42-211-1
47W LED TRADITIONAL CUTOFF
POST TOP FIXTURE
FIGURE 42-215-2

13 INSTALL
50 KVA DF RF XFMR ASSY
FIGURE 66-106-1

12 INSTALL
50 KVA DF FT XFMR ASSY
FIGURE 66-106-5

11 INSTALL
25 KVA DF FTR XFMR ASSY
FIGURE 66-106-4

13A INSTALL
SEC PEDESTAL
FIGURE 64-40-1

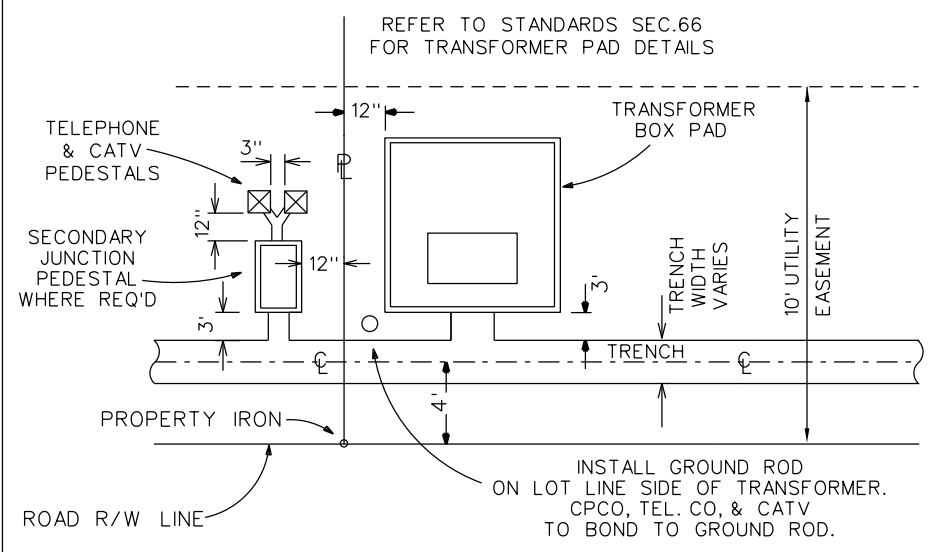
FRONT LOT FOOTAGES	
82	116'
83	111'
84	100'
85	100'
86	100'
87	222'
88	147'
89	78'
90	141'
91	100'
92	100'
93	112'
94	119'
95	90'
96	90'

ELECTRIC DESIGN BASIS

1. Plan for homes in range 2300-3500 SF.
2. For demand assume 10 kva for each homestead.
3. Plan for 3 ton A/C for each homestead.

DETAIL A

TYPICAL PADMOUNT TRANSFORMER INSTALLATION



TRANSFORMER LOADS				
XFMR	4244	4245	4246	
LOTS	94	82	88	
	95	83	89	
	96	84	90	
	85	85	91	
	86	92		
		87	93	
LOAD (KVA)	23.34	43.14	43.14	

SUBSTATION		WD NO.									
LAKE LANSING		0194									
CIRCUIT		LCP NO.		SIERRA RIDGE PHASE 4 ELAN, ECNC JLN		JOB PURPOSE:		CUSTOMER REQUESTED JOINT UNDERGROUND LINES FOR NEXT PHASE OF SUBDIVISION DEVELOPMENT.			
BURCHAM		03		CM NO.100006229338							
				ORDER TYPE		NOTIFICATION NUMBER		DESIGN NUMBER		ORDER NUMBER	
				04010442							
 A CMS Energy Company		ELECTRIC		CE STAKING REQ'D		☒ Yes ☐ No		ECNC JLN		1056359685	
								ECNC STL		1056704175	
								ESIC OHL		1056843204	
								ESIC UGL		1056838827	
FORESTRY REQ'D		☒ Yes ☐ No									



11.C

To: Township Board
From: Tim Dempsey, Township Manager
Date: February 27, 2026
Re: Township Board Rules, Policies and Procedures

At the January 6, 2026, Township Board meeting, the Board discussed the process around placing items on the different agendas – consent, action, and discussion. The consensus was that the current process typically works well, but the Board’s Rules, Policies, and Procedures Manual should be revised to reflect both current practice and provide additional clarity.

Please see the attached revisions for the Board’s consideration.

Should the Board wish to adopt the proposed changes, the following motion is proposed:

**MOTION TO APPROVE THE REVISED BOARD RULES, POLICIES, AND
PROCEDURES MANUAL AS PRESENTED.**

Attachment:

1. Township Board Rules, Policies, and Procedures Manual, Proposed Revision
March 2025



Board Rules, Policies, and Procedures Manual Revised | March 2025

Approved by the Meridian Township Board on March 4, 2025

Proposed Revision March 3, 2026

Established February 16, 1842

**Incorporated as Charter Township in January 1960
(Charter Township Act - Act 359; Public Acts of 1947)**



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Preamble

The purpose of the Meridian Township Board, on behalf of the Township, property owners, and taxpayers, and as stewards of community resources, is to see to it that the Charter Township of Meridian achieves appropriate results for residents and visitors at an appropriate cost and avoid unacceptable actions and situations.

Vision Statement: (Approved May 2, 2017): Our vision is to achieve and maintain a sustainable and welcoming community with the highest quality of life for our residents. This encompasses protecting our natural environment and our health and safety, and enhancing our prosperity, cultural heritage, diversity and recreational opportunities.

Mission Statement: (Approved May 2, 2017): Meridian Township exists to create a sustainable community through the most effective use of available resources in order to achieve the highest quality of life for its residents.

These rules, procedures, and policies are adopted by the Township Board of the Charter Township of Meridian pursuant to the provisions of State Law, board policy, procedures, and guidelines.

RULE 1. AUTHORITY OF THE BOARD

Policy: Board Member's Code of Conduct

The Board commits itself and its members to ethical, businesslike, and lawful conduct, including proper use of authority and appropriate decorum when acting as Board members. Accordingly,

1. Members must have loyalty to the residents of Meridian Township, unconflicted by loyalties to staff, other organizations, and any personal interest.
2. Members must adhere to the ethical standards of the township and conduct themselves with integrity.
3. Members will be properly prepared to actively engage in Board deliberation.
4. Members must avoid conflicts of interest.
 - a. There will be no self-dealing or business by a Board member with the Township.
 - b. Members will disclose their involvement with other organizations, with vendors, or any associations that might be or reasonably be seen as a conflict upon joining the Board. Each Board member will annually review and update their involvement disclosure.
 - c. If a Board member has a conflict of interest on an issue or item of business, that member shall disclose that conflict of interest prior to Board deliberation.

- d. Board members must not use their Board position to obtain employment in the Township for themselves, family members, or close associates.
 - e. Should a Board member apply for employment with the Township, he or she will be considered for the position without any partiality; they will be considered the same as any other applicant.
 - i. To be considered, the Board member must meet the minimum qualifications for the position.
 - ii. Employment of a Board member will follow the processes consistent with the position and the standard Township hiring policies.
 - iii. The Board has determined that acting as a Board member while regularly employed by the Township represents a conflict of interest. (Volunteering or irregular employment, e.g., election worker, is not considered regular employment.)
 - iv. Except in cases of emergency, upon accepting employment with the Township, a Board member must resign their Board position.
5. Board members may not attempt to exercise individual authority over the Township.
- a. Members' interaction with the Township Manager or with staff must recognize that an individual member has no supervisory authority, except when explicitly Board authorized.
 - b. Members may offer constructive feedback to the Township Manager with the understanding that they have no individual authority except when explicitly Board authorized.
6. When interacting with public, media, or other entities:
- a. The Township Supervisor is the official spokesperson for the Board and may delegate that role.
 - b. Board members must recognize explicitly stated Board decisions.
 - c. Board members may discuss the content of issues or their individual position with the media but should refrain from making personal attacks on other Board member(s).
 - d. Preceding any comment to the media, Board members will make it clear that their comments are their personal opinion as an individual member of the Board and citizen of the Township and may not be the position of the Board.

