



# AGENDA

## REGULAR MEETING OF THE VILLAGE COUNCIL

Monday, March 23, 2026

6:30 PM

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

(248) 693-8391 ext. 102

**ADDRESSING THE VILLAGE COUNCIL:** Each person wishing to address the Village Council shall be afforded an opportunity to do so. If you wish to comment, please stand or raise a hand to indicate that you wish to speak. When recognized, give your name and address and direct your comments to the Chair.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Determination of Quorum**
4. **Presentations**

A. Reserve Officer of the Year 2025 Presentation

5. **Call to the Public**
6. **Approval of Agenda**

By order of the President/Chair, no matters will be discussed after 9:30 PM, unless the Council votes to continue the meeting.

7. **Consent Agenda**

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

- A. Approval of Village Council Regular Meeting Minutes of March 9, 2026
- B. Receive and File of DDA Regular Meeting Minutes of February 17, 2026
- C. Approval of Elections Facility Usage Agreement- Orion Charter Township and Village of Lake Orion
- D. Budget Amendment- Administration Computer Workspace-Continuation

- E. Receive and File of Invoice Distribution Report for March 24, 2026
- F. Receive and File of Orion Township Building Permit Report from February 24, 2026 to March 10, 2026
- G. Receive and File Correspondence Request from Matt Szadyr
- H. Approval of Social District Permit: Michigan By the Bottle

**8. Items Removed from the Consent Agenda**

**9. Public Hearings**

- A. Public Hearing on Necessity - 2026 Street Improvement Program
- B. Public Hearing on Necessity – 2026 Sidewalk Improvement Program (SWIP) District #2

**10. Other Items**

- A. Finalize and Adopt FY 2026-27 Village Council Goals and Objectives
- B. Award of Contract – Atwater Park Basketball Court Replacement Project – Titan Pavement
- C. Lumber Yard at Paint Creek Planned Unit Development Eligibility
- D. Proposal to Update Dam Emergency Action Plan – NFE Engineers
- E. Schedule Public Hearing on Reprogramming of PY 2024 and PY 2025 Community Development Block Grant (CDBG) Funds
- F. Schedule Budget Work Sessions and Public Hearings

**11. Call to the Public**

**12. DDA Executive Director Comments**

**13. Council Comments**

**14. Village Manager Comments**

**15. Closed Session Items**

- A. Consider Attorney-Client Privileged Communication – Greens Park Access Agreements – Tour on Orion LLC and Pedal Boat Pub LLC – Michigan Open Meetings Act, MCL 15.268(1)(h)

**16. Business From Closed Session**

- A. Green’s Park Boat Dock Access Management Agreements - Tour on Orion, LLC, and Pedal Boat Pub, LLC

**17. 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.*



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## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** March 23, 2026

**TOPIC** Approval of Village Council Regular Meeting Minutes of March 9, 2026

**RECOMMENDED MOTION:** To approve the Village Council Regular Meeting Minutes of March 9, 2026, as presented.



# MINUTES

## REGULAR MEETING OF THE VILLAGE COUNCIL

Monday, March 09, 2026

6:30 PM

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

(248) 693-8391 ext. 102

**1. Call to Order**

The March 9, 2026 Village Council Regular Meeting was called to order by President Pro Tem Ford at 6:30 PM.

**2. Pledge of Allegiance**

**3. Roll Call and Determination of Quorum**

**PRESENT**

- President Pro Tem Stan Ford
- Council Member Michael Lamb
- Council Member George Dandalides
- Council Member Eric Papacek

**ABSENT**

- President Teresa Rutt
- Council Member Nancy Moshier
- Council Member Alex Comparoni Jr

**STAFF PRESENT**

- Village Manager Darwin McClary
- Police Chief Mark Amundson
- Clerk/Treasurer Sonja Stout
- DPW Director Wes Sanchez

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford to excuse President Rutt, Council Member Comparoni, Jr and Council Member Moshier from the March 9, 2026 Regular meeting.

- VOTING YEA:** Ford, Lamb, Dandalides, Papacek
- VOTING NAY:** None
- ABSENT:** Rutt, Comparoni Jr, Moshier
- MOTION:** Carried

**4. Presentations**

**A. Public Presentation Recognizing Lake Orion & Oxford Masonic Lodge #46**

Chief Amundson recognized the Lake Orion & Oxford Masonic Lodge #46 for their generous \$1,000 donation. The funds were used to establish a training room and briefing area for the Lake Orion Police Department to support special events and large-scale operations. Lodge representatives shared that they are proud to be part of the community and pleased to support the Lake Orion Police Department.

**5. Call to the Public**

Demar Byas, Community Engagement Representative for the Water Resources Commissioner’s Office, provided background information on assistance programs available to Oakland County residents for water and sewer services, including those within the Village of Lake Orion. He also provided informational folders for Village Administration to distribute to residents and make available at Village Hall.

Timo Nicholaou spoke regarding the seawall located at the dead-end of Flint Street, stating he has received conflicting information about responsibility for repair costs. He also asked about potential assessments related to road improvements and requested clarification.

President Pro Tem Ford advised Mr. Nicholaou to contact Village Administration and the Village Manager for further information regarding the seawall and the road improvement project. Council Member Dandalides noted that a portion of the Street Improvement Project is included on the current meeting agenda.

Jeff Flaughner addressed Council regarding concerns shared by residents on Longpointe about the pump station staging and storage area. He stated the area has become an eyesore and limits residents’ access to overflow parking, and he requested an update on the status of the project.

**6. Approval of Agenda**

**MOTION** made by President Pro Tem Ford, seconded by Council Member Lamb, to approve the agenda for the March 9, 2026, Village Council Regular Meeting with the following changes:

- Removal of Item 10.D – *Award of Contract: Atwater Park Basketball Court Replacement Project (Titan Pavement)*
- Switch Item 10.F – *Create Ad Hoc Committee to Investigate Alternative CIP Funding Strategies (requested by Council Member Dandalides)* with Item 10.G – *Revised Process for Budget Development (requested by Council Member Dandalides)*.

