



AGENDA

REGULAR MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD

Tuesday, October 20, 2026

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

2. Roll Call and Determination of Quorum

3. Approval of Minutes

A. Approval of DDA Regular Meeting Minutes of September 15, 2026

4. Approval of Agenda

5. Call to the Public

The DDA welcomes comments related to the work and spirit of the DDA on non-agenda items. Each person wishing to address the DDA Board shall be afforded an opportunity to do so. When recognized, give your name and address and direct your comments to the Chair. Comments on the agenda items may be allowed upon the calling of the item.

COMMENTS ARE LIMITED TO THREE (3) MINUTES, OR AS ALLOWED BY THE BOARD CHAIR.

6. Consent Agenda

All items on the Consent Agenda are approved by one vote.

A. Financial Reports

7. Financial Matters

A. Bill Approval

8. New and Old Business

A. Repair and Replacement – Interior Center Floor

B. Acceptance of Resignation and Recognition of Service — Board Member Lloyd Coe

C. Notice of Re-Appointment and New Board Member

D. Schedule Annual PA57 Informational Meetings

9. Reports, Resolutions and Recommendations

A. Program Manager Event Outcome Reports

B. Executive Directors Report

10. Board Comments and Training Feedback

11. Next Regular Meeting -

12. Adjournment

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Village, at least three (3) business days in advance of the meeting, if requesting accommodations. The Village of Lake Orion will provide foreign language or hearing impaired interpretation services for those individuals who contact the village to request such services at least seven (7) days prior to the meeting.

En el espíritu de la observancia de la Ley de Estadounidenses con Discapacidades, las personas con discapacidad debe sentirse libre para ponerse en contacto con el pueblo, por lo menos tres (3) días hábiles de antelación a la fecha de la reunión, si se solicitan alojamiento. El municipio de Lake Orion proporcionará idioma extranjero o personas con problemas de audición servicios de interpretación para las personas que se ponen en contacto con el pueblo de solicitar dichos servicios con no menos de siete (7) días antes de la reunión.



DDA SUMMARY SHEET

MEETING DATE: October 20, 2026

TOPIC: Approval of DDA Regular Meeting Minutes of September 15, 2026

RECOMMENDED MOTION: To approve the Downtown Development Authority Board Regular Meeting Minutes of September 15, 2026, as presented.



MINUTES

REGULAR MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD

Tuesday, September 15, 2026

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The September 15, 2026 Downtown Development Regular Meeting was called to order at 6:31 PM by Vice Chairperson Caruso.

2. Roll Call and Determination of Quorum

PRESENT

Vice Chairperson Sam Caruso
Treasurer Matt Shell
Secretary Hank Lorant
Board Member Alaina Campbell
Board Member Todd Garris
Board Member Chris Barnett
President Teresa Rutt

ABSENT

Chairperson Debbie Burgess
Board Member Lloyd Coe

STAFF PRESENT

Executive Director Matthew Gibb
Administrative Coordinator Tracy Woodrum
Village Manager Darwin McClary
Deputy Clerk/Treasurer Lynsey Blough

3. Approval of Minutes

A. Approval of DDA Regular Meeting Minutes of August 18, 2026

MOTION made by Vice Chairperson Caruso, Seconded by Secretary Lorant, to approve the Downtown Development Authority Board Regular Meeting Minutes of August 18, 2026, as presented.

VOTING YEA: Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Burgess, Coe
MOTION: Carried

4. Approval of Agenda

MOTION made by Treasurer Shell, Seconded by President Rutt, to approve the Downtown Development Authority Board Regular Meeting Agenda of September 15, 2026 with the addition of the following item under 8. New and Old Business:

H. Joint Facilitated Leadership Training

VOTING YEA: Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Burgess, Coe
MOTION: Carried

5. Call to the Public

None.

6. Consent Agenda

7. Financial Matters

A. Financial Reports

MOTION made by Board Member Barnett, Seconded by Secretary Lorant, to receive and file the financial reports for September 2026.

VOTING YEA: Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Burgess, Coe
MOTION: Carried

B. Bill Approval

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to approve disbursements in the amount of \$69,033.06 for August 2026.

VOTING YEA: Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Burgess, Coe
MOTION: Carried

8. New and Old Business

A. Lumber Yard Budget - Site Development / Cost to Complete

Executive Director Gibb presented the proposed Lumber Yard site development and cost-to-complete budget, noting approximately \$1.9 million in available project funds. Site development was estimated at \$1.15 million, while the Village Engineer’s cost-to-complete estimate was approximately \$900,000 plus a 15% contingency. The overall remaining project cost was estimated at approximately \$1.65 million, leaving a contingency of approximately \$250,000 to \$450,000 depending on the final available balance. The budget provides for completion of the site improvements, including the trailhead, walkways, lighting, parking, landscaping, market rack, barn, and bakery build-out.

MOTION made by Treasurer Shell, Seconded by Board Member Barnett, to approve the Lumber Yard at Paint Creek Site Development Budget Comparison Report and Cost-to-Complete Budget Report as the basis for a combined working budget of \$1,653,500, consisting of \$1,200,000 for site development, \$74,000 for the contracted fire- suppression system, \$330,000 for the seven identified completion categories and \$49,500 in contingency; to retain \$246,500 of the assumed \$1,900,000 in available funds as uncommitted reserve; and to direct staff to reconcile scope, confirm the treatment of excluded structures, and bring contracts back for Board approval as required under applicable procurement policies

- VOTING YE:** Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
- VOTING NAY:** None
- ABSENT:** Burgess, Coe
- MOTION:** Carried

Board Member Barnett thanked Executive Director Gibb for the thorough work and information provided, noting that the presentation addressed questions raised at the previous meeting.

B. Budget Adjustment – Lumber Yard

Executive Director Gibb explained that the balance sheet through August 31 confirms sufficient funds and fund balance in the bond funds to proceed with the requested action. He requested authorization to transfer \$1.9 million from the bond fund balance in Account 301 to Account 301-901-971, Capital Outlay – Buildings, to consolidate project expenditures into a single capital line for detailed accounting and auditing purposes.

MOTION made by Board Member Barnett, Seconded by Secretary Lorant, to amend the adopted Fund 301 budget to appropriate \$1,900,000 of available Fund 301 fund balance for the Lumber Yard at Paint Creek project and to increase the appropriation in account 301- 901-971-000, Capital Outlay – Buildings, by \$1,900,000. I further move to direct the Village’s finance staff to record the corresponding planned use of fund balance and adjust the projected ending Fund 301 fund balance in the budget. This action establishes budget authority; individual contracts and expenditures remain subject to applicable procurement requirements and Board approval where required.

- VOTING YE:** Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
- VOTING NAY:** None

ABSENT: Burgess, Coe
MOTION: Carried

C. Mickey’s Construction reconciliation and Triple R Electric invoices

Executive Director Gibb explained that the \$28,930 in change orders for Mickey’s Construction primarily involved preliminary site work necessary to prepare for electrical, water, and other utilities. He noted that much of the work supported the installation of electrical conduit and was completed in coordination with DTE and previously approved concrete work. He stated that a signed reconciliation agreement brings Mickey’s Construction current on all amounts owed through the date of the meeting.

MOTION made by Treasurer Shell, Seconded by Board Member Barnett, to approve the Mickey's change order detailed in the agenda in the amount of \$28,930.83 that would be payable from GL 301-901-971-000, Capital Outlay Buildings.

VOTING YEA: Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Burgess, Coe
MOTION: Carried

MOTION made by Treasurer Shell, Seconded by President Rutt, to approve the Triple R Electric for the main bar exterior layout, boxes, cable supports, and south wall conduit in the amount of \$7,408.41 from GL 301-901-971-000, Capital Outlay Buildings.

VOTING YEA: Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Burgess, Coe
MOTION: Carried

D. HVAC System – Lumber Yard

Executive Director Gibb explained that the DDA remains committed to providing the bakery building to Tringali’s Bakery as a finished shell with basic utilities and HVAC. He stated that the existing HVAC system is obsolete and that the building requires heating and air circulation to protect recent water improvements and prevent moisture-related damage. Three local firms submitted design-build proposals, with two at approximately \$40,000 and Thermal Care, Inc. at \$19,000. He recommended awarding the contract to Thermal Care, Inc., noting that the DDA would be responsible for approximately \$7,000 in additional gas service costs but would still remain below the other viable proposals.

Treasurer Shell questioned whether Thermal Care’s proposed system would be sufficient. Executive Director Gibb explained that it would provide an adequate base system for the intended retail use and could be expanded by the future tenant if needed. Board Member Barnett supported the proposal and design-build approach but suggested obtaining pricing for a three-ton air conditioning system. President Rutt agreed that the additional pricing would be helpful to confirm adequate capacity. Executive Director Gibb agreed to obtain the information and return to the Board for approval of any additional cost exceeding the authorized amount.

Board Member Campbell asked to confirm if future tenant could make additional improvements to the system, which Executive Director Gibb affirmed.

MOTION made by Treasurer Shell, Seconded by Board Member Barnett, to approve Thermal Care Heating and Air Conditioning estimate No. 3259 for heating, cooling and ductwork at the Lumber Yard bakery building, in an amount not to exceed \$19,245 from Fund 301, GL 301-901-971-000 Capital Outlay - Buildings; and authorize the Executive Director to execute the agreement after written confirmation of adequate capacity and distribution for retail use and available gas, electrical, venting and permits within that price. Any increase or material scope change shall return to the Board.

VOTING YEA: Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Burgess, Coe
MOTION: Carried

E. Budget Adjustment – Lumber Yard

Executive Director Gibb requested that the item be postponed to October due to an incorrect agenda title. He noted that the DDA’s \$595,000 Public Spaces Grant through Main Street Oakland County has been fully expended and reconciled, with all required accounting submitted and supporting documentation maintained in the Village’s BS&A system. He stated that the reports would be presented at the next meeting for filing and inclusion in the public record.

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to table the item to the next meeting.

VOTING YEA: Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Burgess, Coe
MOTION: Carried

F. PUD Development Agreement – Lumber Yard

Executive Director Gibb explained that the proposed 46-page Planned Unit Development (PUD) Agreement is comprehensive because of the project’s complexity and anticipated future uses. He stated that the agreement establishes parameters for retail uses, open-air markets, events, signage, fire and safety requirements, and other operations while allowing certain future changes administratively without requiring repeated reviews when the use and site plan remain unchanged. Director Gibb requested that the DDA Board adopt the agreement in draft form to establish a framework for the PUD process and provide a public record of the project’s requirements and permitted activities.

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to approve the draft Planned Unit Development Agreement for the Lumber Yard at Paint Creek, as prepared by the Executive Director and included in the Board agenda packet; authorize the Executive Director to incorporate any necessary edits or revisions recommended by the Village Attorney; and authorize the Executive Director to execute and deliver the final agreement on behalf of the

Authority following Village approval, together with any related exhibits and documents reasonably necessary to implement and record the agreement.

- VOTING YEA:** Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
- VOTING NAY:** None
- ABSENT:** Burgess, Coe
- MOTION:** Carried

Vice Chair Caruso commended Director Gibb for his expertise and the significant time and effort he has devoted to the project, noting that his work has resulted in substantial savings on architectural and legal costs. Treasurer Shell and Board Member Campbell agreed, and Executive Director Gibb acknowledged that the work was a team effort.

G. Horse and Wagon Rides – Sing & Stroll Event

Executive Director Gibb stated that the annual tree-lighting event, being rebranded as “Light Up Lake Orion,” will include horse and wagon rides. He requested authorization to enter into a contract for the horse and wagon service, at an anticipated cost of approximately \$2,200, noting that the contract is separate from the Village’s event-application approval process.

MOTION made by Board Member Barnett, Seconded by Secretary Lorant, approve horse-drawn carriage rides as a recurring component of the DDA’s Light Up Lake Orion and Shop Small Saturday programming; approve the Blackstone Stables Horse Drawn Carriage Co. agreement for November 19 and November 28, 2026, in an amount not to exceed \$2,200, charged to GL 248-729-880-012, Sing & Stroll Tree Lighting; and authorize the Executive Director to finalize the route, staging, schedule and internally consistent deposit terms and execute the agreement, provided the total price and material scope do not change. Attachment: Blackstone Stables Carriage Ride Contract for November 19 and November 28, 2026.

- VOTING YEA:** Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
- VOTING NAY:** None
- ABSENT:** Burgess, Coe
- MOTION:** Carried

Board Member Campbell questioned whether the horse-drawn vehicle would be a carriage or wagon. Executive Director Gibb confirmed that the same wagon service used the previous year would be provided. President Rutt noted that the wagon rides were highly popular at the prior event.

H. Joint Facilitated Leadership Training

Executive Director Gibb reported on follow-up discussions from the joint meeting with the Village and stated that one consensus was to pursue facilitated leadership training for the DDA Board and newly elected Village Council following the November election. He requested authorization to invite the Village Council, through the Village Manager, to participate in the training beginning in January and noted that the cost would be shared. He identified Oakland County and Main Street Oakland County as potential facilitators.