- e. In the case of existing legal proceedings, from the point of suit filed to final disposition or public Board action, Board members will direct media questions on legal proceedings to the Township Manager or Supervisor as appropriate.
7. With the exception of the Township Manager, Board members should not express individual judgment of Township employees or their performance.
8. Members will respect and maintain confidentiality appropriate to issues of a sensitive nature, as is consistent with legal exceptions available in public disclosure laws and the Freedom of Information Act (FOIA).
9. In order to control legal fees incurred by the Township, members shall request access to the attorney through the Township Manager for township operations and the Township Supervisor for Board needs.
10. Board members will treat each other and staff with respect at Board meetings, refraining from personal criticism, personal attacks, and intimidating body language.
11. Board members will conduct all deliberations and decision making consistent with the Open Meetings Act.

If a complaint is made against any Board member for alleged violation of the Code of Conduct or other alleged malfeasance, the Supervisor shall receive the complaint and notify the remainder of the Board. If the complaint involves the Supervisor, then the Clerk shall receive the complaint. In the event of an investigation, the Board shall select a member as the primary contact for an investigator along with the Township attorney.

Policy: Board's Governing Style

On any issue, the Board must ensure that all divergent views are considered in making decisions yet must resolve into a single organizational position. Accordingly,

1. The Board is responsible for excellence in governing. Expertise of individuals and staff enhances the ability of the Board as a body.
2. The Board will lead the Township through the careful establishment of written policies reflecting the Board's good governance, efficient operations, and Township goals. The Board's major policy focus will be on the intended long-term impacts.
3. The Board will enforce policy and ensure the continuance of governance.
4. Continual Board development will include orientation of new Board members in the Board's governance process and periodic Board discussion of process improvement at least once per year.

5. The Board will encourage officers, individuals, and committees of the Board to fulfill their commitments.
6. The Board will monitor and discuss the Board's process and performance on a regular basis.
7. On questions of procedure, the Board will look to Robert's Rules of Order. The Township Attorney is the parliamentarian. In the absence of the parliamentarian, the Supervisor may consult with the Manager or otherwise resolve procedural questions consistent with Robert's Rules of Order.

Policy: Supervisor Responsibilities

1. **Supervisor Duties and Authority:** The Supervisor is the first point of contact about any Township Board business or complaint and is the Township Board's spokesperson. The authority of the Supervisor is limited to that provided by state statutes or delegated by the Township Board. Accordingly, as stated below, the Supervisor may or shall:
 - a. As a member of the Township Board, the Supervisor shall be the presiding and executive officer of the Board and shall have an equal voice and vote in the proceedings of the Board that is required by statute.
 - b. The Supervisor is the Township's agent for transacting legal business.
 - c. The Supervisor shall carry out all statutory duties.
 - d. The Supervisor may represent the Board to outside parties in announcing Board-stated positions.
 - e. The authority of the Supervisor consists in making decisions that fall within topics covered by Board policies, governance process, and board management with the exception of employment or termination of the Township Manager and where the Board specifically delegates portions of this authority to others. The Supervisor is authorized to use any reasonable interpretation of the provisions in these policies.
 - f. The supervisor may delegate aspects of the authority under this paragraph and subparagraphs but only as permitted by law. The supervisor remains accountable for the use of the delegated authority.
 - g. In the event no person is designated Township Manager, the Township Supervisor is considered the chief administrative officer for the development of the Township budget according to MCL 42.24.

Further, as stated below, the Supervisor **may not** undertake the following:

- a. The Supervisor does not have individual authority to make decisions about Township policies.

- b. The Supervisor has no authority to solely supervise or solely direct the Township Manager outside the Board's overall directive.
 - c. The Supervisor acknowledges that the Board appoints a Township Manager and it is presumed to have delegated to the Manager all of the functions and duties listed in MCL 42.10. The Supervisor will exercise the functions and duties listed in MCL 42.10 only when there is no appointed Manager, there is no appointed Interim Manager, or where the Board has removed a function or duty from the Township Manager.
2. **Supervisor's Role in the Board's Meeting Process:** The Supervisor assures the integrity of the Board's process and, secondarily, occasionally represents the Board to outside parties. Accordingly,
- a. The Supervisor is empowered to chair Board meetings with all the commonly accepted power of that position.
 - b. The Supervisor oversees that the Board meetings are conducted consistent with its own rules and statutory obligations.
 - c. The Supervisor oversees that the meeting discussion content will be only those issues which clearly belong to the Board to decide, not the Township Manager.
 - d. The Supervisor oversees that the deliberation will be fair, open, and thorough, but also timely, orderly, and kept to the point.

Policy: Duties of Elected Department Heads

The Township Clerk and Township Treasurer serve the Township in a dual capacity. In carrying out their duties within the scope of the law, these elected officials serve as elected Department Heads, responsible for designated department operations under the advisory supervision of the Township Manager. Accordingly,

- 1. They are responsible for carrying out statutory duties.
- 2. They are required to comply with statutory deadlines.
- 3. They will cooperate with the Township Manager, Department Heads, and the Executive Management team with respect to administrative policies and procedures.
- 4. They will cooperate on joint policy assessment.
- 5. Elected Department Heads are expected to attend weekly Executive Management team Meetings to provide departmental reports.

6. All leadership and supervisory resources available to Executive Management or Department Heads for administration of their departments are available to Elected Department Heads and their Deputies.
7. Elected Department Heads are expected to provide biannual and annual reports for their respective departments to the whole Board.
8. The Clerk and Treasurer are responsible for completing performance appraisals of employees in their departments.

The Clerk's responsibilities also include voter registration and election administration, township records management, and acting as secretary to the Township Board and the Zoning Board of Appeals.

The Treasurer's responsibilities also include serving as Township tax collector, bill payer, and investor.

RULE 2. TOWNSHIP BOARD MEETINGS

Meetings of the Township Board shall conform to requirements of the Open Meetings Act and established parliamentary procedures.

Meeting Location: Township Board meetings are usually held in the Township Hall Room of the Meridian Municipal Building. Township meetings may be held elsewhere for purposes of community outreach, to accommodate increased public attendance, or in the event that the Municipal Building is not available. Consistent with the Open Meetings Act, the Supervisor, Clerk, or Township Manager shall be authorized to change the meeting location when emergency situations arise.

Meeting Time: Regular Meetings of the Board begin at 6:00 pm local time. Agenda items will not be introduced for action, nor a public hearing opened, after 10:00 pm unless a majority of the Board members present vote to continue the meeting.

Change in Meeting Schedule: Cancellation of a meeting on the annual schedule of meetings may be made with the approval of a majority of Board members when in open session. In the event a quorum is not present at a regular or special meeting, a majority of Board members in attendance may reschedule the meeting providing proper notice is given to the public in accordance with the Open Meetings Act.

Regular Meetings: The Township Board shall normally meet in regular session at least twice each month. A twelve-month schedule of meetings, including dates, times and locations shall be set annually no later than the last regular meeting of December prior to the calendar year for the upcoming year.

Special Meetings: The Township Board may have special meetings. These shall be scheduled by the Township Clerk upon written request of either the Township Supervisor or two members of the

Township Board. Special meetings shall be posted by the Township Clerk in accordance with the Open Meetings Act. The matter or matters to be considered at a special meeting of the Township Board shall be stated in the call to the meeting. No other matters shall be considered except with all members present.

Closed Sessions: A public body may meet in a closed session consistent with the Open Meetings Act.

Open Meetings Act Meeting Requirements: All meetings of a public body shall be open to the public and shall be held in a place available to the general public consistent with the Open Meetings Act.