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek

**VOTING NAY:** None

**ABSENT:** Rutt, Comparoni Jr, Moshier

**MOTION:** Carried

**7. Consent Agenda**

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

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb to approve the March 9, 2026 Village Council Regular Meeting Consent Agenda with the following changes:

- Removal of item 7. E *Receive and File of Parks and Recreation Regular Meeting Minutes of October 28, 2025* for further discussion
- Removal of item 7. H *Receive and File of Invoice Distribution Report for March 9, 2026* for further discussion

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek  
**VOTING NAY:** None  
**ABSENT:** Rutt, Comparoni Jr, Moshier  
**MOTION:** Carried

**A. Budget Amendment - Administration Computer Workspace**

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb to approve Budget Amendment BA-2026-101-260-03, increasing the Capital Outlay line item (101-260-977-000) in the amount of \$13,048, funded from General Fund balance, and to authorize the Clerk/Treasurer to coordinate with VC3 to complete the workstation upgrades.

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek  
**VOTING NAY:** None  
**ABSENT:** Rutt, Comparoni Jr, Moshier  
**MOTION:** Carried

**B. Budget Amendment - EPA Grant Reimbursement**

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb to approve budget amendment BA-2026-592-02 as presented by administration.

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek  
**VOTING NAY:** None  
**ABSENT:** Rutt, Comparoni Jr, Moshier  
**MOTION:** Carried

**C. Approval of Village Council Regular Meeting Minutes of February 23, 2026**

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb to approve the Village Council Regular Meeting Minutes of February 23, 2026, as presented.

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek  
**VOTING NAY:** None  
**ABSENT:** Rutt, Comparoni Jr, Moshier  
**MOTION:** Carried

**D. Receive and File of Planning Commission Regular Meeting Minutes of February 2, 2026**

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb to receive and file the Planning Commission Regular Meeting Minutes of February 2, 2026, as presented.

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek  
**VOTING NAY:** None  
**ABSENT:** Rutt, Comparoni Jr, Moshier

**MOTION:** Carried

**E. Receive and File of Parks and Recreation Regular Meeting Minutes of October 28, 2025**

Removed for further discussion.

**F. Receive and File of February 2026 Planning and Zoning Monthly Report by McKenna**

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb to receive and file February 2026 Planning and Zoning Monthly Report by McKenna, as presented.

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek

**VOTING NAY:** None

**ABSENT:** Rutt, Comparoni Jr, Moshier

**MOTION:** Carried

**G. Receive and File Financial Statements- February 2026**

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb to receive and file the financial reports for February 2026.

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek

**VOTING NAY:** None

**ABSENT:** Rutt, Comparoni Jr, Moshier

**MOTION:** Carried

**H. Receive and File Investment Report- January 2026**

Removed for further discussion.

**I. Receive and File of Invoice Distribution Report for March 9, 2026**

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb to receive and file the bills in the amount of \$662,451.04 of which \$320,481.88 are DDA bills for a net total of \$341,969.16 and to receive and file the DDA bills.

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek

**VOTING NAY:** None

**ABSENT:** Rutt, Comparoni Jr, Moshier

**MOTION:** Carried

**J. Receive and File of February 2026 Police Department Activity Report**

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb to receive and file the February 2026 Police Department Activity Report.

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek

**VOTING NAY:** None

**ABSENT:** Rutt, Comparoni Jr, Moshier

**MOTION:** Carried

**K. Foreclosure Prevention- Oakland County Communication**

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb to receive and file the communication from Oakland County’s Treasurer’s office from Robert Wittenburg.

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek

**VOTING NAY:** None

**ABSENT:** Rutt, Comparoni Jr, Moshier

**MOTION:** Carried

**8. Items Removed from the Consent Agenda**

**E. Receive and File of Parks and Recreation Regular Meeting Minutes of October 28, 2025**

Council Member Lamb raised concerns about ongoing park maintenance issues. He suggested the Village consider eliminating lifeguard positions and reallocating those funds toward a summer maintenance crew, and requested that the Village Manager and DPW Director provide a proposal outlining potential impacts, including liability considerations.

Council Member Dandalides noted the topic could be addressed through a proposed committee to review park-related issues more broadly. While expressing openness to exploring the elimination of lifeguards, he cautioned against immediately adding maintenance staff due to current financial constraints.

Council members agreed that broader park operations, including maintenance and potential revenue options such as parking permits, could be further reviewed through committee discussion.

**MOTION** made by Pro Tem Ford, Seconded by Council Member Lamb to receive and file of Parks and Recreation Regular Meeting Minutes of October 28, 2025 as presented.

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek

**VOTING NAY:** None

**ABSENT:** Rutt, Comparoni Jr, Moshier

**MOTION:** Carried

**H. Receive and File Investment Report- January 2026**

Council Member Dandalides noted the January report showed over \$5 million in the Village’s Oxford Bank checking account earning minimal interest compared to the Oakland County Investment Pool and expressed concern about lost interest revenue.

Council Member Lamb supported moving funds to higher-interest accounts but noted the Village has not had a formal protocol for transferring funds. He suggested making a motion directing the Village Manager to develop an investment protocol to assist the Clerk/Treasurer in managing Village funds.

Clerk/Treasurer Stout explained that approximately \$2.2 million of the balance belongs to the DDA and can only be transferred at the direction of the DDA Director, and that certain bond proceeds cannot be moved until June 2026 due to tax-exempt bond restrictions. She stated

administration will review options for transferring excess funds while maintaining required reserves.