Secretary Lorant asked whether the proposed leadership training had already been presented to the Village Council. Executive Director Gibb clarified that the motion would authorize him to extend an invitation to the Village Council through the Village Manager for its consideration, with no binding commitment by either body.

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to direct the DDA director to issue an invitation to the Village Council through its Village Manager to jointly participate in a facilitated leadership training beginning in January 2027, sharing the cost thereof equally, and mutually choosing a neutral facilitator in the quality and reputation of filament who is offered as an approved option.

VOTING YEA: Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Burgess, Coe
MOTION: Carried

9. Reports, Resolutions and Recommendations

A. Main Street Committee Minutes

Executive Director Gibb apologized to Board Member Campbell for inadvertently omitting her committee minutes from the packet and stated that they would be included at the next meeting. He explained that, going forward, minutes from all four committees would be presented to the Board to become part of the public record. The item before the Board was to receive and file the attached Promotions and Design Committee minutes.

MOTION made by Treasurer Shell, Seconded by Board Member Barnett, to receive and file the Promotion and Design Committee Minutes.

VOTING YEA: Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Burgess, Coe
MOTION: Carried

B. Executive Directors Report

Executive Director Gibb provided an update on DDA activities, including plans to add event and marketing metrics to future reports, the success of Dragon on the Lake and LOLive, and continued collaboration with community partners. He reported on efforts to monitor utility costs, use Placer.ai data to support downtown economic development, pursue grant funding for bank stabilization and creek improvements, and upcoming recognition through the American in Bloom program.

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to receive and file the Executive Director’s Report.

VOTING YEA: Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt
VOTING NAY: None
ABSENT: Burgess, Coe
MOTION: Carried

10. Board Comments and Training Feedback

Board Member Barnett expressed frustration regarding recent Village Council discussions concerning the DDA and the appointment of Board members. He emphasized the contributions of DDA volunteers and Board members to the community and downtown, and stated that he believes the Board's work and volunteers should be supported and appreciated. He also thanked those attending and serving the community.

Board Member Garris agreed with Board Member Barnett's comments, commended Executive Director Gibb's work on the PUD, and expressed appreciation for the Board and its members.

Secretary Lorant commended the team for the thoroughness of the 168-page Board packet and thanked the Board for its support. He also noted the success of Dragon on the Lake and the DDA's role in attracting attendees despite the rain.

Treasurer Shell echoed the earlier comments and thanked Executive Director Gibb, Administrative Coordinator Woodrum, and the Board for their significant work and contributions.

Board Member Campbell expressed her appreciation for the community and downtown businesses and emphasized the importance of local businesses supporting the community through event sponsorships. She thanked the Board members and businesses that sponsored Dragon on the Lake and recognized the support provided to the Arts Center. She also thanked Executive Director Gibb for pursuing the SEMCOG grant.

Board Member Barnett suggested contacting SEMCOG staff for assistance with the grant application and noted that communities that have not previously received SEMCOG grants may receive consideration. He offered to help facilitate a conversation with SEMCOG.

Board Member Campbell supported the grant application, noting the importance of stabilizing the banks of Paint Creek, a designated trout stream, due to erosion near Children's Park and the gazebo. She thanked Executive Director Gibb and Administrative Coordinator Woodrum for their work on the project.

President Rutt emphasized the longstanding need for Paint Creek bank stabilization due to erosion in Children's Park and thanked Executive Director Gibb for pursuing grant funding. She also noted that the Village Council's 3-3 vote on the reappointments of Board Members Garris and Campbell resulted in no action, and recognized their contributions to the Board. President Rutt further noted that Board Member Coe will not seek reappointment when his term expires at the end of October, resulting in an upcoming Board vacancy.

11. Next Regular Meeting – October 20, 2026

12. Adjournment

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to adjourn the September 15, 2026, Downtown Development Authority Board Regular Meeting.

VOTING YEA: Caruso, Shell, Lorant, Campbell, Garris, Barnett, Rutt

VOTING NAY: None
ABSENT: Burgess, Coe
MOTION: Carried

The September 15, 2026, Downtown Development Authority Board Regular Meeting adjourned at 7:43 PM.

Debbie Burgess
Chairperson

Lynsey Blough, CMC
Deputy Clerk/Treasurer

Date Approved: as presented on October 20, 2026



DDA ACTION SUMMARY SHEET

MEETING DATE: October 20, 2026

TOPIC Financial Reports

See attached Reports:

Revenue and Expenditure Report (September 2026)

248 Fund Balance Sheet (General DDA Fund)

301 Fund Balance Sheet (DDA Bond 2023 Fund)

404 Fund Balance Sheet (Property Acquisition Fund)

Revenue and Expenditure Report

The following items will be the same on the balance sheet and the revenue and expenditure report for each fund (248, 301, or 404)

- Beginning Fund Balance
- Net of Revenues & Expenditures
- Appropriation of Fund Balance
- Ending Fund Balance

RECOMMENDED MOTION: Receive and File the financial reports for September 2026

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 09/30/2026

% Fiscal Year Completed: 25.21

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

Section 6, Item A.

GL Number	Description	26-27 Amended Budget	YTD Balance 09/30/2026	Activity For 09/30/2026	Available Balance 09/30/2026	% Bdg't Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Revenues						
Department: 000 REVENUE						
248-000-402-000	Current Real Property Taxes	1,215,385.00	811,494.92	786,073.88	403,890.08	66.77
248-000-402-100	Property Tax - Twp DDA Capture	0.00	0.00	0.00	0.00	0.00
248-000-405-000	Property Tax - Personal	0.00	0.00	0.00	0.00	0.00
248-000-412-000	Property Tax - DPPT P/Y & C/Y	1,700.00	1,490.53	0.00	209.47	87.68
248-000-441-000	Local Community Stabilization Share	13,570.00	0.00	0.00	13,570.00	0.00
248-000-445-000	Penalties & Interest on Taxes	0.00	0.00	0.00	0.00	0.00
248-000-539-000	State Grants	5,000.00	0.00	0.00	5,000.00	0.00
248-000-540-000	COUNTY/FEDERAL PROGRAM GRANTS PUBLIC	55,000.00	0.00	0.00	55,000.00	0.00
248-000-582-000	PROPERTY TAXES OTHER UNITS	0.00	0.00	0.00	0.00	0.00
248-000-664-000	Interest Earned	17,800.00	2,351.42	0.00	15,448.58	13.21
248-000-671-999	Appropriation from Fund Balance	12,658.00	0.00	0.00	12,658.00	0.00
248-000-673-000	Gain/Loss on Sale of Assets	0.00	0.00	0.00	0.00	0.00
248-000-676-404	Transfer From Prop Acq Fund	0.00	0.00	0.00	0.00	0.00
248-000-676-592	Reimbursement -Admin Fee - W&S	0.00	0.00	0.00	0.00	0.00
248-000-681-000	Reimburse - Insurance Claims	16,500.00	0.00	0.00	16,500.00	0.00
248-000-683-000	Reimbursements-Other	0.00	0.00	0.00	0.00	0.00
248-000-685-000	Sponsorships	15,000.00	15,420.00	860.00	(420.00)	102.80
248-000-685-100	Transportaion Sponsorship	0.00	0.00	0.00	0.00	0.00
248-000-686-000	Downtown Events	8,000.00	0.00	0.00	8,000.00	0.00
248-000-686-002	Flower Fair Revenue	0.00	0.00	0.00	0.00	0.00
248-000-686-003	New Year Resolution Run Revenue	0.00	0.00	0.00	0.00	0.00
248-000-686-004	ST EVENT REVENUE	1,750.00	0.00	0.00	1,750.00	0.00
248-000-686-005	ST SPONSOR REVENUE	1,000.00	0.00	0.00	1,000.00	0.00
248-000-686-006	EV CHARGING	8,000.00	1,674.60	1,674.60	6,325.40	20.93
248-000-687-000	Merchandise Sales	2,740.00	0.00	0.00	2,740.00	0.00
248-000-688-000	Gift Certificate Sales	4,500.00	48.25	0.00	4,451.75	1.07
248-000-692-000	Rent	16,000.00	0.00	0.00	16,000.00	0.00
248-000-694-000	Miscellaneous	4,500.00	600.00	0.00	3,900.00	13.33
248-000-696-000	PROCEEDS FROM THE SALE OF BONDS/NOTE	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - REVENUE		1,399,103.00	833,079.72	788,608.48	566,023.28	59.54
Revenues		1,399,103.00	833,079.72	788,608.48	566,023.28	59.54
Account Category: Expenditures						
Department: 260 GENERAL ACTIVITIES						
248-260-701-000	Executive Director Wages	88,200.00	20,319.76	6,784.00	67,880.24	23.04
248-260-704-000	Wages - Administrative Coordinator	29,120.00	13,928.75	4,200.00	15,191.25	47.83
248-260-706-000	Asst. Executive Director wages	0.00	546.16	0.00	(546.16)	100.00
248-260-706-001	Marketing Coordinator	47,900.00	0.00	0.00	47,900.00	0.00
248-260-707-000	Wages - Grounds Coordinator	20,000.00	2,657.61	306.00	17,342.39	13.29
248-260-711-013	OVERTIME	0.00	0.00	0.00	0.00	0.00
248-260-715-000	Social Security	19,890.00	2,865.10	863.69	17,024.90	14.40
248-260-716-000	Health Insurance- Medical	8,200.00	1,123.04	2,166.00	7,076.96	13.70
248-260-717-000	Life & Disability Insurance	1,600.00	172.90	80.70	1,427.10	10.81
248-260-718-000	Dental Insurance	680.00	(89.48)	0.00	769.48	(13.16)
248-260-719-000	Pension	8,800.00	1,103.47	1,103.47	7,696.53	12.54
248-260-720-000	Unemployment	3,500.00	0.00	0.00	3,500.00	0.00

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 09/30/2026

% Fiscal Year Completed: 25.21

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

Section 6, Item A.

GL Number	Description	26-27 Amended Budget	YTD Balance 09/30/2026	Activity For 09/30/2026	Available Balance 09/30/2026	% Bdg't Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 260 GENERAL ACTIVITIES						
248-260-721-000	Vision Care	720.00	(15.38)	0.00	735.38	(2.14)
248-260-722-000	Worker's Comp. Insurance	0.00	0.00	0.00	0.00	0.00
248-260-801-000	CONTRACTUAL SERVICES- DOWNTOWN	20,000.00	2,398.54	963.88	17,601.46	11.99
248-260-801-002	CONTRACTUAL SERVICES - PUBLIC SAFETY	106,090.00	0.00	0.00	106,090.00	0.00
248-260-801-003	CONTRACT SERVICES - DPW FEE	29,000.00	0.00	0.00	29,000.00	0.00
248-260-801-004	CONTRACTUAL SERVICES - PA57	69,841.00	0.00	0.00	69,841.00	0.00
248-260-801-005	Contractual Services- Township	7,560.00	5,944.98	0.00	1,615.02	78.64
248-260-801-012	Contractual Services-Parking Code En	0.00	0.00	0.00	0.00	0.00
248-260-801-022	SPECIAL SERVICES- EVENTS	0.00	0.00	0.00	0.00	0.00
248-260-801-023	Contract Services-DPW event support	0.00	0.00	0.00	0.00	0.00
248-260-801-033	Contract Services-DPW snow removal	0.00	0.00	0.00	0.00	0.00
248-260-805-000	Audit Fees	500.00	1,484.00	1,484.00	(984.00)	296.80
248-260-810-000	Legal Services	4,500.00	0.00	0.00	4,500.00	0.00
248-260-823-000	Website/Software	3,900.00	586.02	186.99	3,313.98	15.03
248-260-823-001	Municipal Software	2,000.00	0.00	0.00	2,000.00	0.00
248-260-829-000	Planner Services	500.00	0.00	0.00	500.00	0.00
248-260-851-000	Telephone	3,800.00	656.82	328.52	3,143.18	17.28
248-260-900-000	Printing and Publication	3,700.00	0.00	0.00	3,700.00	0.00
248-260-920-000	Utilities	6,240.00	2,447.43	2,447.43	3,792.57	39.22
248-260-921-000	Municipal Street Lighting	14,700.00	2,876.53	1,089.64	11,823.47	19.57
248-260-930-000	Repair and Maintenance	1,200.00	0.00	0.00	1,200.00	0.00
248-260-930-002	Building Maintenance	900.00	0.00	0.00	900.00	0.00
248-260-940-000	Equipment Rental	1,500.00	52.90	0.00	1,447.10	3.53
248-260-941-000	Office Rent	20,400.00	4,620.00	0.00	15,780.00	22.65
248-260-942-000	Office Expenses	5,500.00	698.81	220.28	4,801.19	12.71
248-260-942-019	Covid Office Expenses	0.00	0.00	0.00	0.00	0.00
248-260-946-000	Credit Card Fees	0.00	0.00	0.00	0.00	0.00
248-260-955-001	Credit Card Fees	0.00	0.00	0.00	0.00	0.00
248-260-956-000	Dues & Miscellaneous	1,900.00	0.00	0.00	1,900.00	0.00
248-260-957-000	Education & Training	4,500.00	0.00	0.00	4,500.00	0.00
248-260-958-000	General Activities Misc	5,150.00	414.13	0.00	4,735.87	8.04
248-260-961-000	Tax Tribunal Refunds	0.00	0.00	0.00	0.00	0.00
248-260-962-000	Mileage	500.00	0.00	0.00	500.00	0.00
248-260-965-101	Transfer Out - General Fund	0.00	0.00	0.00	0.00	0.00
248-260-965-401	Transfer to Capital Imp Fund	0.00	0.00	0.00	0.00	0.00
248-260-965-403	TRANSFER TO-DDA PUBLIC INFRASTRUCTUR	238,948.00	0.00	0.00	238,948.00	0.00
248-260-965-404	Transfer Out - DDA Property Acq Fund	0.00	0.00	0.00	0.00	0.00
248-260-974-000	Capital Outlay - Equipment	2,000.00	720.19	0.00	1,279.81	36.01
Total Dept 260 - GENERAL ACTIVITIES		783,439.00	65,512.28	22,224.60	717,926.72	8.36
Department: 725 ORGANIZATION						
248-725-822-000	Newsletter	1,645.00	0.00	0.00	1,645.00	0.00
248-725-824-000	Volunteer Recognition & Dvp.	1,950.00	6.56	6.56	1,943.44	0.34
248-725-825-000	Gift Certificate Redemption	2,500.00	150.00	0.00	2,350.00	6.00
248-725-826-000	Historic Celebration/Education	1,985.00	58.50	0.00	1,926.50	2.95
248-725-827-000	Awareness Program	2,700.00	220.90	30.22	2,479.10	8.18
248-725-864-000	Grant & Scholarship Distribution	1,000.00	0.00	0.00	1,000.00	0.00