Procedures for Establishing Regular Board Meetings:

1. The annual schedule of meetings shall be approved by resolution of the Board, usually at the last regular meeting in the calendar year. The annual reappointment meeting shall include establishment of the annual calendar, as well as the annual appointment of board members as liaisons to boards and commissions.
2. Regular meetings will not be scheduled on holidays recognized by the Township, or federal election days.
3. The Township Board may schedule additional work sessions.
4. The Board may host meetings with all Township boards and commissions (or members of the same) to share updates and in alignment with Board goals, mission, and vision statement.
5. Boards and commissions required to provide annual reports to the Board will do so according to statutory requirements and deadlines.
6. To promote regional cooperation, the Township Board will make prudent efforts to meet periodically with school boards, adjacent or other municipalities, and county authorities. The Board may schedule and host meetings to discuss common issues and develop solutions to common problems.
7. At least once per year, the Township Board will discuss the Township budget and goals, as well as the Manager's Performance Review. These topics may be discussed at the same meeting or separate meetings.

Annual Goal Setting:

To accomplish Board goals with a governance style consistent with these Board policies, the Board will establish annual goal setting objectives to continually improve Board performance through education, enriched input, and deliberation.

1. The planning cycle will occur annually so that administrative planning and budgeting can be based on the Board's annual goals.
2. The planning cycle will start with the Board's development of its goals for the next year.

- a. Consultations with selected Township commissions, committees, or other boards and Township departments, or other methods of input will be arranged.
- b. Governance education, and education related to policy and goals will be arranged.

RULE 3. BOARD MEETING AGENDAS

An agenda of business for all Township Board meetings shall be prepared at the direction of the Supervisor and Township Manager.

Agenda Procedures:

1. Agenda items may be submitted by Board members; Township commissions, committees, or other boards; and Township departments in accordance with established deadlines.
2. Agenda items are to be submitted by the close of business on the ~~Wednesday~~ Monday of the week prior to a Board meeting.
3. The Supervisor and the Manager shall review the proposed agenda and items submitted for consideration. The proposed agenda shall be emailed to Board members for review and feedback. The Supervisor and Manager may add or remove agenda items. The Supervisor shall approve the final agenda by the close of business on the Thursday of the week prior to a Board meeting.
4. Agenda items submitted after the established deadlines may be considered by consent of the Board members at the meeting. Exceptions may be made by the Supervisor for business of an emergency nature.
5. Items shall be placed on the agenda under the appropriate category of business, labeled with the appropriate category, using the approved brand standards. Approval items will be placed under the consent or action agendas. Consent items are typically perfunctory in nature, while action items require a staff explanation and/or Board discussion. Discussion items are preliminary in nature and shall be acted upon at a subsequent meeting following their initial review. Rule 10 details the process for ordinances.
6. The agenda shall outline the established order of business. Items on the agenda can be reordered by the Manager prior to established deadlines or the Board during the scheduled meeting.

Agenda and Packet Distribution:

The agenda and related packet piece materials will be distributed to Board members in advance of scheduled meetings. Copies of agendas and Board materials shall be made available to the public, with the exception of those materials exempt from public disclosure. Packet materials will be delivered electronically.

The agenda and packet of Board meeting materials, excluding those materials exempt from public disclosure, will be available for public review on the township website the Friday before the upcoming regularly scheduled meeting, and remain online for public review.

RULE 4. PUBLIC NOTICE OF MEETINGS REQUIREMENTS

A meeting of a public body cannot be held unless public notice is given consistent with the Open Meetings Act.

Procedures for Meeting Notices:

The annual schedule of regular Township Board meetings shall be published in accordance with the Open Meetings Act after its adoption. Such notice shall be posted by the Clerk or their designee in the south vestibule in the Meridian Municipal Building, outside facing, and locations on the township website. The Clerk shall also post notice of any change in the annual schedule of regular meetings within three days following the meeting at which such change is made; any adjournment of a regular Board meeting then in session, immediately following such action; and any special meeting scheduled according to the Open Meetings Act.

RULE 5. QUORUM, ATTENDANCE, CALL OF THE TOWNSHIP BOARD

Quorum: Four board members shall constitute a quorum for the transaction of business at all meetings of the Township Board. A majority of the quorum shall be sufficient for the transaction of business, subject to existing legal exceptions, and these Policies.

Attendance: Board members shall notify the Supervisor and Clerk of any foreseeable absence in advance of a meeting, whenever possible.

Call of the Board: A call of the Township Board may be instituted by a majority vote or by no less than two members of the Board present, whether or not those present constitute a quorum.

RULE 6. CONDUCT OF THE MEETINGS

1. The Supervisor is the Chairperson and shall chair all meetings of the Board.
2. The Township Board shall annually appoint a Supervisor Pro-Tem to chair board meetings in the absence of the Supervisor.
3. In the absence of the Clerk from a meeting, the Township Board shall appoint a Temporary Clerk from among its members to perform the duties of the Clerk.
4. Board members shall be recognized by the chair before speaking.
5. Other persons at a Township Board meeting may speak only when called on by a Board member and authorized by the Supervisor.

6. Upon request of a Board member, all motions pertaining to ordinances, Board policy, and other substantive proposals shall be made in writing.
7. Motions of a routine procedural nature may be exempt from this requirement unless there is a request by a Board member and by the Supervisor.
8. The Board will adhere to consent agenda items as expeditiously as possible.

Voting Procedures:

1. As recognized by the Supervisor, motions will be made by the maker of the motion and seconded. If the motion is submitted by a standing committee, it shall be made by the committee chair or other authorized member.
2. Standardized resolution format or motions as approved by the Board shall be used whenever possible.
3. When a question is put by the Supervisor, every Board member present shall vote either “yes” or “no” except that a Board member may abstain from voting if excused by unanimous consent of the other members present.
4. Generally, motions may be decided by a voice vote. The Board shall vote on motions with individually recorded roll call votes of “yes” and “no” as required by the Open Meetings Act, applicable statutes, and when the motion is any of the following:
 - a. An ordinance or ordinance amendment.
 - b. A policy document applicable to the Township, the Township Board, or an amendment to a policy document.
 - c. Adopting the budget and any amendment.
 - d. Expenditure of Township funds, including the payment of bills.
 - e. Setting salaries.
 - f. Setting regular meeting dates.
 - g. Setting the annual meeting date (if applicable).
 - h. Buying, selling, or leasing real property.
 - i. Creation of a special assessment district (road, lights, etc.).
 - j. Appointments to Planning Commission or Zoning Board of Appeals.
 - i. May also be made by unanimous consent.
 - ii. Appointments to fill vacancies need not be by roll-call vote.
 - k. Sale of bonds.
 - l. Enter into closed session.
 - m. Approval of ballot language to be placed before the voters at an election.
5. Ordinances which adopt provisions of state law or technical regulations shall clearly identify the correct legal citation by reference to recognized standard code.

Disorderly Conduct: The Supervisor may call to order any person who disrupts the orderly conduct of business at meetings, including speaking without being recognized, exceeding designated time limits, failure to be germane to the issue at hand, or use of vulgarities. A person may be prohibited from speaking again at the same meeting or may be removed from the meeting for breach of peace.

When an individual is called to order, that person shall be seated until the Supervisor determines if the person was out of order.

Decorum of the Board: Debate must be confined to the merits of the pending question. Speakers must address their remarks to the Supervisor, maintain a courteous tone and especially in reference to any divergence of opinion – should avoid personal attacks or making any allusion to the personal motives of members.

Public Comment Procedures:

1. Individual members of the public shall be allotted two opportunities for public comment: one at the beginning of the meeting and another at the end of the meeting. Persons addressing the topic of a scheduled public hearing will be asked to present their remarks during that portion of the meeting.
2. A maximum of three minutes will be allowed to each individual during any public comment period, except when extended by the Supervisor for good cause.
3. Individuals wishing to speak are requested to complete an opt-in consent form listing the person's name, address, topic(s) to be addressed and position on the matter(s).
 - a. Such form shall be given to the Clerk or staff member.
 - b. No one may be required to register or otherwise provide his or her name or other information or otherwise to fulfill a condition precedent to attend a public meeting.
 - c. A timekeeper will communicate to each individual.
4. Persons shall be recognized by the Supervisor before speaking and address the board at the podium using the P.A. microphone, if available. The Supervisor will ask speakers to state which agenda items they will be addressing and give their name and address.
5. Three persons may speak for a combined total of fifteen minutes on behalf of the appellant(s) or applicant(s) on matters related to appeals (S.U.P, site plan review, etc.). Appellant(s) and applicant(s) may divide their total time between argument and rebuttal.
6. An individual may submit written comments to the Township Board in addition to, or in place of, speaking at the Board meeting.
7. Exceptions to these procedures may be made by the Supervisor, without objection from the Board, or upon majority vote of the Township Board members in attendance at any meeting.
8. Generally, the record of a formal public hearing shall be closed at the conclusion of said hearing unless the period is extended by a majority vote of the Board.