Village Manager McClary noted the Village recently adopted an updated investment policy and that administration is reviewing ways to maximize returns while maintaining safety and liquidity.

**MOTION** made by Pro Tem Ford, Seconded by Council Member Lamb to establish the need for the Village Manager to establish a protocol for an investment strategy for the routine accounts by the April 13, 2026 meeting.

- VOTING YEA:** Ford, Lamb, Dandalides, Papacek
- VOTING NAY:** None
- ABSENT:** Rutt, Comparoni Jr, Moshier
- MOTION:** Carried

**MOTION** made by Pro Tem Ford, Seconded by Council Member Lamb to receive and file the Investment report for January 2026.

- VOTING YEA:** Ford, Lamb, Dandalides, Papacek
- VOTING NAY:** None
- ABSENT:** Rutt, Comparoni Jr, Moshier
- MOTION:** Carried

**9. Public Hearings**

None.

**10. Other Items**

**A. Green’s Park Boat Dock Access Management Agreements - Tour on Orion, LLC, and Pedal Boat Pub, LLC**

Council Member Dandalides asked whether a written opinion had been obtained from the Village Attorney and was informed by the Village Manager that only email communication had been received. Council Member Dandalides requested the item be tabled pending a formal opinion regarding potential liability for the Village related to the agreements. He noted that the prior legal opinion regarding the Paddleboat Pub was several years old and did not address Tours for Orion.

Council discussion followed regarding whether the matter should be tabled or voted on immediately. Several members expressed support for obtaining a formal legal opinion before proceeding, while also noting the operations have historically been beneficial to the Village.

Administration indicated a formal opinion could likely be obtained before the next meeting and asked whether Council intended to review the attorney’s opinion in closed session. Council indicated they would like to review the opinion and then proceed with discussion before taking action. It was noted that discussion of attorney-client privileged communications would need to occur in closed session.

**MOTION** made by Council Member Dandalides, seconded by Council Member Lamb, to table action on the proposed agreements between the Village and Tour of Orion, as well as the proposed agreement with Pedal Boat Pub, and to direct the Village Manager to request an opinion from the Village Attorney regarding the potential liability risks associated with both agreements for the Village.

- VOTING YEA:** Ford, Lamb, Dandalides, Papacek
- VOTING NAY:** None
- ABSENT:** Rutt, Comparoni Jr, Moshier
- MOTION:** Carried

**B. 2026 Street Improvement Program Ad Hoc Committee**

Council Member Lamb stated that the idea of reviewing the special assessment policy and paving procedures was raised previously due to the lack of an established protocol and the narrow approval when the policy was originally adopted. The intent of forming a committee would be to review the policy and road project procedures and make recommendations to Council.

The Village Manager explained that the street improvement project is moving forward with surveys and engineering work underway. Council will soon hold the first public hearing regarding the need for the project, and any policy changes should be determined before moving further into the special assessment process.

Council discussed forming a committee of council members to review the assessment policy and procedures while administration continues project planning. It was suggested the committee work within a limited timeframe and include participation from the Village Manager and staff as needed.

**MOTION** made by Council Member Lamb, Seconded by Council Member Dandalides to form a committee consisting of Council Members Lamb, Comparoni, Jr., and Pro Tem Ford, with Council Member Dandalides as an alternate, for the purpose of reviewing the assessment policy, making a recommendation to the Village Manager regarding Council, and conducting a brief review of the road project protocol, to be completed within a two-month timeframe

- VOTING YEA:** Ford, Lamb, Dandalides, Papacek
- VOTING NAY:** None
- ABSENT:** Rutt, Comparoni Jr, Moshier
- MOTION:** Carried

**C. Lumber Yard at Paint Creek Planned Unit Development Eligibility**

Council Member Dandalides expressed support for the Planning Commission’s recommendation but raised concerns regarding spending, timeline, and resource sufficiency, noting he would vote to move the item forward. Council member Lamb reviewed the Lumberyard purchase timeline, suggested combining the DDA board with the Planning Commission, and emphasized community interest in completing the project, stating the current PUD proposal does not conform to the original plan and indicating he would vote no.

Pro Tem Ford and Council Member Papacek stressed the importance of moving the project forward and completing it properly. Council Member Dandalides noted that the PUD eligibility had been met per the Planning Commission and encouraged a vote to keep the project moving.

Rosemary Ford, highlighted that businesses are ready to occupy the Lumberyard once completed and spoke about neighboring communities.

Timo Nicholaou inquired about prior spending of \$2.2 million, and Mr. Gibb provided details on property acquisition, blight removal, and barn renovation.

Clarification on parliamentary procedure was received from the Village Manager.

**MOTION** made by Pro Tem Ford, Seconded by Council Member Dandalides to postpone and vote on the PUD eligibility for the next meeting with complete council representation.

- VOTING YEA:** Ford, Dandalides, Papacek
- VOTING NAY:** Lamb
- ABSENT:** Rutt, Comparoni Jr, Moshier
- MOTION:** Failed

Village Manager McClary noted that motions and seconds are required before discussion, and the item remains open for a future council agenda.

**D. Award of Contract – Atwater Park Basketball Court Replacement Project – Titan Pavement**

Removed from Agenda.

**E. Marine Watercraft Ordinance Amendment (Adoption of Michigan Marine Safety Act) – Introduction and First Reading**

Jeff Flaughter asked Chief Amundson to highlight the differences, and Chief Amundson explained that adopting the state law would allow ordinance officers to enforce lake regulations. Currently, only certified officers have enforcement authority, but the proposed changes would extend this ability to ordinance officers.