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 09/30/2026

% Fiscal Year Completed: 25.21

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Section 6, Item A.

GL Number	Description	26-27 Amended Budget	YTD Balance 09/30/2026	Activity For 09/30/2026	Available Balance 09/30/2026	% Bdg Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 725 ORGANIZATION						
248-725-881-000	Merchandise to Sell	1,600.00	0.00	0.00	1,600.00	0.00
Total Dept 725 - ORGANIZATION		13,380.00	435.96	36.78	12,944.04	3.26
Department: 726 DESIGN						
248-726-745-000	Beautification Supplies	7,620.00	1,389.78	199.32	6,230.22	18.24
248-726-746-000	Hanging Baskets	4,600.00	3,049.00	3,049.00	1,551.00	66.28
248-726-801-000	Contractual Services	4,780.00	213.85	213.85	4,566.15	4.47
248-726-843-000	Facade Program	10,000.00	0.00	0.00	10,000.00	0.00
248-726-845-000	Public Art Program	0.00	0.00	0.00	0.00	0.00
248-726-883-000	Banners and Holiday Lighting	8,650.00	0.00	0.00	8,650.00	0.00
248-726-975-001	Capital Outlay - Beautification	2,100.00	0.00	0.00	2,100.00	0.00
248-726-975-002	Capital Outlay - Streets	500.00	0.00	0.00	500.00	0.00
248-726-980-001	PUBLIC SPACE GRANT-GENERAL	20,000.00	12,340.00	9,820.00	7,660.00	61.70
248-726-980-002	PUBLIC SPACE GRANT-DEVELOPMENT & PRO	11,326.00	1,499.00	0.00	9,827.00	13.24
Total Dept 726 - DESIGN		69,576.00	18,491.63	13,282.17	51,084.37	26.58
Department: 728 ECONOMIC DEVELOPMENT						
248-728-801-000	Contractual Services	12,000.00	2,418.00	199.00	9,582.00	20.15
248-728-860-000	Trolley Expense	0.00	0.00	0.00	0.00	0.00
248-728-861-000	DATA AND METRICS	500.00	0.00	0.00	500.00	0.00
248-728-862-000	Training Materials	1,100.00	41.74	41.74	1,058.26	3.79
248-728-864-000	Grant & Scholarship Distribution	0.00	0.00	0.00	0.00	0.00
248-728-886-000	Marketing Materials	2,500.00	0.00	0.00	2,500.00	0.00
248-728-886-001	Blight Reduction	0.00	0.00	0.00	0.00	0.00
248-728-886-002	Social District	1,950.00	0.00	0.00	1,950.00	0.00
248-728-888-000	Brand Marketing	27,325.00	3,522.00	283.00	23,803.00	12.89
248-728-888-001	Contractual Services Brand Marketing	8,000.00	0.00	0.00	8,000.00	0.00
Total Dept 728 - ECONOMIC DEVELOPMENT		53,375.00	5,981.74	523.74	47,393.26	11.21
Department: 729 PROMOTION						
248-729-880-000	Event Promotion	3,000.00	6.29	0.00	2,993.71	0.21
248-729-880-001	Event Promo - Gazebo Series	14,900.00	13,000.00	0.00	1,900.00	87.25
248-729-880-004	Event Promo - Halloween Parade	2,500.00	0.00	0.00	2,500.00	0.00
248-729-880-005	Event Promo - Hmtwn/Holiday Vill	3,000.00	0.00	0.00	3,000.00	0.00
248-729-880-006	Event Promo - New Years Res. Run	0.00	0.00	0.00	0.00	0.00
248-729-880-007	Event Promo - Flower Fair	1,500.00	0.00	0.00	1,500.00	0.00
248-729-880-008	EVENT PROMO-ICE FEST	4,800.00	0.00	0.00	4,800.00	0.00
248-729-880-009	Event Promo-Lake Orion Love Shop to	0.00	0.00	0.00	0.00	0.00
248-729-880-010	PARTNERED EVENTS	1,500.00	728.30	728.30	771.70	48.55
248-729-880-011	Restaurant week	1,000.00	0.00	0.00	1,000.00	0.00
248-729-880-012	Sing & Stroll Tree Lighting	7,000.00	2,200.00	2,200.00	4,800.00	31.43
248-729-880-013	STRONGER TOGETHER-WINTER	1,000.00	0.00	0.00	1,000.00	0.00
248-729-880-014	STRONGER TOGETHER- SUMMER/FALL	1,000.00	0.00	0.00	1,000.00	0.00
248-729-880-015	Winter Activities	5,175.00	1,999.00	0.00	3,176.00	38.63
248-729-880-016	MISC EVENTS-OTHER	2,500.00	629.57	629.57	1,870.43	25.18
248-729-880-017	Movie Night	4,780.00	2,404.92	644.92	2,375.08	50.31
248-729-880-100	Stronger Together- smr fall	1,000.00	0.00	0.00	1,000.00	0.00
248-729-885-000	Port-A-Johns	1,950.00	155.00	155.00	1,795.00	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

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Section 6, Item A.

GL Number	Description	26-27 Amended Budget	YTD Balance 09/30/2026	Activity For 09/30/2026	Available Balance 09/30/2026	% Bdg Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 729 PROMOTION						
248-729-895-000	Event Promo-Comm. Sponsorships	0.00	0.00	0.00	0.00	0.00
248-729-975-020	Capital Outlay Parks & rec	0.00	0.00	0.00	0.00	0.00
Total Dept 729 - PROMOTION		56,605.00	21,123.08	4,357.79	35,481.92	37.32
Department: 730						
248-730-253-885	Knox Box Grant Program	0.00	0.00	0.00	0.00	0.00
248-730-885-100	Knox Box Grant Program	0.00	0.00	0.00	0.00	0.00
248-730-931-000	Repair & Maintenance-Equipment	0.00	0.00	0.00	0.00	0.00
248-730-965-101	Transfer Out - General Fund	0.00	0.00	0.00	0.00	0.00
248-730-965-301	Interfund TRF 2023 DDA Bond Project	422,420.00	0.00	0.00	422,420.00	0.00
248-730-965-404	Transfer Out - DDA Property Acq Fund	0.00	0.00	0.00	0.00	0.00
248-730-965-592	Transfers To Water/Sewer Fund	0.00	0.00	0.00	0.00	0.00
248-730-975-000	Capital Outlay	0.00	0.00	0.00	0.00	0.00
248-730-975-003	DDA Capital Outlay	10,000.00	0.00	0.00	10,000.00	0.00
248-730-975-005	DDA Capital Outlay- wayfinding/Light	0.00	0.00	0.00	0.00	0.00
248-730-975-006	DDA Capital Outlay - Parking	0.00	0.00	0.00	0.00	0.00
248-730-975-009	Capital Outlay - Dumpsters	0.00	0.00	0.00	0.00	0.00
248-730-975-011	Capital Outlay - Trail Extensi	0.00	0.00	0.00	0.00	0.00
248-730-975-015	Capitla Outlay- Outdoor Sound	0.00	0.00	0.00	0.00	0.00
248-730-975-020	Capital Outlay Parks & rec	0.00	0.00	0.00	0.00	0.00
248-730-992-000	Bond Principal	0.00	0.00	0.00	0.00	0.00
248-730-995-000	Bond Interest	0.00	0.00	0.00	0.00	0.00
Total Dept 730		432,420.00	0.00	0.00	432,420.00	0.00
Expenditures		1,408,795.00	111,544.69	40,425.08	1,297,250.31	7.92
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		1,399,103.00	833,079.72	788,608.48	566,023.28	59.54
TOTAL EXPENDITURES		1,408,795.00	111,544.69	40,425.08	1,297,250.31	7.92
NET OF REVENUES & EXPENDITURES:		(9,692.00)	721,535.03	748,183.40	(731,227.03)	
BEG. FUND BALANCE		385,962.46	385,962.46			
NET OF REVENUES/EXPENDITURES - 25-26		(49,127.37)	(49,127.37)			
END FUND BALANCE		327,143.09	1,058,370.12			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

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GL Number	Description	26-27 Amended Budget	YTD Balance 09/30/2026	Activity For 09/30/2026	Available Balance 09/30/2026	% Bdg't Used
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023						
Account Category: Revenues						
Department: 000 REVENUE						
301-000-300-001	2023 Downtown Dev Tax Exempt Bond Pr	0.00	0.00	0.00	0.00	0.00
301-000-300-002	2023 Downtown Dev Tax Exempt Bond Pr	0.00	0.00	0.00	0.00	0.00
301-000-664-000	Interest Earnings	500.00	167.40	0.00	332.60	33.48
301-000-671-999	Appropriation from Fund Balanc	0.00	0.00	0.00	0.00	0.00
301-000-699-301	TRF in from DDA	422,420.00	0.00	0.00	422,420.00	0.00
Total Dept 000 - REVENUE		422,920.00	167.40	0.00	422,752.60	0.04
Revenues		422,920.00	167.40	0.00	422,752.60	0.04
Account Category: Expenditures						
Department: 901 CAPITAL OUTLAY						
301-901-805-000	Audit fees	0.00	442.00	442.00	(442.00)	100.00
301-901-930-000	Repair and Maintenance	0.00	0.00	0.00	0.00	0.00
301-901-950-000	Demolition & Land Improvement	0.00	433.00	125.00	(433.00)	100.00
301-901-956-000	Dues & Miscellaneous	0.00	0.00	0.00	0.00	0.00
301-901-971-000	Capital outlay - Buildings	0.00	105,085.51	51,728.01	(105,085.51)	100.00
Total Dept 901 - CAPITAL OUTLAY		0.00	105,960.51	52,295.01	(105,960.51)	100.00
Department: 905 Downtown Dev Bond 2023						
301-905-301-000	Bond Issuance Expense	0.00	0.00	0.00	0.00	0.00
301-905-731-000	2023 Bond Taxable Issuance Expenses	500.00	500.00	0.00	0.00	100.00
301-905-731-001	2023 Tax exempt Bond Issuance Expens	500.00	500.00	0.00	0.00	100.00
301-905-745-001	Property taxes-Orion Twp	0.00	0.00	0.00	0.00	0.00
301-905-920-000	Utilities	0.00	0.00	0.00	0.00	0.00
301-905-992-003	2023 DDA BONDS TAXABLE PRINCIPAL SER	65,000.00	0.00	0.00	65,000.00	0.00
301-905-992-004	2023 DDA BONDS TAX EXEMPT PRINCIPAL	165,000.00	0.00	0.00	165,000.00	0.00
301-905-993-001	2023 DDA BOND TAXABLE INTEREST SERIE	70,933.00	35,466.50	35,466.50	35,466.50	50.00
301-905-993-002	2023 DDA TAX EXEMPT BOND INTEREST A	120,400.00	60,200.00	60,200.00	60,200.00	50.00
Total Dept 905 - Downtown Dev Bond 2023		422,333.00	96,666.50	95,666.50	325,666.50	22.89
Expenditures		422,333.00	202,627.01	147,961.51	219,705.99	47.98
Fund 301 - DOWNTOWN DEV BOND PROJECT 2023:						
TOTAL REVENUES		422,920.00	167.40	0.00	422,752.60	0.04
TOTAL EXPENDITURES		422,333.00	202,627.01	147,961.51	219,705.99	47.98
NET OF REVENUES & EXPENDITURES:		587.00	(202,459.61)	(147,961.51)	203,046.61	
BEG. FUND BALANCE		2,580,888.81	2,580,888.81			
NET OF REVENUES/EXPENDITURES - 25-26		(432,991.04)	(432,991.04)			
END FUND BALANCE		2,148,484.77	1,945,438.16			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

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Section 6, Item A.