RULE 7. RECORD OF THE MEETINGS

The Clerk, or the Clerk's designee, shall be responsible for the minutes of each meeting of the Township Board and for maintaining the official record, including all Board actions consistent with the Open Meetings Act.

Procedures for Minutes:

1. Minutes shall include all motions made, the names of the mover and seconder, the method and outcome of votes taken.
2. Minutes shall include copies of resolutions, new or revised ordinances, and other actions approved by the Board.

Minutes Policy:

1. Minutes shall be brief and as concise as possible.
2. Minutes shall not be a transcript of a meeting, but summarize the actions taken.
3. Minutes shall summarize public comment by subject and whether pro or con and not attempt to restate the exact comments made.
4. The draft of the minutes may be reviewed and edited by the Clerk and the Manager prior to being submitted to the Board for consideration and approval.
5. All proposed amendments or corrections to the minutes shall be distributed to the Board members in written form at or before the meeting of adoption, except for simple mistakes or typographical corrections.
6. Verbatim written or oral comments by a Board member may be placed in the official record upon that member's request, provided they are not ruled out of order by the Supervisor.
7. Minutes shall be signed and posted online after approval at a meeting of the Township Board. The Clerk or Clerk's designee shall be responsible for such postings.
8. All approved non-closed session minutes will be retained permanently as required by the approved Records Retention Schedule.
9. A separate set of minutes must be taken for closed sessions.
10. Minutes of closed sessions shall be maintained separately and not disclosed to the public except upon court order.
11. Minutes of closed sessions must be destroyed one year and one day following their approval as required by the approved Records Retention Schedule and the Open Meetings Act.

Minutes Access by the Public: Minutes and records of Township Board meetings shall be made available to the public by the Clerk consistent with the Freedom of Information Act and the Open Meetings Act.

1. Each public body shall keep minutes of each meeting showing the date, time, place, members present, members absent, any decisions made at a meeting open to the public, and the purpose or purposes for which a closed session is held. The minutes shall include all roll call votes taken at the meeting. The public body shall make any corrections in the minutes at the next meeting after the meeting to which the minutes refer. The public body shall make corrected minutes available at or before the next subsequent meeting after correction. The corrected minutes shall show both the original entry and the correction.
2. Minutes are public records open to public inspection, and a public body shall make the minutes available at the address designated on posted public notices. The public body shall make copies of the minutes available to the public at the reasonable estimated cost for printing and copying as may be allowed by FOIA.
3. A public body shall make proposed minutes available for public inspection within eight business days after the meeting to which the minutes refer. The public body shall make approved minutes available for public inspection within five business days after the meeting at which the minutes are approved by the public body.

RULE 8. COMMITTEES

The Township Board may establish and appoint committees to meet the needs and objectives of the Board. Committees shall be advisory to the Board.

1. The Board may authorize the Supervisor to appoint members to these committees, including the Chair of the Committee.
2. A committee may designate its own Chair unless appointed by the Supervisor or other process.
3. If applicable, a committee shall adhere to the Open Meetings Act.
4. Committees may set their own meeting schedule unless otherwise established by the Board.
5. The Board will annually review the purpose, responsibilities, appointments, and reporting requirements of any continuing committees.

Responsibilities: The Township Board will define the scope of responsibilities, functions, duration, and communication requirements for each committee. Committees shall report their findings and any proposed actions to the Township Board.

Liaison Assignments: Board members may be appointed to represent the Township Board and provide a communication link with other organized bodies or agencies within or outside the Township.

RULE 9. STATUTORY BOARDS AND COMMISSIONS

Members shall be appointed to Township boards and commissions provided for in statute in compliance with the applicable state statute, Township ordinance, and adopted policies.

Vacancies:

1. **Elected Offices:** Vacancies which occur in an elective Township office shall be filled by the Township Board within 45 days of the beginning of the vacancy. The person appointed shall serve for the remainder of the unexpired term or, in the event a general election is scheduled within the statutory period after the vacancy occurs, until a successor is elected at such general election.
2. **Appointed Position:** Vacancies which occur in an appointed Township office or board position shall be filled by an interested and qualified individual as soon as practicable by the designated appointing authority (Township Board or Supervisor) for that position, providing the respective position or committee has not been abolished or discharged.
3. **Removal from Appointed Office:** An individual may be removed from appointed office for non-performance of duty, malfeasance, or misconduct in office by a two-thirds vote of the Township Board, providing there are written charges or records showing the breach in office. A public hearing shall be held at which the individual may show why they should not be removed before the Board vote. Failure to adhere to attendance requirements established in rule by the respective board or commission or by Board policy shall be considered grounds for such action.

Procedures for Vacancies on Boards and Commissions:

The staff liaison to the board or commission shall promptly notify the Supervisor, Clerk, and Township Manager (or any of their individual designees) of any vacancy. The staff liaison will also provide notification of applications received. The liaison may provide additional input to the Supervisor, Clerk, and Manager regarding filling the position.

The Supervisor reviews the applications both on file and received and either makes an appointment, subject to Board approval, or makes a recommendation for appointment to the Board.

Boards and commissions may make membership recommendations to the Supervisor. Staff liaisons and Department Heads may provide input and advice on appointments to the Manager and Supervisor.

Any membership recommendation by a board or commission must be made in an open meeting prior to sending a recommendation to the Supervisor. Reviews can be by application or open discussion with the applicants. However, if a board or commission decides to make a recommendation, fairness and openness are paramount. The recommendation shall be included in the Township Board packet.

RULE 10. TOWNSHIP ORDINANCES

Ordinances: Ordinances may be approved, amended, or repealed by the Township Board.

Ordinance Recommendation Procedures:

1. Recommendations for new ordinances or ordinance amendments may be initiated by Township commissions, committees, boards, staff, or residents of the Township.
2. The Board may schedule a public information forum to obtain comment and reaction from residents and other interested parties, prior to formal introduction for publication and subsequent adoption of the proposed ordinance.
3. Recommendations shall be reviewed by the Township Board and may be referred to an appropriate committee or commission, and/or staff for study.
4. Review for legal compliance shall be obtained from the Township attorney.
5. The ordinance or ordinance amendment will be introduced as a discussion item on the Township Board agenda.

Public Hearings: A public hearing may be held on proposed ordinances or ordinance amendments before or following the publication of said proposals in a local newspaper of general circulation. Emergency ordinances may be excluded from public hearings. All new ordinances and amendments are subject to Open Meetings Act requirements.

Majority Vote: The affirmative vote of four Township Board members shall be required for the enactment of new or amended ordinances.

Adoption: The Board shall not adopt an ordinance or ordinance amendment in the same meeting at which it is “introduced for publication and subsequent adoption” unless it is declared an emergency ordinance. All ordinances, except zoning ordinances, shall be effective upon final publication, unless a later date is set in the ordinance. Zoning ordinances may be effective seven days after publication or any date thereafter if specified in the ordinance.

Ordinance Adoption Procedures:

1. Ordinances enacted by the Township Board shall be published and made available to the public.
2. An ordinance book, containing ordinances enacted by the Board and signed by the Supervisor and the Clerk, shall be kept and maintained in the Clerk’s Office and Planning Department.
3. All ordinances enacted by the Board and signed by the Supervisor and the Clerk, shall be codified with the current codification company.

RULE 11. SPECIFIC SPECIALIZED RULES

1. Upon request by any member, any question before the Board may be divided and separated into more than one question. The Supervisor shall determine that such may be done only when the original question is of such a nature that upon division, each of the resulting questions is a complete question permitting independent consideration and action.