**MOTION** made by President Pro Tem Ford, Seconded by Council Member Dandalides to introduce and give First Reading to Ordinance No. 12.10, an ordinance amending the Village of Lake Orion Code of Ordinances, Title IX – General Regulations, including Chapter 96 (Parks and Recreation) and Chapter 98 (Watercraft and Marine Safety), and to schedule the ordinance for Second Reading and consideration for adoption at the Village Council’s April 6, 2026 regular meeting; and to direct the Village Clerk to publish the required public notice.

- VOTING YEA:** Ford, Lamb, Dandalides, Papacek
- VOTING NAY:** None
- ABSENT:** Rutt, Comparoni Jr, Moshier
- MOTION:** Carried

**F. Revised Process for Budget Development (Requested by Council Member Dandalides) (Switched with item G)**

Village Manager McClary acknowledged Council Member Dandalides' request but emphasized concerns with the budget process. He explained that state statute and the Village Charter assign the Village Manager to prepare the initial budget, which Council then reviews and may modify. The goal-setting discussions earlier in the year were intended to establish targets for funding infrastructure needs, not to mandate specific expenditure reductions before the budget is prepared. He recommended that any direction to reduce the budget, such as \$150,000, occur after presenting a proposed balanced budget, allowing Council to provide policy guidance. He asked Council to follow statutory and charter requirements and noted that while both Council and administration aim to fund infrastructure responsibly, they differ on procedural steps.

Council Member Dandalides stated that during the goal-setting workshops, Council established Goal 1 to promote sound financial management, with Objective 1.2 focused on revising the budget process. Specific expenditure targets were not set at the time, but the intent was to identify ways to meet infrastructure needs without overburdening residents through increased water and sewer rates, additional bonding, or special assessments. A preset expenditure target of roughly \$150,000 was suggested to be set aside for infrastructure, particularly water and sewer, with the number adjustable during budget development.

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb to direct the Village Manager to work with the Village Administration and in the development of the 2026-2027 fiscal year budget that reduces forecast spending by \$150,000 from the current budget year and setting this \$150,000 aside to offset infrastructure needs identified in this village CIP as part of the process it is recognized there will be likely be policy direction required by council in support of some of the identified reductions and those policy direction requirements would be brought before council for adoption in support of the budget as part of the approval process.

The Village Manager stated that the proposed process does not comply with state statute or the Village Charter. Pro Tem Ford expressed legal concerns with acting contrary to the Charter. Council Member Lamb shared his support for Council Member Dandalides' motion; however, he feels the Village Manager should not be required to respond to direction that clearly violates what the Village Manager believes is against state statute and the Village Charter.

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb **WITHDRAW** the previous motion after discussion.

Council Member Dandalides stated he would like to have the budget discussions in the council chambers to promote complete public transparency where the meetings are recorded on ONTV.

**G. Create Ad Hoc Committee to Investigate Alternative CIP Funding Strategies (Request from Council Member Dandalides) (Switched with item F)**

Council Member Papacek expressed support for the recommended committee and volunteered to serve on it. Council Members Dandalides and Lamb shared ideas for potential cost savings.

**MOTION** made by Council Member Dandalides, Seconded by Council Member Lamb to form a subcommittee consisting of three council members, the Village Manager, the Clerk/Treasurer, other members of the village staff (at the Manager’s recommendation), and a representative from the DDA (at the recommendation of the DDA Board) to investigate alternative funding sources for the completion of Phases 2 and 3 of the sewer pump station project. Areas to investigate to include (but not limited to) budget reductions, revenue generation, leveraging village investments, and DDA funding. The goal of the subcommittee is to identify recommendations sufficient to complete Phases 2 and 3 of the sewer pump station project without further increases in the village water/sewer rates. Target timing for the subcommittee to complete their work and report back to the full council at the April 27, 2026 regular council meeting.

- VOTING YEA:** Ford, Lamb, Dandalides, Papacek
- VOTING NAY:** None
- ABSENT:** Rutt, Comparoni Jr, Moshier
- MOTION:** Carried

Council discussed which members would serve on the committee. Council Member Dandalides noted that President Rutt expressed interest in participating along with himself. Council Member Lamb stated his support for serving but suggested President Rutt should not serve due to her role as presiding officer. Pro Tem Ford disagreed, emphasizing the committee should be well-rounded with diverse perspectives.

**MOTION** made by President Pro Tem Ford, Seconded by Council Member Dandalides to appoint Council Members Dandalides, President Rutt, and Council Member Lamb, with Council Member Papacek as an alternate, to serve on the Sewer Pump Station Phases 2 and 3 Alternative Funding Sources Subcommittee.

- VOTING YEA:** Ford, Lamb, Dandalides, Papacek
- VOTING NAY:** None
- ABSENT:** Rutt, Comparoni Jr, Moshier
- MOTION:** Carried

**H. Resolution of Support for FY 2027 Grant Applications - Sanitary Sewer Pump Stations Improvement Project Phases II and III**

Village Manager McClary stated The Village is seeking \$8,668,737 in grant funding to complete \$10,835,922 in pump station improvements for Phases Two and Three. Although Council adopted a resolution of support in 2024, changes in the project’s scope, costs, and phasing require an updated resolution. Funding requests have been submitted to State Representative Steel for the 2027 Legislative Directed Spending Program and to Congresswoman McClain for the 2027 Congressional Community Projects Funding Program. Similar applications will also be submitted to Senators Slotkin and Peters by the end of the month.

**MOTION** made by Council Member Lamb, Seconded by President Pro Tem Ford to adopt the resolution 2026-08 ,expressing the Village of Lake Orion’s support for the submission of FY 2027 grant funding requests for Phases II and III of the Lake Orion Sanitary Sewer Pump Stations Improvements Project.