GL Number	Description	26-27 Amended Budget	YTD Balance 09/30/2026	Activity For 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
Fund: 403 DDA PUBLIC INFRASTRUCTURE FUND						
Account Category: Revenues						
Department: 000 REVENUE						
403-000-664-000	Interest Earnings	0.00	20.40	0.00	(20.40)	100.00
403-000-671-999	Appropriation from Fund Balanc	0.00	0.00	0.00	0.00	0.00
403-000-699-248	Interfund Transfer In - DDA	238,948.00	0.00	0.00	238,948.00	0.00
Total Dept 000 - REVENUE		238,948.00	20.40	0.00	238,927.60	0.01
Revenues		238,948.00	20.40	0.00	238,927.60	0.01
Account Category: Expenditures						
Department: 901 CAPITAL OUTLAY						
403-901-971-001	SIDEWALK IMPROVEMENT PROGRAM	0.00	0.00	0.00	0.00	0.00
403-901-971-002	PAINT CREEK BANK STABILIZATION PROJE	0.00	0.00	0.00	0.00	0.00
Total Dept 901 - CAPITAL OUTLAY		0.00	0.00	0.00	0.00	0.00
Expenditures		0.00	0.00	0.00	0.00	0.00
Fund 403 - DDA PUBLIC INFRASTRUCTURE FUND:						
TOTAL REVENUES		238,948.00	20.40	0.00	238,927.60	0.01
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES:		238,948.00	20.40	0.00	238,927.60	
BEG. FUND BALANCE		142,459.99	142,459.99			
NET OF REVENUES/EXPENDITURES - 25-26		113,071.25	113,071.25			
END FUND BALANCE		494,479.24	255,551.64			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

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GL Number	Description	26-27 Amended Budget	YTD Balance 09/30/2026	Activity For 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
Fund: 404 DDA PROPERTY ACQUISITION						
Account Category: Revenues						
Department: 000 REVENUE						
404-000-664-000	Interest Earnings	0.00	0.02	0.00	(0.02)	100.00
404-000-694-000	Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00
404-000-699-248	Interfund Transfer In - DDA	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - REVENUE		0.00	0.02	0.00	(0.02)	100.00
Revenues		0.00	0.02	0.00	(0.02)	100.00
Account Category: Expenditures						
Department: 901 CAPITAL OUTLAY						
404-901-805-000	Audit Fees	0.00	0.00	0.00	0.00	0.00
404-901-901-000	Debt Service- Parking Deck	0.00	0.00	0.00	0.00	0.00
404-901-930-000	Repair & Maintenance - Bldg	0.00	0.00	0.00	0.00	0.00
404-901-950-000	Demolition & Land Improvement	0.00	0.00	0.00	0.00	0.00
404-901-956-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
404-901-971-000	Capital Outlay - Building	0.00	0.00	0.00	0.00	0.00
404-901-980-248	Prop Acq Transfer to DDA	0.00	0.00	0.00	0.00	0.00
404-901-992-000	Bond Principal	0.00	0.00	0.00	0.00	0.00
404-901-995-000	Bond Interest	0.00	0.00	0.00	0.00	0.00
Total Dept 901 - CAPITAL OUTLAY		0.00	0.00	0.00	0.00	0.00
Expenditures		0.00	0.00	0.00	0.00	0.00
Fund 404 - DDA PROPERTY ACQUISITION:						
TOTAL REVENUES		0.00	0.02	0.00	(0.02)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES:		0.00	0.02	0.00	(0.02)	
BEG. FUND BALANCE		169,578.15	169,578.15			
NET OF REVENUES/EXPENDITURES - 25-26		(169,355.50)	(169,355.50)			
END FUND BALANCE		222.65	222.67			
Report Totals:						
TOTAL REVENUES - ALL FUNDS		2,060,971.00	833,267.54	788,608.48	1,227,703.46	40.43
TOTAL EXPENDITURES - ALL FUNDS		1,831,128.00	314,171.70	188,386.59	1,516,956.30	17.16
NET OF REVENUES & EXPENDITURES:		229,843.00	519,095.84	600,221.89	(289,252.84)	
BEG. FUND BALANCE - ALL FUNDS		3,278,889.41	3,278,889.41			
NET OF REVENUES/EXPENDITURES - 25-26		(538,402.66)	(538,402.66)			
END FUND BALANCE - ALL FUNDS		2,970,329.75	3,259,582.59			

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION
Balance As of 09/30/2026

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GL Number	Description	YTD Balance 09/30/2025	09/30/2026
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND			
*** Assets ***			
Account Classification: CASH CHECKING			
248-000-001-000	Cash	568.96	13,649.95
248-000-007-000	Payroll-checking	(250.00)	(250.00)
	CASH CHECKING	318.96	13,399.95
Account Classification: CASH SAVINGS			
248-000-002-000	Cash Savings	288,001.21	774,393.59
248-000-010-000	Investment/LGIP County Inv	427,065.89	341,454.04
248-000-011-000	Cash - Payroll Savings	(16,378.60)	(54,750.76)
	CASH SAVINGS	698,688.50	1,061,096.87
	Total Assets	699,007.46	1,074,496.82
*** Liabilities ***			
Account Classification: ACCOUNTS PAYABLE			
248-000-202-000	Accounts Payable	(2,560.00)	15,757.12
	ACCOUNTS PAYABLE	(2,560.00)	15,757.12
Account Classification: ACCRUED AND OTHER LIAB			
248-000-213-000	Accrued Property Tax - Est Chargebacks	400.00	400.00
248-000-228-001	FICA W/H - Medicare	(21.06)	(21.06)
248-000-228-002	FICA- Social Security withheld	(90.06)	(90.06)
248-000-232-000	Life Insurance Payable	0.00	80.70
	ACCRUED AND OTHER LIAB	288.88	369.58
	Total Liabilities	(2,271.12)	16,126.70
*** Fund Equity ***			
Account Classification: FUND BALANCE			
248-000-390-000	Fund Balance - Unassigned	385,962.46	385,962.46
	FUND BALANCE	385,962.46	385,962.46
	Total Fund Equity	385,962.46	385,962.46
Total Fund 248:			
TOTAL ASSETS		699,007.46	1,074,496.82
BEG. FUND BALANCE - 25-26		385,962.46	385,962.46
+ NET OF REVENUES/EXPENDITURES - 25-26		0.00	(49,127.37)
+ NET OF REVENUES & EXPENDITURES		315,316.12	721,535.03
= ENDING FUND BALANCE		701,278.58	1,058,370.12
+ LIABILITIES		(2,271.12)	16,126.70
= TOTAL LIABILITIES AND FUND BALANCE		699,007.46	1,074,496.82

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION
Balance As of 09/30/2026

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GL Number	Description	YTD Balance 09/30/2025	09/30/2026
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023			
*** Assets ***			
Account Classification: CASH CHECKING			
301-000-001-000	Cash	56,386.80	56,386.80
	CASH CHECKING	56,386.80	56,386.80
Account Classification: CASH SAVINGS			
301-000-002-000	CASH	2,302,570.79	2,023,531.52
301-000-011-000	Cash - Payroll Savings	(21,659.91)	(36,719.48)
	CASH SAVINGS	2,280,910.88	1,986,812.04
Total Assets		2,337,297.68	2,043,198.84
*** Liabilities ***			
Account Classification: ACCOUNTS PAYABLE			
301-000-202-000	Accounts Payable	3,255.00	95,791.50
	ACCOUNTS PAYABLE	3,255.00	95,791.50
Account Classification: DUE TO INTERFUND			
301-000-214-101	Due to General Fund	1,969.18	1,969.18
	DUE TO INTERFUND	1,969.18	1,969.18
Total Liabilities		5,224.18	97,760.68
*** Fund Equity ***			
Account Classification: FUND BALANCE			
301-000-390-000	Fund Balance - Unassigned	2,580,888.81	2,580,888.81
	FUND BALANCE	2,580,888.81	2,580,888.81
Total Fund Equity		2,580,888.81	2,580,888.81
Total Fund 301:			
TOTAL ASSETS		2,337,297.68	2,043,198.84
BEG. FUND BALANCE - 25-26		2,580,888.81	2,580,888.81
+ NET OF REVENUES/EXPENDITURES - 25-26		0.00	(432,991.04)
+ NET OF REVENUES & EXPENDITURES		(248,815.31)	(202,459.61)
= ENDING FUND BALANCE		2,332,073.50	1,945,438.16
+ LIABILITIES		5,224.18	97,760.68
= TOTAL LIABILITIES AND FUND BALANCE		2,337,297.68	2,043,198.84

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION
Balance As of 09/30/2026

Section 6, Item A.

		YTD Balance	
		09/30/2025	09/30/2026
Fund: 403 DDA PUBLIC INFRASTRUCTURE FUND			
*** Assets ***			
Account Classification: CASH SAVINGS			
403-000-002-000	CASH	142,479.13	255,551.64
	CASH SAVINGS	142,479.13	255,551.64
	Total Assets	142,479.13	255,551.64
*** Fund Equity ***			
Account Classification: FUND BALANCE			
403-000-390-000	Fund Balance - Unassigned	142,459.99	142,459.99
	FUND BALANCE	142,459.99	142,459.99
	Total Fund Equity	142,459.99	142,459.99
Total Fund 403:			
TOTAL ASSETS		142,479.13	255,551.64
BEG. FUND BALANCE - 25-26		142,459.99	142,459.99
+ NET OF REVENUES/EXPENDITURES - 25-26		0.00	113,071.25
+ NET OF REVENUES & EXPENDITURES		19.14	20.40
= ENDING FUND BALANCE		142,479.13	255,551.64
+ LIABILITIES		0.00	0.00
= TOTAL LIABILITIES AND FUND BALANCE		142,479.13	255,551.64

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION
Balance As of 09/30/2026

Section 6, Item A.

		YTD Balance	
GL Number	Description	09/30/2025	09/30/2026
Fund: 404 DDA PROPERTY ACQUISITION			
*** Assets ***			
Account Classification: CASH SAVINGS			
404-000-002-000	Cash-Savings-DDA Property Acq.	169,600.94	222.67
	CASH SAVINGS	169,600.94	222.67
	Total Assets	169,600.94	222.67
*** Fund Equity ***			
Account Classification: FUND BALANCE			
404-000-390-000	Fund Balance - Unassigned	169,578.15	169,578.15
	FUND BALANCE	169,578.15	169,578.15
	Total Fund Equity	169,578.15	169,578.15
Total Fund 404:			
TOTAL ASSETS		169,600.94	222.67
BEG. FUND BALANCE - 25-26		169,578.15	169,578.15
+ NET OF REVENUES/EXPENDITURES - 25-26		0.00	(169,355.50)
+ NET OF REVENUES & EXPENDITURES		22.79	0.02
= ENDING FUND BALANCE		169,600.94	222.67
+ LIABILITIES		0.00	0.00
= TOTAL LIABILITIES AND FUND BALANCE		169,600.94	222.67



DDA ACTION SUMMARY SHEET

MEETING DATE: October 20, 2026

TOPIC Bill Approval

See Attached Reports:

Invoice Register: These are the disbursements that took place last month.

Credit Card Report: Lists the details for the credit charges shown in the invoice register.