2. A motion for the reconsideration of any motion shall be made at the same session at which the decision was made.

RULE 12. RECISION AND SUSPENSION OF RULES

1. A motion to rescind or amend something previously adopted may be brought pursuant to Robert's rules of Order, Newly Revised (Section 35).
2. A motion to suspend these rules may be brought pursuant to Robert's Rules of Order, Newly Revised (Section 25).

RULE 13. TOWNSHIP POLICY

The Township Board is responsible for the adoption and oversight of policies governing the administration of Township government and the operations of those bodies appointed by and/or responsible to the Township Board. Board policies shall be made available to the public upon request. Public notice via the Agenda and an opportunity for public comment shall be provided prior to amending a policy. Changes in procedure, or policies may be made and shall require the affirmative vote of four Township Board members, following the meeting at which such changes are proposed, unless otherwise provided herein.

Procedures for Changes to Policies:

1. Upon introduction by a Board member, the Supervisor may refer a proposed Board policy or policy change to the appropriate committee for study and recommendation.
2. Proposals related to administrative operations of Township departments shall be referred to an appropriate Board committee and be sent to the department(s) affected by the proposal. An opportunity will be given to department staff for review and comment, such written comments to be made part of the committee record when submitted to the Board.
3. Upon adoption of a Board policy, the Clerk will notify each Township Department Head of such action and enter the policy in the Board Policy Book which will be maintained in the Clerk's Office.

I, _____, (Printed Name) have read the Board Rules, Policies, and Procedures and agree to follow them.

Date: _____

Board Member Signature



To: Board Members

From: Timothy R. Schmitt, *AICP*
Community Planning and Development Director

Date: February 27, 2026

Re: Settlement Agreement Amendment Request – Eyde Land Holdings (owner)/Continental Properties (developer) – Central Park Properties (Parcel IDs 15-400-031, 22-203-001, 22-202-001)

At the February 17, 2026 Township Board meeting, the Board once again discussed the concept plan from Continental Properties for the potential development of the vacant property on the east side of Central Park Drive, owned by Eyde Land Holdings. As has been discussed extensively, the subject properties have substantial litigation history and are currently under a settlement agreement that allows for multi-family residential on the property between Belvedere and Columbus, up to eight dwelling units per acre (RD Zoning), and commercial uses along the Central Park frontage in that area (CS Zoning). The property north of Belvedere and south of Columbus are still zoned commercial (CS Zoning) for the majority of the property, although RD zoning is also present. The applicant is requesting to change the zoning designations across the entire site, through a settlement agreement amendment, to RC, multi-family residential up 14 dwelling units per acre, while limiting the overall density and increasing setbacks, among other conditions.

The topic has been discussed extensively at the Planning Commission and Township Board level since the formal request was made. Links to each of the meetings where the topic was discussed can be found below.

Planning Commission: September 8, 2025 [PACKET VIDEO MINUTES](#)
October 13, 2025 [PACKET VIDEO MINUTES](#)
October 27, 2025 [PACKET VIDEO MINUTES](#)
November 17, 2025 [PACKET VIDEO MINUTES](#)

Township Board: December 2, 2025 [PACKET VIDEO MINUTES](#)
February 17, 2026 [PACKET VIDEO MINUTES](#) (not yet available)

After the most recent discussion, the applicant has made further changes to the plan to attempt to address the public and Board member comments and concerns. The project was originally submitted with 312 dwelling units proposed. This was reduced to 288 dwelling units before the December 2, 2025 Township Board meeting. The applicant is now proposing 240 dwelling units in the development.

In total, the revised plan shows the following changes, since the last Township Board meeting:

- The number of units has been reduced by 48 down to 240.
- The setback to the neighboring residential neighborhood has been increased by 90 feet to a minimum of 200 feet of building setback.
- All the buildings are now proposed to be two stories tall. Previously, the buildings north of Belvedere Avenue were proposed to be three stories.
- One building was added to the area north of Belvedere Avenue, along Times Square Drive.
- One building was removed from the area between Belvedere Avenue and Columbus Avenue.

- The three small wetlands on the northern property, which are unregulated, are still proposed to be filled, but the wetland setback encroachments throughout the site have been reduced.
- The access point on Times Square Drive has been moved slightly to the north to better align with the driveway on the north side of the Road. The access point on Central Park Drive has been moved slightly to the south as well.

Density Calculations

Staff is including the density calculations the Township Board sought previously, with the typographical error fixed. The chart below shows the correct density, per parcel, under the correct zoning designations.

	Total Acreage	Wetlands	Net acreage	Units under RD zoning	Units under RC zoning
Northern Parcel	13.1 acres	2.23 acres	10.87 acres	102	178
Central Parcel	12.84 acres	1.26 acres	11.58 acres	102	178
Southern Parcel	4.66 acres	2.56 acres	2.1 acres	26	46
			Totals	230	402

Conditions for potential approval

The applicant has utilized the Planning Commission's draft resolution for approval to draft potential Terms of Development (Exhibit B in their supplemental information). The conditions previously drafted for the Planning Commission have been updated to reflect the revised plans, but the developer has also gotten substantially more granular in the Terms, including the following items that have been discussed previously, but not resolved:

- The length of the buildings is 20 feet longer than the current ordinance allows. This is proposed to be waived as part of the amendment to the settlement agreement.
- A future Special Use Permit is required under the current ordinances, for the total size of the buildings exceeding 25,000 square feet. This is proposed to be waived as part of the amendment to the settlement agreement.
- The applicant has included language about tree removal for due diligence. This is normally something that would be administratively addressed, but given the previous removals on the site, the applicant is seeking to include this explicitly in the approval.

Should the board choose to move forward with the proposed amendment, specific conversation should occur around these three items, along with any other items in the proposed Terms of Development that the Board wishes to discuss.

Staff looks forward to continuing the dialogue on this property with the Board and the development team as we move towards finality on the proposal.

Attachments:

1. Supplemental Information from applicant, dated February 26, 2026
2. Draft Planning Commission resolution to recommend approval (Not adopted)



February 26, 2026

Meridian Township Board
5151 Marsh Road
Okemos, MI 48864

RE: Continued Consideration of the Authentix Central Park Proposal – Settlement Agreement Request

Dear Members of the Meridian Township Board,

On behalf of Continental 975 Fund LLC, we respectfully submit this revised information packet in continued support of the proposed Authentix Central Park residential community, situated on the east side of Central Park Drive between Times Square Drive and Columbus Avenue. We are grateful for the feedback provided during the February 17th Township Board meeting, which has been carefully considered and integrated into our resubmittal. The updated submission demonstrates our commitment to ongoing collaboration with Township staff, to incorporating Planning Commission recommendations, and to responsiveness to community input throughout the review process.

As outlined in the following attachments, we have thoroughly reassessed our proposal with particular emphasis on adjustments to overall home count and density. In response to comments and feedback from the Township, we have carefully examined opportunities to enhance and expand the building setback along our eastern boundary with Central Park Estates, ensuring greater compatibility with adjacent neighbors. Furthermore, we remain committed to preserving jurisdictional wetland areas wherever feasible, reflecting our dedication to environmental stewardship. To address concerns regarding access and neighborhood safety, we have intentionally limited additional resident access points to those previously proposed on Central Park Drive and Times Square Drive, restricting any connections on Belvedere or Columbus Avenues to gated emergency access only. These refinements underscore our ongoing commitment to collaborate with Township staff and incorporate community input at every stage of the review process.

You will find details surrounding the revised proposal within the attached **(Exhibit A - Current Proposal)**, along with specific terms of development outlined on **(Exhibit B - Terms of Development)**. Plan highlights include, but are not limited to:

- Reduction in overall home count from 288 to **240 homes**
- Increased east building setback from Central Park Estates increased from 110 feet to **200 feet**

Continental remains firmly committed to investing \$41 million in Meridian Township through this proposed community, supporting hundreds of local jobs during both construction and ongoing operations. Despite the financial gap presented by the reduced home count of 240, we are confident in our ability to develop creative solutions to address the current underwriting challenges and move this proposal forward.