- VOTING YEA:** Ford, Lamb, Dandalides, Papacek
- VOTING NAY:** None

**ABSENT:** Rutt, Comparoni Jr, Moshier  
**MOTION:** Carried

**11. Call to the Public**

Rosemary Ford, Chairperson of the Parks and Recreation Advisory Board, expressed concern that the board was not consulted on lifeguard discussions, despite their advisory role. She emphasized that input from the board would have been valuable, especially regarding safety at Greens Park near the marina due to heavy boat traffic. She also questioned why Agenda Item Ten D, awarding a contract, was removed, noting inconsistencies with attorney positions. She urged the council to involve the board in future relevant discussions.

Pro Tem Ford suggested that Parks and Recreation have a representative available at future council meetings to answer questions.

**12. DDA Executive Director Comments**

None.

**13. Council Comments**

Council Member Papacek highlighted the value of hearing diverse opinions and engaging in passionate discussions. They shared a personal experience with the street improvement program, noting conversations with neighbors about funding, project scope, and costs, and emphasized collaboration and finding solutions, especially regarding finances and CIP projects.

Council Member Dandalides also expressed concern about rising water and sewer bills and the need to explore ways to complete projects without further rate increases.

Council Member Lamb thanked Rosemary Ford for consistently attending meetings and speaking her mind, and expressed appreciation for community participation. He stressed that council members' primary responsibility is to carefully manage taxpayer dollars, acknowledged the challenges of overseeing village finances with limited public input, and praised newer council members for being informed and engaged.

Pro Tem Ford noted that every community has Capital Improvement Needs and projects, but not all must be completed immediately. He emphasized that while water and sewer issues are a shared concern, the focus should be on finding solutions rather than just discussing problems. He also commented positively on tonight's attendance and invited the public to participate in upcoming council, ad hoc, and budget meetings, highlighting the importance of community input in governance.

**14. Village Manager Comments**

Village Manager McClary addressed resident concerns about the sewall, noting it is a work in progress and that he will be making a recommendation to council at an upcoming meeting. Regarding the pump station staging, he acknowledged the project is in a challenging phase, with Phase 1 wrapping up and Phases 2 and 3 upcoming, and apologized for any inconvenience. He

explained that the Atwater Basketball Park agenda item was removed because the project had already been bid, and there is a possibility of applying CDBG funding, which may require rebidding.

He also read the Oakland County Treasurer’s report on foreclosure notices included in the packet, provided an update on grant funding requests, and highlighted upcoming dates.

**15. Closed Session Items**

**16. Business From Closed Session**

**17. Adjournment**

**MOTION** made by Council Member Dandalides, Seconded by Council Member Papacek to adjourn the March 9, 2026, Village Council Regular Meeting.

**VOTING YEA:** Ford, Lamb, Dandalides, Papacek

**VOTING NAY:** None

**ABSENT:** Rutt, Comparoni Jr, Moshier

**MOTION:** Carried

The March 9, 2026, Village Council Regular Meeting adjourned at 9:26 PM.

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Teresa Rutt  
President

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Sonja Stout  
Clerk/Treasurer

Date Approved: as presented at March 23, 2026



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## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** March 23, 2026

**TOPIC:** Receive and File of DDA Regular Meeting Minutes of February 17, 2026

**RECOMMENDED MOTION:** To receive and file the Downtown Development Authority Regular Meeting Minutes of February 17, 2026, as presented.



## MINUTES

### REGULAR MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD

Tuesday, February 17, 2026

6:30 PM

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

(248) 693-8391 ext. 102

#### 1. Call to Order

The February 17, 2026 Downtown Development Authority Regular Meeting was called to order at 6:30 PM by Chairperson Burgess.

#### 2. Roll Call and Determination of Quorum

##### PRESENT

Chairperson Debbie Burgess  
Vice Chairperson Sam Caruso  
Secretary Hank Lorant  
Board Member Alaina Campbell  
President Teresa Rutt

##### ABSENT

Treasurer Matt Shell  
Board Member Lloyd Coe  
Board Member Chris Barnett  
Board Member Todd Garris

##### STAFF PRESENT

Executive Director Matthew Gibb  
Assistant Director Janet Bloom  
Village Manager Darwin McClary

#### 3. Approval of Minutes

##### A. Approval of DDA Regular Meeting Minutes of January 20, 2026

**MOTION** made by President Rutt, Seconded by Board Member Campbell, to approve the Downtown Development Authority Board Regular Meeting Minutes of January 20, 2026, as

presented.

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

**4. Approval of Agenda**

**MOTION** made by President Rutt, Seconded by Board Member Campbell, to approve the Downtown Development Authority Board Regular Meeting Agenda of February 17, 2026, as presented.

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

**5. Call to the Public**

None.

**6. Consent Agenda**

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

**MOTION** made by President Rutt, Seconded by Secretary Lorant, to approve the February 17, 2026, Consent Agenda by one vote, as presented.

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

**A. Financial Reports**

**MOTION** made by President Rutt, Seconded by Secretary Lorant, to receive and file the financial reports for January 2026.

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

**B. Notice of Appointment - Board Member**

**MOTION** made by President Rutt, Seconded by Secretary Lorant, to receive and file Notice of the Appointment of Todd Garris with thanks.

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

**MOTION:** Carried

**7. Financial Matters**

**A. Bill Approval**

**MOTION** made by President Rutt, Seconded by Secretary Lorant, to approve disbursements in the amount of \$20,588.98 for January 2026.

**VOTING YEA:** Burgess, Caruso, Lorant, Campbell, Rutt

**VOTING NAY:** None

**ABSENT:** Shell, Coe, Barnett, Garris

**MOTION:** Carried

**8. New and Old Business**

**9. Reports, Resolutions and Recommendations**

**A. Executive Director’s Report**

Executive Director Gibb highlighted recent activities and updates for the DDA. He praised Assistant Director Bloom for securing professional photography of Ice Fest and the Rotary Ice Golf event, noting the high level of community engagement. He reported that the office has been actively preparing for the budget, with discussions already underway with the Village Manager and plans for budget adjustments and a preliminary adoption in March. He also noted the budget will remain focused and targeted, particularly in relation to the Lumberyard project, and highlighted alternative revenue sources, including net-positive revenue from EV charging stations, with a proposal to replace outdated equipment under the current contract. He also noted that Christmas decorations will soon be taken down and provided general updates on ongoing operations, FOIA matters, and other administrative items.