PLEASE REVIEW THE ADDITIONAL ATTACHED MEMORANDUM FROM THE DIRECTOR

RECOMMENDED MOTION:

(Roll Call) To approve disbursements in the amount of \$180,835.58 for September 2026

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 09/01/2026 - 09/30/2026

POSTED AND UNPOSTED
OPEN AND PAID

Section 7, Item A.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 000 REVENUE					
248-000-228-000	Remittance	MICHIGAN DEPARTMENT OF TRE	Remittance Check	465.41	458
248-000-228-001	Remittance	IRS	Remittance Check	84.08	454
248-000-228-001	Remittance	IRS	Remittance Check	84.08	454
248-000-228-001	Remittance	IRS	Remittance Check	79.63	456
248-000-228-001	Remittance	IRS	Remittance Check	79.63	456
248-000-228-002	Remittance	IRS	Remittance Check	359.48	454
248-000-228-002	Remittance	IRS	Remittance Check	359.48	454
248-000-228-002	Remittance	IRS	Remittance Check	340.50	456
248-000-228-002	Remittance	IRS	Remittance Check	340.50	456
248-000-230-000	Remittance	IRS	Remittance Check	387.15	454
248-000-230-000	Remittance	IRS	Remittance Check	387.15	456
248-000-237-002	Remittance	EMPOWER TRUST CO. LLC	Remittance Check	169.60	453
248-000-237-002	Remittance	EMPOWER TRUST CO. LLC	Remittance Check	169.60	455
Total Department 000 REVENUE				3,306.29	
Department: 260 GENERAL ACTIVITIES					
248-260-801-000	FIRESTATION BATH DRINKING	AMAZON CAPITAL SERVICES	WATER FILTER AT FIRESTATION	87.88	36294
248-260-801-000	FIRESTATION BATH CLEAN SEP	PRESTIGE CLEANING MI	CLEANING OF FIRESTATION	500.00	36324
248-260-801-000	GARBAGE BAGS FOR DOWNTOWN,	HOME DEPOT CREDIT SERVICES	GARBAGE BAGS FOR DOWNTOWN	119.88	36306
248-260-801-000	DPW-7-27-26, GARBAGE BAGS	HOME DEPOT CREDIT SERVICES	TRASH BAGS FOR DOWNTOWN GARBAGE CANS	119.88	36370
248-260-801-000	INV#7014131, 7-28-26, FLAG	HOME DEPOT CREDIT SERVICES	AMERICAN FLAG MOUNTING SUPPLIES FOR L	136.24	36370
248-260-805-000	INV#244711, 8-17-26, AUDIT	ANDREWS HOOPER PAVLIC PLC	2026 AUDIT, DDA & LUMBERYARD PORTIONS	1,484.00	36352
248-260-823-000	OPENAI - 2792-7918-7195	COMERICA BANK	COMERICA AUGUST CC - DDA	20.00	377
248-260-823-000	ADOBE 0484620956	COMERICA BANK	COMERICA AUGUST CC - DDA	54.04	377
248-260-823-000	FLOWCODE BC2953D1	COMERICA BANK	COMERICA AUGUST CC - DDA	9.95	377
248-260-823-000	SNAPRETAIL - EMAIL SYSTEM	COMERICA BANK	COMERICA AUGUST CC - DDA	65.00	377
248-260-823-000	CLICKUP - 081226	COMERICA BANK	COMERICA AUGUST CC - DDA	38.00	377
248-260-851-000	COMCAST (8.24.26)	COMERICA BANK	COMERICA AUGUST CC - DDA	235.06	377
248-260-851-000	MISWITCH PHONES 8.1.26	COMERICA BANK	COMERICA AUGUST CC - DDA	93.46	377
248-260-920-000	118 N BROADWAY, ACCT#910018	DTE ENERGY	JULY TO AUGUST 2026 ELECTRICITY BILL	117.70	36301
248-260-920-000	WATER BILL FOR DDA OFFICE	VILLAGE OF LAKE ORION	JULY WATER BILL	612.93	36337
248-260-920-000	WATER BILL LUMBERYARD - JU	VILLAGE OF LAKE ORION	JULY WATER BILL	397.70	36337
248-260-920-000	DDA OFFICE WATER BILL, AUG	VILLAGE OF LAKE ORION	WATER BILLS	517.19	36337
248-260-920-000	LUMBERYARD WATER BILL, AUG	VILLAGE OF LAKE ORION	WATER BILLS	794.91	36337
248-260-920-000	ACCT#1000 6299 5376, 10-1-	CONSUMERS ENERGY	CONSUMERS BILL FOR DDA OFFICE	8.63	36350
248-260-920-000	WATER FOR DDA OFFICE, INV#	CRYSTAL WATER COMPANY		7.00	36361
248-260-921-000	90 S ANDERSON, ACCT#920009	DTE ENERGY	JULY TO AUGUST 2026 ELECTRICITY BILL	436.34	36301
248-260-921-000	24 FRONT ST, ACCT#92000968	DTE ENERGY	JULY TO AUGUST 2026 ELECTRICITY BILL	38.60	36301
248-260-921-000	165 S BROADWAY, ACCT#910018	DTE ENERGY	JULY TO AUGUST 2026 ELECTRICITY BILL	26.60	36301
248-260-921-000	ACCT#910040951659, DUE 9-2	DTE ENERGY	DTE BILLS DUE 9/24/26	411.53	36301
248-260-921-000	ACCT#910040951725, DUE 9-2	DTE ENERGY	DTE BILLS DUE 9/24/26	94.62	36301
248-260-921-000	ACCT#910040951774, DUE 9-2	DTE ENERGY	DTE BILLS DUE 9/24/26	50.00	36301
248-260-921-000	ACCT#910040951824, DUE 9-2	DTE ENERGY	DTE BILLS DUE 9/24/26	31.95	36301
248-260-921-000	#9200 096 8065 2, (24 FRON	DTE ENERGY	STREETLIGHTS 24 FRONT ST	67.19	36349
248-260-942-000	HOME DEPOY (SHELVNIG_8.25.	COMERICA BANK	COMERICA AUGUST CC - DDA	127.16	377
248-260-942-000	MEIJER - OFFCIE SUPPLIES 8	COMERICA BANK	COMERICA AUGUST CC - DDA	54.14	377
248-260-942-000	AMZN - OFFICE SUPPLIES	COMERICA BANK	COMERICA AUGUST CC - DDA	38.98	377
Total Department 260 GENERAL ACTIVITIES				6,796.56	
Department: 725 ORGANIZATION					

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 09/01/2026 - 09/30/2026

POSTED AND UNPOSTED
OPEN AND PAID

Section 7, Item A.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 725 ORGANIZATION					
248-725-824-000	CVS - WATER FOR LY CREW	COMERICA BANK	COMERICA AUGUST CC - DDA	6.56	377
248-725-827-000	VISTAPRINT VP-OPVJ7047	COMERICA BANK	COMERICA AUGUST CC - DDA	30.22	377
Total Department 725 ORGANIZATION				36.78	
Department: 726 DESIGN					
248-726-745-000	EXXON GAS	COMERICA BANK	COMERICA AUGUST CC - DDA	11.32	377
248-726-745-000	HOME DEPOT FLOWERS	COMERICA BANK	COMERICA AUGUST CC - DDA	188.00	377
248-726-746-000	HANGING FLOWER BASKETS & SO	JOS. KUTCHEY & SONS, LLC	HANGING FLOWER BASKETS & SOIL	3,049.00	36307
248-726-801-000	SHELL - GAS CAN	COMERICA BANK	COMERICA AUGUST CC - DDA	19.07	377
248-726-801-000	SHELL GAS	COMERICA BANK	COMERICA AUGUST CC - DDA	50.00	377
248-726-801-000	EXXON GAS	COMERICA BANK	COMERICA AUGUST CC - DDA	7.79	377
248-726-801-000	AUTOZONE - 4 WHEELER PARTS	COMERICA BANK	COMERICA AUGUST CC - DDA	136.99	377
248-726-980-001	INV 8.13.2026 - RIMS	LAKE ORION BIKE & ADVENTUR	PUBLIC ART SUPPLIES - LUMBER YARD	900.00	36308
248-726-980-001	PUD ESCROW FEES - ENGINEER	VILLAGE OF LAKE ORION	NF ENGINEERING ESCROW	8,920.00	36338
Total Department 726 DESIGN				13,282.17	
Department: 728 ECONOMIC DEVELOPMENT					
248-728-801-000	DROP BOX 5R2MYW9G4DZ8	COMERICA BANK	COMERICA AUGUST CC - DDA	199.00	377
248-728-862-000	UPS - COPIES 8.4.26	COMERICA BANK	COMERICA AUGUST CC - DDA	41.74	377
248-728-888-000	REVIEW 1/4 PAGE AD, INV#40	VIEW NEWSPAPER GROUP	1/4 PAGE AD	283.00	36336
Total Department 728 ECONOMIC DEVELOPMENT				523.74	
Department: 729 PROMOTION					
248-729-880-010	CUSTOM INK RCPT 90138827 (	COMERICA BANK	COMERICA AUGUST CC - DDA	638.01	377
248-729-880-010	CUSTOM INK PCPT 90138827 (	COMERICA BANK	COMERICA AUGUST CC - DDA	90.29	377
248-729-880-012	DATES 11-19-26 & 11-28-26	BLACKSTONE STABLES	HORSE & WAGON RIDES - LIGHT UP LO & S	2,200.00	36355
248-729-880-016	POLICEWAGES & ADMINFEE FOR	VILLAGE OF LAKE ORION	POLICE SERVICES FOR SICK RACE STOP 8/	370.58	36337
248-729-880-016	CORN HOLE SPONSORSHIP, INV	SONS OF THE AMERICAN LEGIO	CORNHOLE SPONSORSHIP	250.00	36329
248-729-880-016	AMZN- SERVING GLOVES 8.4.2	COMERICA BANK	COMERICA AUGUST CC - DDA	8.99	377
248-729-880-017	AMZN - MOVIE NIGHT SUPPLIE	COMERICA BANK	COMERICA AUGUST CC - DDA	60.67	377
248-729-880-017	KRGER WATER MOVIE NIGHT	COMERICA BANK	COMERICA AUGUST CC - DDA	7.98	377
248-729-880-017	LITTLE CEASARS MOVIE NIGHT	COMERICA BANK	COMERICA AUGUST CC - DDA	16.37	377
248-729-880-017	GQT - POPCRON MOVIE NIGHT	COMERICA BANK	COMERICA AUGUST CC - DDA	59.90	377
248-729-880-017	INV#SFM-0628, 9-19-26 MOVI	SPARKFUSION MARKETING	EQUIPMENT FOR MOVIE NIGHT 9-18-26	500.00	36383
248-729-885-000	TURNER SANITATION729363338	COMERICA BANK	COMERICA AUGUST CC - DDA	155.00	377
Total Department 729 PROMOTION				4,357.79	
Total Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND				28,303.33	
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023					
Department: 901 CAPITAL OUTLAY					
301-901-805-000	INV#244711, 8-17-26, AUDIT	ANDREWS HOOPER PAVLIC PLC	2026 AUDIT, DDA & LUMBERYARD PORTIONS	442.00	36352
301-901-950-000	LUMBERYARD PORT-A-JOHN, IN	TURNER SANITATION	PORTA JOHN AT LUMBERYARD	125.00	36332
301-901-971-000	INV#26-DDA-CO#6, DECK LIGH	TRIPLE R ELECTRIC INC	3 INVOICES FOR LUMBERYARD ELECTRICAL	787.20	36386
301-901-971-000	INV#26-DDA-CO#7, MAIN BARN	TRIPLE R ELECTRIC INC	3 INVOICES FOR LUMBERYARD ELECTRICAL	2,371.38	36386
301-901-971-000	INV#26-DDA-CO#8, MAIN BARN	TRIPLE R ELECTRIC INC	3 INVOICES FOR LUMBERYARD ELECTRICAL	4,178.60	36386
301-901-971-000	SEPT 2026 -DOOR PULLS&LATC	MICHAEL MACK	DOOR PULLS & LATCHES FOR LUMBERYARD	2,080.00	36373
301-901-971-000	5 CO RECONCILE, 9-1-26	MICKEY'S CONSTRUCTION LLC	2025-2026 CHANGE ORDERS (QTY 5) RECON	28,930.83	36374
301-901-971-000	APPROVED PROPOSAL - HVAC	THERMAL CARE HEATING AND A	DEPOSIT - HVAC LUMBER YARD	9,500.00	36385
301-901-971-000	INV 9-21-26, WHITE PINE/IN	BJ TIMBER LLC	LUMBERYARD MATERIALS & DELIVERY	3,880.00	36354
Total Department 901 CAPITAL OUTLAY				52,295.01	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 09/01/2026 - 09/30/2026

POSTED AND UNPOSTED

OPEN AND PAID

Section 7, Item A.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023					
Department: 905 Downtown Dev Bond 2023					
301-905-993-001	LUMBERYARD TAXABLE INT - B ARGENT INSTITUTIONAL TRUST DDA BOND TAXABLE SERIES B			35,466.50	36297
301-905-993-002	LUMBERYARD TAX EXEMPT BOND ARGENT INSTITUTIONAL TRUST DDA BOND			60,200.00	36297
			Total Department 905 Downtown Dev Bond 2023	95,666.50	
			Total Fund 301 DOWNTOWN DEV BOND PROJECT 2023	147,961.51	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 09/01/2026 - 09/30/2026

POSTED AND UNPOSTED

OPEN AND PAID

Section 7, Item A.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY FUND ---					
	248		DOWNTOWN DEVELOPMENT AUTHORITY FUND	28,303.33	
	301		DOWNTOWN DEV BOND PROJECT 2023	147,961.51	
	Total For All Funds:			176,264.84	

September 2026 Credit Card Memorandum

To: Lake Orion DDA Board of Directors

From: Matthew Gibb, Executive Director

Date: October 17, 2026

Subject: September 30, 2026 statement - card ending 8770

The September statement lists 27 purchases totaling \$4,858.74 and a \$288.00 provisional credit, resulting in a net \$4,570.74 transferred to the associated central billing account. The chart below itemizes the posted activity for Board review.