We value the ongoing dialogue with the Township regarding this proposal, which aims to provide a high-quality housing solution that addresses the needs of Meridian's expanding community while carefully balancing home count and density in respect to neighboring residents. With the significant concessions and refinements we have incorporated into the plan, we are hopeful and eager to reach a final resolution at the upcoming Board meeting on March 3, 2026. I look forward to presenting these improvements in greater detail and am available to address any questions you may have in advance.

Sincerely,

A blue ink signature of Erik Hahn, written in a cursive style.

Erik Hahn, Vice President of Acquisitions
Continental Properties Company, Inc.
ehahn@cproperties.com

Enclosures:

EXHIBIT A: CURRENT PROPOSAL

240 TOTAL HOMES

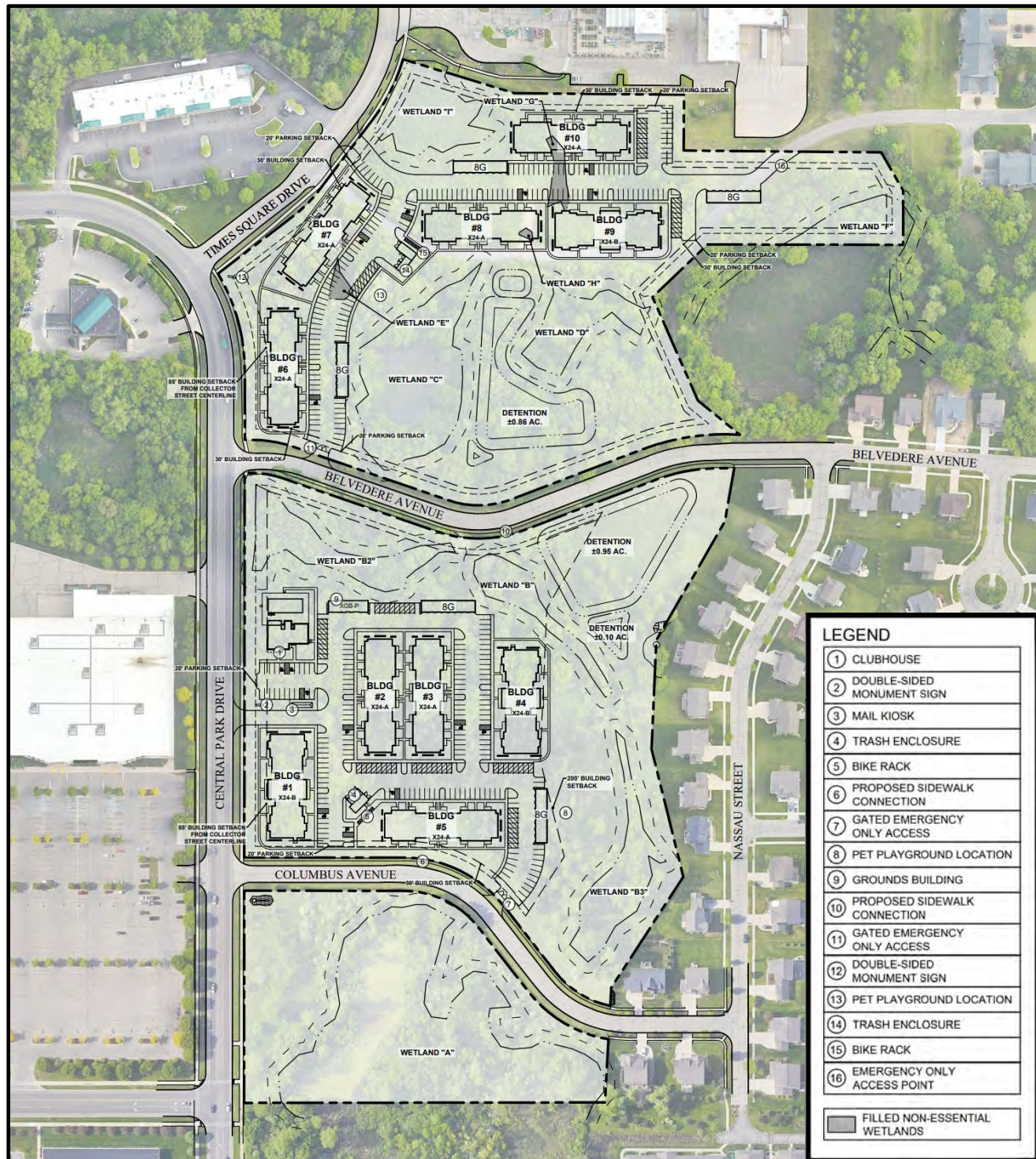


EXHIBIT B: TERMS OF DEVELOPMENT

The conditions and terms outlined below shall govern the proposed development. These include recommendations from staff, modifications by the Planning Commission, suggestions from the Township Board, and additional conditions and terms provided by Continental for greater clarity and assurance:

1. The parcels (33-02-02-15-400-031, 33-02-02-22-202-001, and 33-02-02-22-203-001) within the development will be designated with a base zoning of RC, Multiple-Family Medium-Density District.
2. No buildings taller than 2 stories shall be permitted on the middle or south parcels (33-02-02-22-202-001, and 33-02-02-22-203-001) of the development.
3. The sidewalk along Belvedere Avenue to be built in place of the proposed off-road pathway on the Township's Pathway Master Plan and shall be constructed a minimum of eight feet wide, subject to Engineering approval.
4. The applicant/developer to facilitate a pedestrian connection from the project north to the sidewalk at the southwest corner of the Walmart site if easements become available
5. Pedestrian connections from the project to the surrounding sidewalk/ pathway system to be provided wherever commercially feasible.
6. No more than 240 dwelling units shall be permitted across the northern two parcels only.
7. No dwelling units shall be permitted south of Columbus Avenue.
8. Full movement access points shall be limited to connections along Central Park and Times Square Drives. Additional access points along Belvedere Avenue and Columbus Avenue, as proposed, are gated and limited to emergency services only- subject to the review and approval by the Ingham County Road Department ("ICRD"). If the ICRD requires that additional access points must be open for full movement vehicular traffic, such access shall be permitted as required by the county.
9. A minimum of 200 foot building setback on the center parcel (33-02-02-22-202-001) shall be provided from the western lot lines of the nearest units in Central Park Estates, bound by Belvedere Avenue on the north and Columbus Avenue on the south.
10. Parking on the site shall be reduced to a maximum of 1.75 spaces per dwelling unit.
11. The applicant/developer to provide a detailed grading plan, showing preservation of natural areas along all property lines, where commercially feasible, with a focus on limiting grading activities along the eastern project boundaries.
12. All lighting on the site shall meet Meridian Township standards.
13. The site's essential wetlands not to be materially impacted by development activities.
14. Specific encroachments within the wetland setback area may be permitted, provided that equivalent adjacent areas are designated in other locations to maintain a no net loss of the overall buffer area.
15. The developer may pursue additional incentives, independent of the settlement agreement, to facilitate the reduced total of 240 residential homes.
16. Notwithstanding Section 86-376(d)(4)(f)(4)(ii) of the Zoning Ordinance, building lengths shall not exceed 220' in length.
17. Notwithstanding Section 86-472 of the Zoning Ordinance, the proposed development shall not require a special use permit on account of the combined square footage of the buildings within the proposed development.
18. The Township Director of Community Planning and Development is authorized and directed to allow tree removal the applicant/developer determines reasonably necessary for undertaking additional due diligence related to the proposed development.

19. The applicant/developer shall provide the Township with a current wetland delineation for the parcels prepared by a qualified professional in accordance with applicable standards of the Michigan Department of Environment, Great Lakes, and Energy. The delineation shall supersede and replace any prior wetland delineations, surveys, or wetland/open space boundary determinations for the property.
20. This agreement authorizes the development but shall not be construed as creating any requirement or obligation on the part of the applicant/developer to commence construction of the development.
21. The Township Manager and Township Director of Community Planning and Development are authorized to work with the Township Attorney to prepare, review, revise, and finalize any and all agreements or other documents necessary or appropriate to implement or carry out these terms and conditions of development.
22. The Township Board authorizes and directs the Township Manager, the Township Supervisor, the Township Clerk, or any other person allowed by law to execute on behalf of the Township any and all documents in substantially the form prepared by or approved by the Township Attorney and to take any such additional action as may be necessary or appropriate to implement or carry out these terms and conditions.