**MOTION** made by Secretary Lorant, Seconded by President Rutt, to receive and file the Executive Director’s Report.

**VOTING YEA:** Burgess, Caruso, Lorant, Campbell, Rutt

**VOTING NAY:** None

**ABSENT:** Shell, Coe, Barnett, Garris

**MOTION:** Carried

**B. Lumber Yard Progress Report**

Executive Director Gibb reported that the DDA has submitted its Planned Unit Development (PUD) pre-eligibility application for the Lumberyard project and will formally appear before the Planning Commission on March 2. He explained that the detailed submission aligns with the Village’s master plan and outlines project components, including approximately two acres of open public space on the 4.2-acre site. He also emphasized that the project is being “reverse engineered,” with the DDA self-managing construction to reduce costs and reinvest savings into the project. He directed the public to the DDA website, which provides project narratives, renderings, updates, videos, and reports for transparency and ease of access. He also outlined

next steps, including lighting and electrical planning, contractor RFPs, and continued coordination with DTE, with proposals expected for board consideration in March. Board members expressed appreciation for the website’s accessibility and ongoing project updates.

**MOTION** made by Board Member Campbell, Seconded by President Rutt, to receive and file the Progress Report dated February 17, 2026.

**VOTING YEA:** Burgess, Caruso, Lorant, Campbell, Rutt

**VOTING NAY:** None

**ABSENT:** Shell, Coe, Barnett, Garris

**MOTION:** Carried

**C. Assistant Director’s Report**

Assistant Director Bloom reported on the success of Ice Fest, highlighting strong volunteer participation, expanded event offerings including the new chili cook-off, bingo, scavenger hunt, and warming hub and significant media coverage from multiple outlets. Despite extremely cold weather, the event was well attended, with nearly all 60 volunteer shifts filled and positive feedback from businesses and attendees. Sponsorship support was strong, though staff identified opportunities to grow single-block sponsors and chili ticket sales next year. The event generated nearly \$2,000 in positive revenue, and post-event surveys are underway to gather additional feedback. She also promoted upcoming events, including the March 26 Main Street Open House, May 9 Spring Cleanup, ongoing Shop OC programming, business training, and the Downtown LO Down meeting. Vice Chairperson Caruso praised the chili cook-off as a standout addition and noted the strong attendance and lively atmosphere at Wine Social.

**MOTION** made by Vice Chairperson Caruso, Seconded by Secretary Lorant, to receive and file the Assistant Director’s report.

**VOTING YEA:** Burgess, Caruso, Lorant, Campbell, Rutt

**VOTING NAY:** None

**ABSENT:** Shell, Coe, Barnett, Garris

**MOTION:** Carried

**D. Minute for Mission - Promotion Strategy/Reporting**

Executive Director Gibb introduced a new “Minute for Mission” segment that will be included at each meeting to better align the DDA’s work with Main Street best practices. He reported that the organization has been verbally informed it will receive accreditation for the 19th consecutive year, placing it among the top 5% of Main Street programs nationally. He outlined a new tiered system for ranking events (Tier 1, Tier 2, and Tier 3) to clarify the DDA’s level of involvement, prioritize resources, strengthen sponsorship efforts, and better track financial and community impact. Signature events such as Ice Fest will include formal work plans, sponsorship strategies, and post-event reports, while other events will be evaluated based on purpose and return on investment. Board members expressed strong support for the structured approach and emphasized early sponsor outreach and impact reporting to encourage renewals. Assistant Director Bloom confirmed that sponsor packets are included in the annual work plan.

**MOTION** made by President Rutt, Seconded by Secretary Lorant, to receive and file the Minute for Mission report.

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

**E. Committee’s Minutes**

Assistant Director Bloom explained that committee meeting minutes are being included in the board packets to ensure transparency and keep board members informed about ongoing committee activities.

**Motion** made by President Rutt, Seconded by Secretary Lorant, to receive and file the Committee’s Minutes.

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

**10. Board Comments and Training Feedback**

Secretary Lorant commented that it was enjoyable to see the positive feedback and photos from the Ice Fest event. Although he was out of town that weekend, he observed their event as well and felt that Lake Orion’s event appeared to be a few steps ahead in comparison.

Vice Chairperson Caruso praised the Ice Fest event, noting that despite the very cold weather, attendees had a great time. He highlighted the fun atmosphere, smiling participants, the Wine Social reception, and the chili competition as particularly enjoyable. He emphasized that the event is a valuable wintertime activity for downtown, providing residents with outdoor entertainment during a harsh winter.

Board Member Campbell expressed enthusiasm for the Light Up Lake Orion Illuminators event, thanking the committees, staff, and volunteers for their work in hosting a successful event attended by 92 people, and encouraged community members to get involved with the volunteer group. She also praised the Lumberyard project, emphasizing that the community’s purchase of the property allows it to guide development in a way that benefits residents, contrasting it with private data center developments, and commending the DDA and community for their vision.

President Rutt echoed support for the Light Up Lake Orion event, noting the need for a larger space next year if attendance trends continue. She highlighted the positive impact of youth volunteers at Ice Fest, emphasizing how engaging young people fosters community investment and strengthens Lake Orion’s sense of place. He also reflected on the value of winter events, which bring joy and economic vitality despite cold weather, and praised their broader role in making the downtown vibrant and attractive. She expressed excitement about upcoming spring events and the Lumberyard development.