Post date	Tran. date	Merchant	Amount
09/01	08/31	CustomInk LLC	\$307.93
09/01	08/31	Textedly	\$2,036.00
09/02	09/01	MiSwitch Communication	\$93.46
09/02	09/01	IONOS	\$28.85
09/02	09/01	WebVitality Inc.	\$525.00
09/02	09/01	Adobe	\$54.04
09/04	09/03	Turner Sanitation Inc.	\$155.00
09/08	09/07	Flowcode Pro	\$9.95
09/08	09/06	Amazon MktpI 538JJ39S1	\$30.94
09/09	09/08	Roll Off Dumpster	\$100.00
09/14	09/11	DRI Signs	\$82.26
09/15	09/14	Roll Off Dumpster	\$100.00
09/17	09/16	Amazon 5R7RO7OW2	\$17.98

September Statement Itemization Continued

Post date	Tran. date	Merchant	Amount
09/18	09/17	Amazon MktpL 5R5QV9LD0	\$16.74
09/18	09/17	Amazon 5R85L0NL0	\$189.96
09/18	09/17	MI Business Filings	\$125.00
09/21	09/19	Amazon 5R8M675Q0	\$99.99
09/21	09/18	GQT Oxford 7	\$89.85
09/21	09/18	Orion Area Chamber	\$70.00
09/21	09/18	IONOS	\$28.85
09/21	09/18	Little Caesars	\$21.18
09/22	09/21	SnapRetail	\$65.00
09/24	09/23	The UPS Store 3585	\$12.00
09/28	09/26	ClickUp	\$38.00
09/28	09/25	Comcast / Xfinity	\$144.78
09/29	09/28	Turner Sanitation Inc.	\$155.00
09/30	09/30	Amazon 510OL3OX2	\$260.98
09/11	07/18	Provisional credit - Domain Listings	(\$288.00)
Total purchases			\$4,858.74
Provisional credit			(\$288.00)
Net transferred to central billing			\$4,570.74

Reconciliation note: The individual card summary shows \$0.00 due because activity transferred to central billing. The statement separately identifies the July 18 Domain Listings transaction of \$288.00 as disputed and not required to be paid until resolved. That notice is not counted as an additional purchase in this chart; the provisional credit remains subject to dispute resolution.

Descriptions reflect statement merchant names. Receipts are needed to confirm business purposes and GL allocations. All dates shown are in 2026. Source: DDA Gibb September CC.pdf, pages 1-2.

Invoice and Credit Card Reconciliation Review

Review of the September invoice register and credit card statement raises a question about how the DDA reconciles billing periods, payment reporting, and expenditures from multiple funds. I recommend referring this question to the Director (my office) to work with Finance to determine whether the current process complies with applicable Village policies, accounting requirements, and Board approval procedures, and whether any clarification or adjustment is needed.

Information presented

Report or component	Amount
September register - Fund 248	\$28,303.33
September register - Fund 301	\$147,961.51
Combined September invoice register	\$176,264.84
August card expenses already included in register	\$2,463.69
September card net activity after provisional credit	\$4,570.74

The September register identifies its Comerica entries as August credit card expenses. The September 30 card statement therefore represents a different billing period from the card charges included in that register. The register also combines Fund 248 operating activity and Fund 301 project and debt service activity. The September statement includes a \$288.00 provisional credit associated with a disputed charge.

Question for review

Do the difference in credit card billing and payment periods, together with the presentation of disbursements from multiple funds in a single register, create a reconciliation or approval question that should be addressed in our monthly reporting process?

Referral to the Director and Finance

The Director should work with Finance to trace the card activity through central billing, payment, fund and GL allocation, and Board reporting; confirm how previously approved items are identified in later registers; and determine whether the process meets applicable requirements. The review should also confirm the treatment of the provisional credit and disputed charge and identify any needed changes to the monthly memo or supporting schedules.

This is an informational referral, not a finding of noncompliance or duplicate payment, and does not request disbursement approval. The Director should report the findings and any recommended changes to the Board.



DDA ACTION SUMMARY SHEET

MEETING DATE: October 20, 2026

TOPIC Repair and Replacement – Interior Center Floor

BACKGROUND

The board previously approved a multi-quote based contract to JAH Services to tear out, repair, prep and pour an exposed aggregate surface in the main barns two side sections (behind the center support columns). This work was done and approved in late spring, however, during the construction services, as has happened repeatedly in this project, the work revealed additional substructure and deteriorating conditions that require additional work. This particularly applies to the top of the interior footings which, in areas, we discovered cracking and top surface decay. We affirmed through several experts that nothing structural was affected, but as it was intended that we would have a slight step (code compliant) from the original floor surface, a difficulty arose as to how we fix the problem without creating a further hazard for eventual public use.

It has been uniformly decided that the condition of the center floor is not adequate to maintain the type of public presence anticipated by the project use that was approved by the board. As such, it became clear that it would be most cost effective and in the interest of long-term use, that the center floor be ripped out and replaced. By doing so, we could clean all loose debris on the top of the interior footings, seal and correct the step hazard.

We were trying to save this expense by re-using the original asphalt, but it became untenable.

Several firms were contacted to secure estimated costs, site visits conducted, and the results of those efforts were:

Comparison for 2,160 sq. ft. removal, preparation, new 4-6 inch concrete	Price per sq. ft.	Total cost
JAH Services	\$8.80	\$19,000
State Contracting	\$10.50	\$22,680
Whelan Cement	\$12.00	\$25,920

*Michigan statewide current pricing range \$10.00–\$20.00 resulting in \$21,600 - \$43,200

The current policy of the DDA allows the Director to present and consult with the Board Chair when proposed expenses are less than \$30,000 and based on proper due diligence. All documentation was reviewed with the Board chair and a mutual decision was made to engage JAH Services to perform the necessary work. Upon such authorization the work was preformed and approved.

FINANCIAL IMPACT

Based on the approved Cost to Complete Budget, this expense will be charged against our reserved contingency. It does not create an imbalance or concern against anticipated budget as it has been an anticipated need since May. It was only subject to actual cost.

This would be charged against GL 301-901-971-000 Capital Outlay – Buildings

RECOMMENDED MOTION:

Motion to affirm that the submitted cexpense satisfies the procurement policy applicable to Lumber Yard project expenses and to approve payment of JAH Services Invoice No. 1386, dated October 10, 2026, in the amount of \$19,000 from GL 301-901-971-000, Capital Outlay – Buildings.



INVOICE

2900 Newberry Rd., Waterford, MI 48329
(248) 459-4218

BILL TO: Matt Gibb 4611 Oak Grove Dr Clarkston, MI gibb@downtownlakeorion.org	DATE October 10, 2026 INVOICE # 1386						
<table><tr><th>DESCRIPTION</th><th>AMOUNT</th></tr><tr><td>Concrete Work - 24 ft x 90 ft Total area: 2,160 sq. ft. Concrete thickness: 4 inches - Removal of existing concrete - Preparation of the work area - Installation of new 4-inch-thick concrete</td><td>\$19,000.00</td></tr><tr><td>AMOUNT DUE THIS INVOICE</td><td>\$19,000.00</td></tr></table>		DESCRIPTION	AMOUNT	Concrete Work - 24 ft x 90 ft Total area: 2,160 sq. ft. Concrete thickness: 4 inches - Removal of existing concrete - Preparation of the work area - Installation of new 4-inch-thick concrete	\$19,000.00	AMOUNT DUE THIS INVOICE	\$19,000.00
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AMOUNT DUE THIS INVOICE	\$19,000.00						

Thank you for choosing JAH Services!

K 12

STATE CONTRACTING

15045 Dixie Hwy #A, Holly, MI 48442

ESTIMATE

Lake Orion DDA | Lumber Yard at Paint Creek

Prepared October 2, 2026

Proposed scope for confirmation

Remove the existing middle floor surface within the main barn and haul away resulting debris.

Prepare and compact the base as required for the replacement floor.

Install a new four-six inch concrete floor over a 24-foot by 90-foot area, totaling 2,160 square feet.

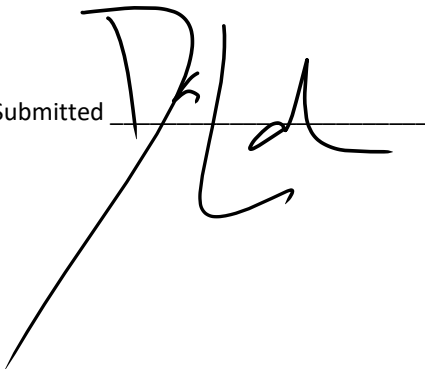
Coordinate finished elevation with adjoining floor surfaces; confirm finish, joint layout, and curing requirements.

Pricing status	Proposed lump sum
Subject to final site inspection	\$22,680.00

Items requiring contractor confirmation

Confirm existing surface material, quantities, base work, concrete mix and reinforcement, finish, joints, curing, disposal, access, permits, exclusions, schedule, payment terms, and warranty. All scope items above remain proposed until confirmed by the contractor.

Submitted



Date 10/2/2026

WHELAN

CONSTRUCTION SERVICES

Quotation

2425 Pointe Tremble Rd., Clay Township,
Michigan 48001

Date:

Quote#:

Customer ID:

Valid Until:

Customer:

Company Name:

Name:

Address:

E-mail:

Phone:

Proposed Work (provided by client)

Effective 10/1/26

Remove the existing middle floor surface within the main barn and haul away resulting debris.

Prepare and compact the base as required for the replacement floor.

Install a new four-inch concrete floor over a 24-foot by 90-foot area, totaling 2,160 square feet.

Coordinate finished elevation with adjoining floor surfaces; confirm finish, joint layout, and curing requirements.

Proposed total pending contractor confirmation

\$25,920.00



DDA ACTION SUMMARY SHEET

MEETING DATE: October 20, 2026

TOPIC Acceptance of Resignation and Recognition of Service — Board Member Lloyd Coe

Purpose

This memorandum is presented to formally acknowledge and accept the resignation of Board Member Lloyd Coe and, more importantly, to recognize his many years of extraordinary service, generosity, and commitment to Downtown Lake Orion.

Background and Recognition of Service

Few individuals have contributed to the character, traditions, and spirit of Downtown Lake Orion in quite the way Lloyd Coe has.

As the longtime owner of Ed's Broadway Gift & Costume, alongside his wife Kathy, Lloyd has been a familiar and valued presence in the downtown business community for nearly three decades. Since opening their business in 1997, Lloyd and Kathy have helped make downtown a place where community traditions are celebrated, neighbors come together, and local businesses are more than simply places of commerce.

Lloyd's formal service on the DDA Board began in November 2018, but his commitment to the DDA, the Main Street program, and the broader Lake Orion community extends well beyond his years as a Board member.

Throughout that time, Lloyd has generously shared his experience as a downtown business owner, his practical insight, his time, and perhaps most memorably, his remarkable collection of costumes and theatrical resources. For decades, his contributions to the Orion Lighted Christmas Parade and other community celebrations have helped create the magic, excitement, and lasting memories that generations of Lake Orion families have come to cherish.

His contributions have extended well beyond the parade. Lloyd was instrumental in creating the Downtown Cornhole League, bringing residents, businesses, and visitors together through a welcoming and enjoyable downtown tradition. His involvement with the American Legion, community fundraising, volunteer activities, and countless downtown events reflects a willingness to step forward whenever an extra set of hands, a creative idea, or a little encouragement was needed.

Whether serving on a committee, helping organize an event, providing costumes, supporting fellow merchants, or simply offering a thoughtful perspective at a Board meeting, Lloyd has consistently demonstrated what the Main Street approach to community development is intended to accomplish: building a stronger downtown through the people who care enough to invest themselves in its success.

Expression of Appreciation

The Downtown Development Authority recognizes that the success of a downtown cannot be measured solely by completed projects, new investment, or economic development statistics. It must also be measured by the people who give a community its personality, traditions, and sense of belonging.

Lloyd Coe has helped shape all three.

His years of service reflect the very best of volunteer leadership: generosity without expectation, commitment without fanfare, and a genuine belief that the time and energy invested in one's community will make it a better place for everyone.