LEGEND

- 1

CLUBHOUSE
- 2

DOUBLE-SIDED MONUMENT SIGN
- 3

MAIL KIOSK
- 4

TRASH ENCLOSURE
- 5

BIKE RACK
- 6

PROPOSED SIDEWALK CONNECTION
- 7

GATED EMERGENCY ONLY ACCESS
- 8

PET PLAYGROUND LOCATION
- 9

GROUNDS BUILDING
- 10

PROPOSED SIDEWALK CONNECTION
- 11

GATED EMERGENCY ONLY ACCESS
- 12

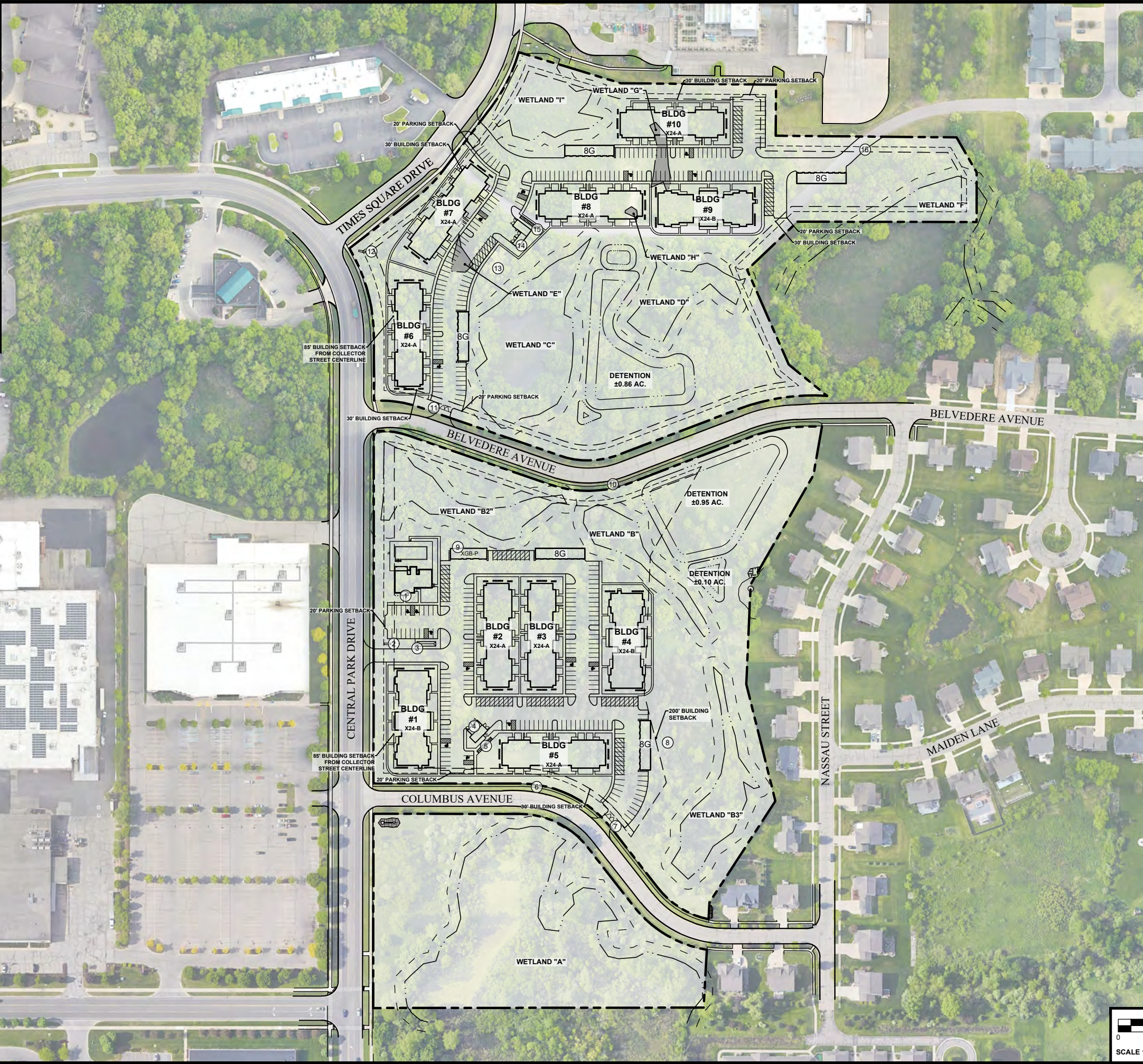
DOUBLE-SIDED MONUMENT SIGN
- 13

PET PLAYGROUND LOCATION
- 14

TRASH ENCLOSURE
- 15

BIKE RACK
- 16

EMERGENCY ONLY ACCESS POINT
- FILLED NON-ESSENTIAL WETLANDS



SITE INFORMATION

NORTHERN PARCEL13.18 ACRES
MIDDLE PARCEL12.80 ACRES
SOUTHERN PARCEL4.66 ACRES
TOTAL AREA30.64 ACRES
DENSITY7.83 DU / ACRES

BUILDING INFORMATION

CLUBHOUSEXC-4-A - 2,785 S.F.

RESIDENT BUILDINGS	QUANTITY	HEIGHT
X24A (24 DU / BUILDING)	7	2-STORY / 35'
X24B (24 DU / BUILDING)	3	2-STORY / 35'
TOTAL RESIDENT BUILDINGS	10	

GENERAL HOME MIX	HOMES	PERCENTAGE
STUDIO	24	10%
1-BEDROOM	96	40%
2-BEDROOM	96	40%
3-BEDROOM	24	10%
TOTAL	240	100%

PARKING INFORMATION

PARKING	QUANTITY
DETACHED GARAGES	40
8G (8-BAY)	5
CARPORTS	72
GROUNDS BUILDING (MG-PL)	-
TOTAL COVERED PARKING	113
SURFACE PARKING	307
TOTAL UNCOVERED PARKING	307
TOTAL PARKING PROVIDED	420
HOME PARKING RATIO	1.75
OVERALL GARAGES / HOME	0.17
COVERED PARKING RATIO	0.27
CLUBHOUSE PARKING	20
ADA PARKING	5

PARKING DIMENSIONS

STANDARD STALL	9'w x 20'd
ADA STALL	9'w x 20'd
DRIVE WIDTH	26'w

SITE AMENITIES

AMENITY	QTY / SF / NOTES
SWIMMING POOL	INCLUDED
FITNESS CENTER	INCLUDED
CAR CARE CENTER	INCLUDED
PET PLAYGROUND TYPE A	INCLUDED
PET PLAYGROUND TYPE C	INCLUDED
ENCLOSED YARDS	INCLUDED
STORAGE LOCKERS	N/A
PARCEL PICKUP	INCLUDED
GRILLING AREA	INCLUDED

PROPERTY BOUNDARY

SURVEY

VICINITY MAP

SCALE: NTS

CONTINENTAL PROPERTIES

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

ON BEHALF OF

CONTINENTAL 975 FUND LLC

PROJECT INFORMATION

AUTHENTIX OKEMOS

CENTRAL PARK DR_COLUMBUS AVE_BELVEDERE AVE | MERIDIAN CHARTER TOWNSHIP, MI

CONTINENTAL 975 FUND LLC

SHEET INFORMATION

SITE PLAN

DRAWN DATE: 02/23/2026
DRAWN BY: JWG

SHEET NUMBER

D1-4.0

SCALE 1" = 200'

NORTH

RESOLUTION TO RECOMMEND APPROVAL

Vacant Central Park Properties Settlement Agreement Amendment (2025)

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 17th day of November, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, properties with Parcel Identification numbers ending in 15-400-031, 22-203-001, 22-202-001 are currently vacant; and

WHEREAS, those same parcels are subject to the terms of a settlement agreement, between Meridian Township and the Eyde Construction Company, last amended in 2004; and

WHEREAS, the owners/developers of the parcels have approached the Township about amendment the settlement agreement to change the zoning designations on the site; and

WHEREAS, the current zoning designations on the site are RD, Multiple Family Residential up to 8 dwelling units per acre, and CS, Commercial Service, and the owners/developers are seeking to modify the zoning across the site to RC, Multiple Family Residential up to 14 dwelling units per acre, while also limiting development of the site in the following ways:

- Limiting the development to 312 dwelling units, or just over 10 units per acre, which is closer to the RD zoning than the RC zoning allows.
- Limiting the buildings adjacent to Central Park Estates (between Columbus and Belvedere) to two stories in height.
- Limiting full time access points to Central Park and Times Square Drives only, subject to the approval of the Ingham County Road Department.
- Providing a minimum of 100 feet of setback from Central Park Estates, where only 45 feet is required.