Chairperson Burgess thanked all community volunteers and praised the Ice Fest and Rotary Ice Golf Challenge for their success, noting high community and business engagement and increased downtown activity, including busy restaurants. She highlighted youth participation and suggested creating more opportunities for students to get involved next year. She also acknowledged the DDA’s detailed planning, tiered event strategy, and reporting as valuable tools for future success, and expressed appreciation for board members’ attendance and support at events.

**11. Next Regular Meeting - March 17, 2026**

**12. Adjournment**

**MOTION** made by Board Member Campbell, Seconded by Secretary Lorant, to adjourn the February 17, 2026 Downtown Development Authority Board Regular Meeting  
**VOTING YEA:** Burgess, Caruso, Lorant, Campbell, Rutt  
**VOTING NAY:** None  
**ABSENT:** Shell, Coe, Barnett, Garris  
**MOTION:** Carried

The February 17, 2026 Downtown Development Authority Board Regular Meeting adjourned at 7:40 PM.

\_\_\_\_\_  
Debbie Burgess  
Chairperson

\_\_\_\_\_  
Janet Bloom  
DDA Assistant Director

\_\_\_\_\_  
Lynsey Blough, CMC  
Deputy Clerk/Treasurer

\_\_\_\_\_  
Sonja Stout  
Village Clerk/Treasurer

Date Approved: as presented on March 17, 2026



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## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** March 23, 2026

**TOPIC** Approval of Elections Facility Usage Agreement- Orion Charter Township and Village of Lake Orion

### BACKGROUND BRIEF:

Orion Charter Township has requested that the Village of Lake Orion execute a Facility Use Agreement for the Township's use of Village Hall as a polling location for elections. Village Attorney John Clark has reviewed the proposed agreement and approved it as to form and legality. The proposed agreement is attached for Council's consideration.

### SUMMARY OF PREVIOUS COUNCIL ACTION:

On January 8, 2024, the Village Council approved the previous agreement.

### FINANCIAL IMPACT:

As outlined in the agreement, Orion Charter Township will pay the Village \$600 for the use of Village Hall following each election.

### RECOMMENDED MOTION:

To approve the Elections Facility Use Agreement between Orion Charter Township and the Village of Lake Orion for the use of Village Hall for elections, and to authorize the Village Manager to execute the agreement on behalf of the Village.



## Elections Facility Usage Agreement

**THIS AGREEMENT** is made this day 18<sup>th</sup> February, 2026 by and between Orion Charter Township (“Township” or "Clerk") located at 2323 Joslyn Road, Lake Orion, Michigan 48360 and The Village of Lake Orion, whose address is 21 E. Church Street.

**WHEREAS**, The Township is responsible for designating the place or places of holding a Township election, and must provide a suitable polling place in or for each voter precinct (MCL 168.662(1)); and,

**WHEREAS**, Michigan Election law provides that individuals may electioneer (i.e., campaign, circulate petitions, solicit contributions, display signage, etc.) at the polling location on Election Day, provided they are not electioneering in a polling room, any hallway used by voters to enter or exit a polling place, or within 100 feet of an entrance to a building in which a polling place is located (MCL 167.744 et al); and,

**WHEREAS**, the Township may utilize a non-public building, provided the owner of the building provides written attestation that owner is not a sponsor of a political committee or independent committee, or is not an individual who is a candidate (MCL 168.622 (4)); and,

**WHEREAS**, the Township must ensure a polling place is accessible to voters in that it complies with the Voting Accessibility for the Elderly and Handicapped Act and the help America Vote Act. (MCL 168.662(9)); and,

**WHEREAS**, the Clerk is in need of facilities to serve as polling locations for conducting elections in the area where Facility building is located, and

**WHEREAS**, Facility has space available, described herein as "Designated Polling Space;" and,

**WHEREAS**, the Michigan Bureau of Elections recommends the development of a Facility Usage Agreement with the individuals responsible for managing the facility described herein as "Facility" to ensure a mutual understanding and agreement.

**NOW, THEREFORE**, in consideration of the mutual promises provided herein, the Facility and Township agree to the following terms and conditions:

1. Facility duly attests and confirms that it does not establish, direct, control or financially support the administration of a Political or Independent Committee registered under the Campaign Finance Act.
2. Facility shall provide, and Township shall have access to, the Designated Polling Space during the following dates and hours:

- a. The two days prior to Election Day (i.e., Sunday or Monday) for setup of election equipment; and
  - b. By at least 5:45 a.m. on Election Day until Township designees vacate facility on Election Day, or the following day, and
  - c. The evening or early morning immediately following Election Day hours for equipment pickup.
3. Facility shall allow the Township the use of tables, chairs, bathroom facilities, and exterior lighting in parking and pathways, where available.
4. Facility shall communicate the information in this agreement with its employees, staff, and agents, to include notice that election materials and equipment shall be managed by only Township designees.
5. Facility shall ensure the Designated Polling Space is secured upon the departure and exit of the Township Clerk, or designees.
6. Parties agree the use or possession of alcohol, tobacco (in any form whether smoked or smokeless), illegal drugs (in any form), and marijuana is absolutely prohibited on the site and on all property owned or occupied by the Facility.
  - a. Township shall strictly enforce this prohibition for its guests, employees, agents, members, and all other persons who may be directed by, responsible to, or under the supervision of the Township.
  - b. In the event Facility becomes aware of violations of this section it shall notify Township of such violations. Upon notification Township shall promptly take appropriate remedial action.
7. Facility shall allow for accommodation of traffic flow entering/exiting the Facility premises and allow additional parking space(s) on Election Day, as needed.
8. The Township, at its sole discretion and expense, may add additional security personnel or equipment.
9. Facility and Township shall ensure and promote voter security and confidentiality and stage the Designated Polling Space so that security cameras will not capture voter ballots.
  - a. Facility shall cover or drape accessible cameras or otherwise disable cameras and allow signage stating there is no viewing or recording in progress.
  - b. Township shall provide signage to post, in the event existing cameras are not accessible to be visibly covered/draped.
10. The Facility and Township will permit electioneering on facility premises, provided that all electioneering conforms with all federal, state, and local legal requirements.
  - a. Facility personnel or representatives shall take no action to interfere, endorse, persuade, or solicit, in the Designated Polling Space or within 100 feet from any entrance to a building in which a polling place.
  - b. The Township shall be responsible for addressing electioneering actions, should they occur in Designated Polling Space or within 100 feet from any entrance to a building in which a polling place is located.
11. The Facility and Township will comply with statutory requirements regarding the posting of election and voter information.
  - a. Facility shall allow Township to use wall space to post visible and accessible required postings.
  - b. Township shall utilize materials that shall not damage Facility property (i.e., residue, paint removal) and shall be responsible for the removal of all postings.