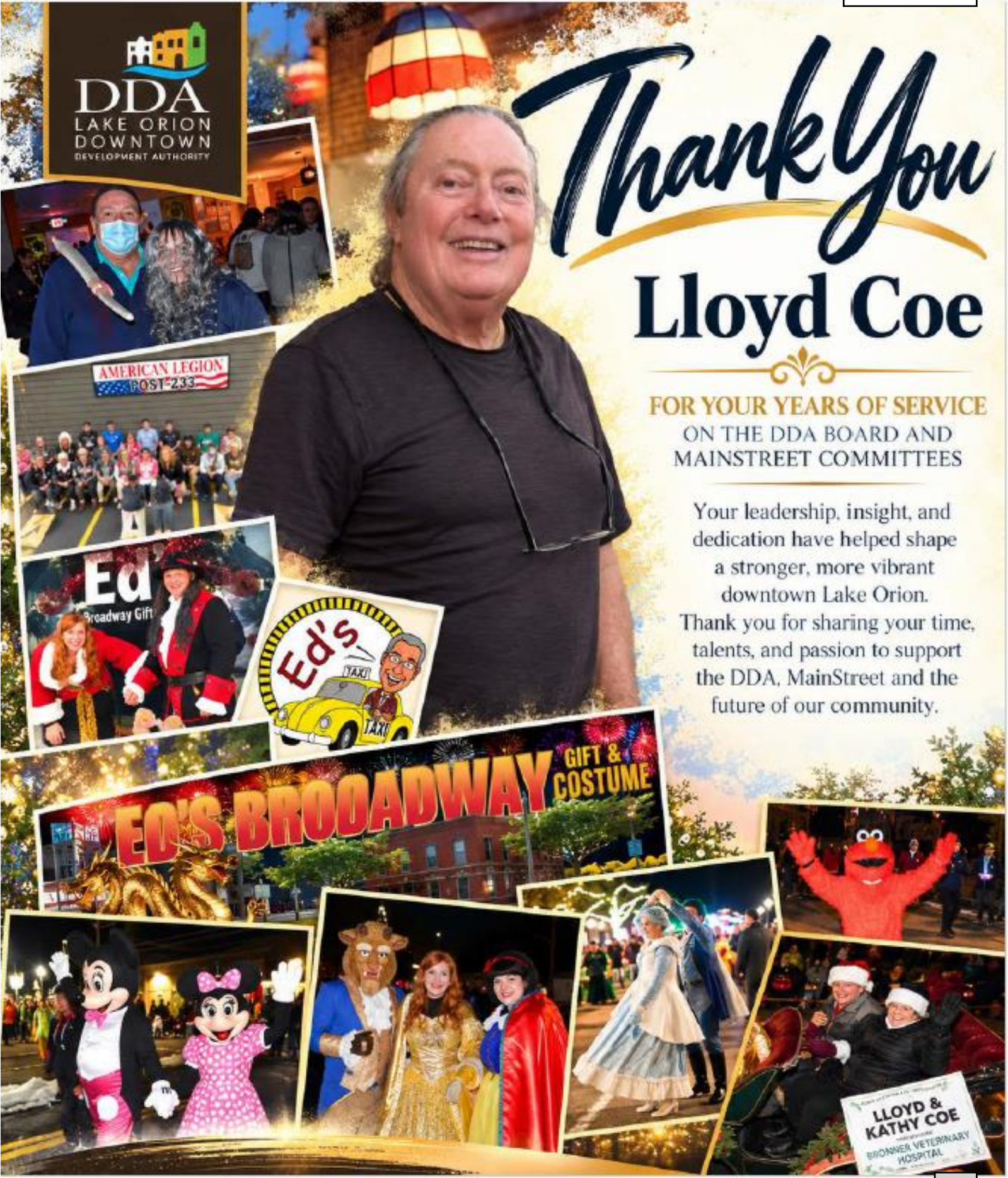
While his departure from the Board marks the conclusion of an important chapter of service, his contributions will remain part of Downtown Lake Orion's history and identity for years to come.

On behalf of the Downtown Development Authority, its Board of Directors, staff, downtown businesses, and the many residents and families who have benefited from his involvement, we extend our sincere gratitude to Lloyd for his leadership, friendship, and lasting contributions to our community.

Thank you, Lloyd, for the years you have given to Downtown Lake Orion and for the many ways you have made it a better place to live, work, gather, and celebrate.

Recommended Motion

Motion to accept, with sincere appreciation, the resignation of Lloyd Coe from the Lake Orion Downtown Development Authority Board of Directors; to formally recognize and commend his years of dedicated service to the DDA, the Main Street program, and the greater Lake Orion community; and to direct that this memorandum of recognition and appreciation be entered into the official minutes of the Downtown Development Authority Board as a permanent expression of gratitude for his contributions.



Thank You Lloyd Coe

FOR YOUR YEARS OF SERVICE
ON THE DDA BOARD AND
MAINSTREET COMMITTEES

Your leadership, insight, and dedication have helped shape a stronger, more vibrant downtown Lake Orion. Thank you for sharing your time, talents, and passion to support the DDA, MainStreet and the future of our community.

LLOYD & KATHY COE
DONORS OF
BRONNER VETERINARY HOSPITAL



DDA ACTION SUMMARY SHEET

MEETING DATE: October 20, 2026

TOPIC Notice of Re-Appointment and New Board Member

Purpose

This memorandum is presented to formally acknowledge the Village of Lake Orion Village Council's recent appointments to the Downtown Development Authority Board of Directors, including the continued service of Todd Garris and Alaina Campbell and the appointment of Annalise Costantino as a new member.

It is also intended to express the DDA's sincere appreciation to Village Council President Teresa Rutt for her leadership and attention to maintaining the membership, continuity, and community representation of the DDA Board.

Recognition of Board Appointments

The strength of the Lake Orion Downtown Development Authority rests in large measure upon the individuals willing to volunteer their time, experience, and judgment in service to our downtown community.

The continued appointment of **Todd Garris**, representing Motor City Granite, and **Alaina Campbell**, representing Cookies & Cream, provides valuable continuity to the Board. Both bring the perspective of downtown business ownership and firsthand understanding of the opportunities and challenges facing our local business community.

Their willingness to continue serving reflects a meaningful commitment to the future of Downtown Lake Orion, and the DDA is grateful for their continued participation and contributions.

We are equally pleased to welcome **Annalise Costantino** as a newly appointed member of the Board. New membership brings additional perspectives, energy, and opportunities for involvement, strengthening the collaborative approach that has long characterized Lake Orion's Main Street program.

We look forward to her participation and to the contributions she will make as the DDA continues its work in economic development, historic preservation, public improvements, business support, and community engagement.

Appreciation to Village Council President Teresa Rutt

The Downtown Development Authority also wishes to recognize and thank **Village Council President Teresa Rutt** for her leadership in supporting the Board appointment process and maintaining a constructive relationship between the Village Council and the DDA.

The appointment of individuals willing to serve on public boards is an important responsibility of local government. It helps ensure that community institutions remain engaged, representative, and prepared to carry out the responsibilities entrusted to them.

President Rutt's attention to this process, together with her own service as a member of the DDA Board, reflects the importance of cooperation between the Village and its Downtown Development Authority.

That relationship is especially meaningful as the DDA continues to undertake substantial public investments, advance downtown revitalization initiatives, and support the businesses, residents, and organizations that make Lake Orion a distinctive and welcoming community.

The DDA values the Village Council's participation in this work and appreciates the time and consideration devoted to maintaining a capable and engaged Board of Directors.

Acknowledgment and Appreciation

The Lake Orion DDA has always benefited from individuals who understand that a successful downtown is built not simply through investment in buildings, streets, and public spaces, but through a shared commitment to the community itself.

The willingness of Todd Garris and Alaina Campbell to continue their service, the willingness of Annalise Costantino to begin hers, and the attention given to these appointments by President Rutt and the Village Council all contribute to that shared commitment.

On behalf of the DDA, we extend our sincere thanks to each of these individuals for their willingness to contribute to the continued vitality and future of Downtown Lake Orion.

Recommended Motion:

Motion to receive and acknowledge the Village Council appointments of Todd Garris and Alaina Campbell to continued service on the Downtown Development Authority Board of Directors and Annalise Costantino as a new Board member; to extend the Board's sincere appreciation to each for their willingness to serve; to recognize and thank Village Council President Teresa Rutt and the Village Council for their attention to the appointment process and continued support of the Downtown Development Authority; and to direct that this memorandum be incorporated into the official Board meeting record.



DDA ACTION SUMMARY SHEET

MEETING DATE: October 20, 2026

TOPIC Schedule Annual PA57 Meeting(s)

BACKGROUND BRIEF:

In compliance with the provisions of Act No. 267 of the Public Acts of 1976, as amended, and Act No. 57 of the Public Acts of 2018, we are scheduling the two required Public Informational Meetings prescribed by statute.

FINANCIAL IMPACT:

None

RECOMMENDED MOTION:

Authorize the posting of Notice of Information Hearing pursuant to P.A. 57 of 2018 on the following dates and location:

Tuesday, November 17, 2026 @ 5:30pm

and

Monday December 14, 2026 @ 5:30pm

at the Village of Lake Orion offices,

located at 21 E. Church Street, Lake Orion MI in the

Village Hall Council Chambers



DDA ACTION SUMMARY SHEET

MEETING DATE: October 20, 2026

TOPIC Program Manager Event Outcome Reports

PURPOSE

I propose adding a recurring agenda section titled “Program Manager Report - Event Outcomes and Evaluation.” Our Program Manager will present completed event results, explain the supporting data, and identify improvements. This will help the Board connect public funds, sponsorships, and staff and volunteer time to the benefits delivered to downtown.

Other downtown organizations provide useful models. Midland’s DDA gathers community and business feedback to guide its Pedestrian Plaza programming. WEDC recommends reporting event objectives, financial results, feedback, and recommendations to governing boards. Virginia Main Street describes Batavia MainStreet’s review of mission alignment, financial sustainability, community engagement, and sponsor value. These examples support evaluating both financial performance and downtown benefit.

Proposed reporting format

Reports should cover purpose, attendance and counting method, weather, prior-year comparisons, merchant participation and feedback, sponsorships and other revenue, expenses against budget, staff and volunteer effort, and recommended changes. Cash and in-kind support, outstanding amounts, and preliminary and final figures should be distinguished. Financial results should be reconciled with Finance as invoices and revenues are finalized.

Success should be evaluated against each event’s purpose. Free community programming may appropriately require DDA support. Attendance alone does not establish business benefit, and economic impact estimates should identify their source and method. I recommend presentations within staff reports at the next practical meeting after an event, with later financial updates as needed. Any requested budget or program action should be identified separately.

First report LOLive Concert Series 2026

Tracy Woodrum’s attached LOLive Concert Series 2026 Event Summary Report launches this series. It reviews eight concerts held July 8-August 26 and reports \$12,500 in sponsorship revenue, \$17,525 in expenses, and a \$5,025 net cost to the DDA. Attendance includes estimates, clicker counts, and reported date information. The report highlights the 20 Front Street partnership and recommends better attendance counting, weather relocation notices, earlier sponsorship outreach, and additional sponsors for 2027.



Lake Orion Downtown Development Authority

LOLive Concert Series 2026

Event Summary Report

Dates and location: Wednesdays 6:30pm-8:00pm in Children's Park,
July 8, 15, 22, 29, August 5, 12, 19, 26 Prepared by: Tracy Woodrum

July 8 : Cousin Curtiss wsg/Jacki Daniels – Roots Rock/Blues

July 15: Nathan Graham wsg/Julia rose – Americana/Blues

July 22: The Wildwoods wsg/Bill Arnold – Indie-Folk

July 29: On The Lash wsg/Frank and Cora – Irish Traditional Music

August 5: Philip Bowen wsg/McKayla Prew – Americana/Folk

August 12: Garrett Boys wsg/Mia Green – Bluegrass/Folk

August 19: Belles wsg/Anthony Retka – Country

August 26: Colleen Orender wsg/Brandon Calhoon – Blues/Jazz

Event focus and summary

The events began with a local opener from 6:30-6:50/6:55pm and headliner from 7:00-8:00pm.

These concerts brought people into the downtown & often had dinner, beverage and ice cream before, during and after the events.

These were very well attended as well as much positive feedback on the quality of the artists, regardless of the genre.

Attendance weather and volunteers

Item	Details
Attendance	July 8 : approx.. 400 July 15: approx. 200 July 22: unknown July 29: 410 (*started using clicker this week) August 5: 371 August 12: 100 August 19: 617 August 26: approx.. 60-70 (no one clicking)
Item	Details
Weather	July 8 : Nice weather July 15: Smokey/hot (Canadian wildfires) July 22: unknown July 29: Gorgeous night August 5: Nice weather August 12: Moved indoors @20 Front due to possible rain – stood at park & directed attendees to 20 Front August 19: Beautiful night August 26: moved indoors – no personal notification at park
Volunteer hours	None, but could use volunteers next year for counting attendance

Comparison to previous years

This is the first year with detailed reporting.