WHEREAS, the Township Board received the request and discussed the matter at their July 22, 2025 meeting and further discussed the matter and referred the request to the Planning Commission for analysis of the proposed land use at their August 7, 2025 meeting; and

WHEREAS, the Planning Commission discussed the matter at their October 13, 2025 meeting, after extensive public comment, seeking follow up on a number of items from Staff; and

WHEREAS, the Planning Commission further discussed the matter at their October 27, 2025 meeting, analyzing a number of topics and seeking further follow up from Staff; and

WHEREAS, the Planning Commission has concluded that the requested amendment of the Court orders governing the site will provide the most orderly development of the land; and

**Resolution to Recommend Approve
Vacant Central Park Properties – Settlement Agreement Amendment
Page 2**

WHEREAS, the Planning Commission had concluded that the requested amendment of the Court orders governing the site will be a reduction in the intensity of use from what was approved by the Township in 2004, when Commercial uses were introduced to the site; and

WHEREAS, the Planning Commission had concluded that the requested amendment of the Court orders governing the site would provide for a better transition of uses from the commercial in the west, across Central Park Drive, to multiple family on the east side of Central Park Drive, to Central Park Estates, a medium density single-family residential district in the east.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for the requested amendment of the Court orders governing the site, changing the zoning designation for the subject parcels from RD and CS to RC, subject to the following conditions:

1. No buildings taller than 2 stories shall be permitted south of Belvedere Avenue.
2. The sidewalk along Belvedere Avenue shall be built in place of the proposed off-road pathway on the Township's Pathway Master Plan and shall be constructed a minimum of eight feet wide, subject to Engineering approval.
3. A pedestrian connection from the project north to the sidewalk at the southwest corner of the Walmart site shall be provided, subject to acquisition of easements.
4. Pedestrian connections from the project, to the surrounding sidewalk/pathway system shall be provided wherever feasible.
5. No more than 312 dwelling units shall be permitted across the northern two parcels only.
6. No dwelling units shall be permitted south of Columbus Avenue.
7. Full-time access points shall be permitted on Central Park and Times Square Drives only, subject to the review and approval of the Ingham County Road Department.
8. A minimum of 100 feet of setback shall be provided from the western lot lines of the nearest units in Central Park Estates.
9. Parking on the site shall be reduced to a maximum of 1.75 spaces per dwelling unit.
10. The applicant shall provide a detailed grading plan, showing preservation of natural areas along all property lines, where feasible, with a focus on limited all grading activities along the eastern project boundaries.
11. All lighting on the site shall meet Meridian Township standards, including no visible light sources along the eastern project boundaries.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

Resolution to Recommend Approve
Vacant Central Park Properties – Settlement Agreement Amendment
Page 3

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 17th day of November, 2025.

Alisande Shrewsbury
Planning Commission Chairperson



To: Township Board
From: Tim Dempsey, Township Manager
Date: February 27, 2026
Re: Township Millages

The Township has various millages expiring over the next several years (see attached schedule). The Park Millage expired in 2025 and the 2017 Police and Fire Millage expires this year. Staff would like to begin discussions with the Township Board on which millages will be placed before voters for renewal or replacement, along with timing should the Board choose to move forward.

Park Millage

The Park Millage generates just over \$1.5 million annually to operate and maintain Township parks. This millage has been in place since 1984 and is only exceeded in duration by the Township's General Operating Millage (1959) and Pathways Millage (1979). These funds are essential to maintaining the 30 parks throughout the Township's system—providing critical support to staffing and operations. For FY 2026, the Park Millage Fund expenses are allocated as follows:

Activity	Amount
Administration	\$261,631
Harris Nature Center	\$259,827
Park Maintenance	\$590,849
Capital Improvements	\$809,600
Total	\$1,921,907*

** Fund is also supported by grant revenue and user/rental fees*

Police and Fire Millage

The 2017 Police and Fire Millage generates \$3.4 million annually to address long-term pension liabilities, provides four additional staff members for the Police (2) and Fire (2) Departments, and supports ongoing public safety equipment needs. Additional police and fire pension contributions have been \$1.5 million per year, with an additional \$684,000 in 2021-2022. In 2017, when this was originally adopted, the Township's overall pension was funded at 56%, today it stands at 76%.

These two millages combined will generate \$4.9 million in revenue for the current fiscal year. For context, the 2017 Police and Fire Millage represents 15.2% of general fund revenue. Losing one or both millages would have significant, negative impacts on the Township's operations and fiscal stability. It would require eliminating positions and significantly adjusting operations.

It is my strong recommendation that the Township Board consider placing these millages before voters for renewal. The primary questions are when to place them on the ballot and whether to renew them at current rates or consider returning to their original pre-Headlee rollback values.

Attachment: Schedule of Meridian Township Millages

Schedule of Meridian Township Millages																
Millage (Original Enactment)	Last Approval	Expiration Data	Rate When Last Enacted	2025	2026 ⁽¹⁾	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	FY 2026 Estimated Revenue
Township Operating (1959)	Dec-1959	N/A	5.0000	4.1344	4.1344	4.1344	4.1344	4.1344	4.1344	4.1344	4.1344	4.1344	4.1344	4.1344	4.1344	\$9,603,611
Police Protection (1998)	Nov-2020	Dec-2035	0.6016	0.5981	0.5981	0.5981	0.5981	0.5981	0.5981	0.5981	0.5981	0.5981	0.5981	0.5981		\$1,389,295
Fire Protection (1998)	Nov-2020	Dec-2035	0.6339	0.6302	0.6302	0.6302	0.6302	0.6302	0.6302	0.6302	0.6302	0.6302	0.6302	0.6302		\$1,463,805
Community Services (2002)	Aug-2022	Dec-2031	0.1483	0.1474	0.1474	0.1474	0.1474	0.1474	0.1474	0.1474						\$342,161
Land Preservation (2000)	Nov-2020	Dec-2029	0.1000	0.0993	0.0993	0.0993	0.0993	0.0993								\$230,637
Pathways (1974)	Aug-2016	Dec-2028	0.3333	0.3289	0.3289	0.3289	0.3289									\$764,135
Local Roads Debt (2019)	Aug-2019	<i>Dec-2027⁽²⁾</i>	1.9429	1.9429	1.9429	<i>1.0625</i>										\$4,493,919
Police and Fire (2017)	Aug-2017	Dec-2026	1.4830	1.4687	1.4687											\$3,411,575
Parks (1984)	Aug-2014	Dec-2025	0.6667	0.6559												\$1,523,866
Fire Station Debt (2012)	Nov-2012	Aug-2028	0.2000	0.0624												-
Total Twp. Millage Rate			11.1097	10.0682	9.3499	7.0008	5.9383	5.6094	5.5101	5.5101	5.3627	5.3627	5.3627	5.3627	4.1344	\$23,223,004
Total Twp. Millage Rate Less Debt			8.9668	8.0629	7.4070	5.9383	5.9383	5.6094	5.5101	5.5101	5.3627	5.3627	5.3627	5.3627	4.1344	