LOLIVE Concert Series

Pre event marketing

Listed on calendar of events on DDA Website

Advertised in Lake Orion Review

Advertised in Orion Living Magazine (prior to obtaining sponsors)

Posted on Downtown Lake Orion Facebook & Instagram pages/stories: approx. 2k views each post

Sent to 20 Front Street Email Distribution List

Posted on 20 Front Street Facebook & Instagram pages: views range from 2k to 5k each week

Advertising expenses

Lake Orion Review (View Newspaper Group)

**sent to 14,940 households, 3,000-5,000 unique website views*

4/22/26: \$878.00 -(2) ¼ page ads, (1) ½ page (also included spring clean up)

6/17/26: \$0.00 – Full Page (BOGO from Mother’s Day redo full page @\$878.00)

6/27/26 & 7/1/26: \$1,260.00 – Full Page/Back covers of All four publications

**7/1/26 sent to 51,833 households*

7/29/26: \$1,687.00 – Full Page/Back covers of Oxford, LO, Clarkston

**sent to 40,978 households*

Orion Living Magazine

Summer 2026: \$700.00 – 1 Full page (Ad was a two page spread for multiple events @\$1398.63,
1 page solely LOLive)

**sent to over 19,000 households and businesses in the Lake Orion/Orion Township area*

Ad-Rite Oxford Billboard

May 2026: \$0.00 – community donation

20 Front Street E-Mail Distribution

Weekly July-August: \$0.00 – email sent each week highlighting the artist performing that week

**sent to approximately 20,000 each week with a 99% delivery rate*

Total advertising expenses [\$4,525.00]

Financial summary

Item	Amount or details
Sponsorships	Season Sponsor: Independent Bank, \$7,500 Stage Sponsors: Meijer, \$2,500 Flipspot, \$2,500
Ticket pricing if applicable	N/A, this was a free event for attendees
Event costs and expenses	Artists fees (payment made to 20 Front): \$13,000
Total revenue	\$12,500 sponsorship revenue
Total expenses	(\$13,000 + \$4,525) = \$17,525
Profit or loss	(\$5,025.00)

Anticipated budget for next year

Estimated expenses \$ 18,000.00 including artist fees & advertising Expected revenue \$12,500 in expected sponsorships. Aim to retain current sponsors and add two additional ‘stage’ sponsors at \$2,500 for the season.

Notes

- For 2027 season: Create an event on FB each week & add 20 Front Street as a co-host. While the DDA posts/stories did well this year, an event created on the Downtown Lake Orion pages in advance will get more visibility. This will also give the ability to make a note in the event for that week if the concert needs to be moved indoors and notification will be given to those noted as 'attending'.
- July 8 had an event prior to the start of the concert – a reading of the Declaration of Independence, in costume/character, by high school theater student Rowan Dantzler. This mini event was well received & attended by approximately 150-200.
- Partnership with 20 Front Street has been integral to the success of this event series. 20 Front St handles the booking of artists, does day of event set-up/tear down, helps with the promotion of the events through their socials and email distribution list. These are high quality, professional productions only possible through the partnership with 20 Front St.
- DDA Staff was the MC for these events, providing a welcome & introduction of both the opener and headliner, reminders of businesses open for dinner, drinks, desserts, closing remarks/thank you. Information about the artists for introductions provided by 20 Front St.
- The evenings that the concerts were moved indoors it was key to have someone at the park notifying those that showed up without seeing the socials notifications about the change. Additional physical signs to place in multiple locations would be helpful as well.
- Use multiple volunteers to 'count' attendance. This season it was done by staff (Tracy) & the summer social media interns. Recommend having several people count as it is difficult for one person to catch everyone as people are constantly moving in and out of the park.
- Suggest some promotion via social media. Potentially partner with a local restaurant or shop of the week for a boxed dinner or special for that week – and then put paid social advertising behind it.
- Begin soliciting sponsors earlier in the year to include sponsor logos on early print advertising. Recommend having campaign in See My Legacy created six months in advance



DDA ACTION SUMMARY SHEET

MEETING DATE: October 20, 2026

TOPIC Executive Directors Report

BACKGROUND BRIEF:

The monthly report of the Executive Director

FINANCIAL IMPACT:

none

RECOMMENDED MOTION:

Motion to adopt receive and file the October 20, 2026 Executive Director Report.

EXECUTIVE DIRECTOR REPORT

Matthew Gibb – Executive Director

(248) 693-9742

director@downtownlakeorion.org



October 20, 2026

For this month's Executive Director's Report, I am pleased to present and place on file Main Street America's announcement naming the Village of Lake Orion DDA one of eight semifinalists for the 2027 Great American Main Street Award (GAMSA). Announced September 29, 2026, this national recognition honors the sustained work of a community committed to its downtown. This memorandum and the linked official announcement constitute my entire report for the month.

GAMSA recognizes excellence in preservation-based downtown revitalization through the Main Street Approach, considering the overall program, partnerships, and community transformation. Three award recipients will be announced May 3, 2027, at the Main Street Now Conference in Detroit. Main Street America's profile tells a story we know well: Lake Orion renewed its historic identity as a destination, encouraged private investment and volunteer involvement, and persevered after the devastating 2004 fire. Oakland County's October economic development newsletter also celebrated our semifinalist selection and downtown's recovery.

The transformation we see today reflects years of decisions and effort: preserving the character of our buildings, improving the public spaces that connect them, supporting independent businesses, and creating reasons for people to gather downtown. Our work at the Lumber Yard at Paint Creek represents the next chapter in that commitment, carrying our history forward while creating new opportunities for community life and economic activity.

As we anticipate filming associated with our semifinalist recognition, we have an opportunity to show the people and places behind that transformation. I want the story to include our business and property owners, the Illuminators and other volunteers, Board and committee members, Village leadership and staff, and our Main Street Oakland County partners. Their work makes downtown welcoming, active, and resilient. Historic images, present-day streetscapes, public spaces, and the Lumber Yard's progress can help show how that shared commitment has changed our community.

I am grateful to everyone who has helped bring Lake Orion to this point, including those whose contributions began long before the current Board and staff. Being named a semifinalist is a moment to celebrate their work and to recognize our responsibility to continue it. We will approach the anticipated filming with that same sense of pride, gratitude, and care for the community we serve.

Motion: Receive and file the Executive Director's Report and the official GAMSA semifinalist announcement.

FOR IMMEDIATE RELEASE

September 29, 2027

Contact

MATTHEW GIBB

Executive Director

gibb@downtownlakeorion.org : (248) 693-9742

VILLAGE OF LAKE ORION DDA ANNOUNCED AS 2027 GREAT AMERICAN MAIN STREET AWARD SEMIFINALIST

One of Eight Organizations Recognized for Exemplary
Downtown Revitalization Efforts Nationally

Lake Orion, MI (9/29/26) – Main Street America has announced the Village of Lake Orion DDA as a 2027 Great American Main Street Award (GAMSA) semifinalist. This prestigious award is the nation's top award recognizing communities for their excellence in comprehensive preservation-based commercial district revitalization.

A jury of professionals and leaders in the fields of community and economic development and historic preservation convened to review a nationwide pool of applicants. After thoughtful deliberation, the jury unanimously selected eight semifinalists that demonstrate exemplary use of the Main Street Approach™ to lead community-based transformation strategies in their downtowns.

The 2027 Great American Main Street Award semifinalists are:

[Center City of Amarillo, Inc.](#) – Amarillo, Texas

[Astoria Downtown Historic District Association](#) – Astoria, Oregon

[Downtown Excelsior Partnership, Inc.](#) – Excelsior Springs, Missouri

[Connect Downtown Johnson City](#) – Johnson City, Tennessee

[Village of Lake Orion DDA](#) – Lake Orion, Oakland County, Michigan

[Montpelier Alive](#) – Montpelier, Vermont

[Mainstreet Oceanside](#) – Oceanside, California

[Sapulpa Main Street](#) – Sapulpa, Oklahoma

“The 2027 Great American Main Street Award Semifinalists are proud examples of the deep and lasting impact that Main Street programs can have on communities,” said Main Street America President and CEO Erin Barnes. **“From reimagining after decline to rebuilding after natural disasters, these communities demonstrate the power of resilience, vision, and meaningful community engagement.”**

Collectively, the 2027 GAMSA semifinalists have generated over \$2.1 billion in local reinvestment, helped open 1,271 net new businesses, facilitated the creation of 7,607 net new jobs, catalyzed the rehabilitation of 2,411 historic buildings, and leveraged 252,493 volunteer hours.

Competing for the Great American Main Street Award is a significant achievement in the Main Street Movement, and receiving the award is an esteemed honor. Since its establishment in 1995, only 118 of over 2000 Main Street programs have been acknowledged as GAMSA-winning communities. Many Main Street programs set multi-year plans to work towards developing a strong application based on outcomes that make meaningful impacts in their local communities.

The selection criteria is stringent — measuring the strength of the Main Street program in spurring community transformation, commitment to historic preservation, innovative programming, implementation of cross-sector partnerships, community outreach and stakeholder engagement, and commitment to building a community for all. The very best have built programs striving for this rarified air of recognition.

“Twenty-five years ago, Lake Orion made a commitment to Main Street. Through fires, economic downturns, political challenges and changing times, we never stopped believing that investing in downtown meant investing in our community. Today, the results speak for themselves, together we built a community that believes in this downtown, takes ownership of it and refuses to stop imagining what it can become. To now be recognized as one of only eight Great American Main Street Award semifinalists in the nation is extraordinary validation of what Lake Orion has accomplished together. This recognition belongs to every volunteer, business owner, property owner, partner, resident and leader who chose to believe in this place. Twenty-five years later, Lake Orion is once again a destination—and we’re not done yet.”

— Matthew Gibb, Executive Director, Village of Lake Orion DDA

The 2027 Great American Main Street Award ceremony will be held at the opening plenary of the 2027 Main Street Now Conference in Detroit, Michigan, on May 3, 2027, where three semifinalists will be recognized as recipients of the coveted honor.

###

ABOUT THE VILLAGE OF LAKE ORION DDA - MAIN STREET

For twenty-five years, Lake Orion DDA/Main Street has helped transform Downtown Lake Orion from a district with a vacancy rate nearing 32% into a thriving destination with approximately 2% vacancy bolstered by more than \$48 million in new investment. Its impact can be seen throughout the community—in thriving businesses, restored historic buildings, and the streetscapes, parks, bridges, docks, parking, trails, wayfinding and public spaces that have made downtown a place where people want to invest, visit, live and belong.

That transformation has been backed by extraordinary and sustained investment. Since 2006, the DDA has invested more than \$6.5 million in Village infrastructure and community assets and secured or distributed more than \$1.3 million in grants supporting businesses, preservation and district growth. Over the life of the DDA, it has contributed more than \$9.36 million toward Village operations, supporting police, public works, administration and other municipal services. More than 20 historic commercial buildings have benefited from preservation-based investment, while the Main Street program has supported entrepreneurs, strengthened partnerships, created community traditions and mobilized generations of volunteers around the future of downtown.

Lake Orion DDA - Main Street has become part of the civic and economic infrastructure of this community—turning public investment into private confidence, community ideas into action and downtown revitalization into shared community ownership.

ABOUT THE GREAT AMERICAN MAIN STREET AWARDS

The Great American Main Street Award program recognizes communities exemplifying the use of the Main Street Approach™ to revitalize commercial districts. Winners are selected from a nationwide pool

of applicants by a jury of Main Street professionals and leaders in the fields of community and economic development and historic preservation. Since the award’s inception in 1995, over 110 Main Street programs have been honored as GAMSAs communities. For more information, visit mainstreet.org.

ABOUT MAIN STREET AMERICA

Main Street America leads a movement committed to strengthening communities through preservation-based economic development in older and historic downtowns and neighborhood commercial districts. For more than 40 years, Main Street America has provided a practical, adaptable, and impactful framework for community-driven, comprehensive revitalization through the Main Street Approach™. Our network of more than 1,600 neighborhoods and communities, rural and urban, share both a commitment to place and to building stronger communities through preservation-based economic development. For more information, visit mainstreet.org.

MEDIA

1. Lake-Orion-Childrens-Park-Community.jpg

Caption: *Community members gather in Children’s Park in the heart of Downtown Lake Orion. The park is one of the public spaces strengthened through DDA investment and reflects the Main Street program’s focus on creating a downtown where people gather, connect and belong.*



2. Downtown-Lake-Orion-Historic-District.jpg

Caption: *Downtown Lake Orion’s historic commercial district comes to life during a community event. Historic buildings, brick streets, local businesses and community traditions reflect the preservation-based revitalization that has helped transform downtown over the past twenty-five years.*



3. Downtown-Lake-Orion-Public-Art.jpg

Caption: *Public art, local makers and community activity come together in Downtown Lake Orion, reflecting the creativity, local identity and sense of place at the heart of the Lake Orion Main Street program.*