12. The Township shall take appropriate steps to ensure that polling activities conducted in the Designated Polling Space are managed in an orderly fashion and does not unreasonably interfere with Facility's operations.
13. The Township shall provide Facility a cleaning fee of \$[600.00], within thirty (30) days after the date of each Election in addition to maintaining the Designated Polling Space in a clean and orderly fashion to maintain facility conditions, as noted prior to the setup for Election Day. (Fee may also be provided on an annual basis as one lump payment.)
14. The Township shall, upon request, provide Facility with proof of adequate insurance to cover liability incurred during and in the course of polling activity. Facility shall be solely responsible for maintaining appropriate property and liability insurance for its premises and shall provide proof of same upon request of the Township.
15. This Agreement is for all scheduled Elections, as outlined herein.

[Insert Information on date/location]		
August 4, 2026	The Village of Lake Orion	21 East Church Street
November 3, 2026	The Village of Lake Orion	21 East Church Street

16. This Agreement may be terminated under the following circumstance:
  - a. as authorized by the Election Board of Commissioners at any time in written form by the Clerk.
  - b. Upon written notice by Facility, provided that termination notice is received by the Clerk's Office no less than *120 days* prior to a scheduled election.
17. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties and nothing in this Agreement shall give or allow any claim or right of action whatsoever by any other entity or person not included in this Agreement. It is the express intention of the undersigned parties that any entity other than the undersigned parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.
18. Each party shall be responsible for its own acts and omissions and those of its agents, employees, and contractors, to the extent permitted by law. Nothing in this Agreement shall be construed as a waiver of governmental immunity by the Township. Facility shall indemnify and hold harmless the Township from any claims arising out of unsafe or hazardous conditions of the Facility, including but not limited to, premises liability, unless caused by the negligence, or willful misconduct, of the Township.
19. Facility warrants that the Designated Polling Space and all areas used for voter access (e.g., entrances, hallways, restrooms, parking areas) shall be in good repair, safe, and compliant with all applicable codes, accessibility laws, and election-related regulations. Township shall have the right to inspect the Designated Polling Space prior to Election

Day and to notify Facility of any conditions that may pose a risk or hinder election operations. Facility shall promptly correct any such conditions, or the Township may choose to relocate the polling place without penalty.

- 20. Each party shall be responsible for the damage it causes to the other's property, if such damage results from negligence or misconduct. Township shall not be liable for normal wear-and-tear or damage caused by voters or other members of the public not under its direct control.
- 21. Neither party shall be liable for failure to perform under this Agreement due to causes beyond their reasonable control, including natural disasters, government orders, or other emergency conditions. The affected party shall notify the other as soon as practicable.
- 22. It is further understood this Agreement contains the entire understanding between the parties and supersedes any other agreements concerning the subject matter of this transaction, whether verbal or written.

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement this [day] of [insert date] 2025.

**Orion Charter Township**

**Facility Name**

\_\_\_\_\_  
Name of Township Representative, Title

\_\_\_\_\_  
Facility Representative Name

\_\_\_\_\_  
Signature of Township Representative

\_\_\_\_\_  
Signature of Facility Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



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## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** March 23, 2026

**TOPIC** Budget Amendment- Administration Computer Workspace-Continuation

**BACKGROUND BRIEF:**

Administration is requesting Council approval of Budget Amendment BA-2026-101-260-04 to fund the replacement of outdated computer workstations in the Administration Office.

A quote was previously received from VC3; however, due to timing, the pricing has since been updated. On March 9, 2026, Village Council approved Budget Amendment BA-2026-101-260-03 in the amount of \$13,048 for this project.

Administration is now requesting approval of Budget Amendment BA-2026-101-260-04 in the amount of \$1,257 to cover the difference between the previously approved amount and the updated project cost.

**FINANCIAL IMPACT:**



VC3 has provided an updated quote of \$2,040 per workstation, including installation. The total cost for seven (7) workstations is \$14,305, resulting in an additional funding need of \$1,257.

**RECOMMENDED MOTION:**

To approve Budget Amendment BA-2026-101-260-04, increasing the Capital Outlay line item (101-260-977-000) in the amount of \$1,257, funded from General Fund balance, and to authorize the Clerk/Treasurer to coordinate with VC3 to complete the workstation upgrades.



- Hardware/Software

Thumbnail	Product Description	Comment	Price	Qty	Extended Price
	Dell Pro QCS1250 Desktop Computer - Intel Core Ultra 5 235 - 16 GB - 512 GB SSD - Slim PC - Standard Black - Intel Chip - Windows 11 Pro - Intel DDR5 SDRAM - English (US) Keyboard - 180 W		\$1,200.00	7	\$8,400.00
	ViewSonic 32 Inch Widescreen IPS 1440p Monitor with Ultra-Thin Bezels, HDMI DisplayPort and Mini DisplayPort - 32" IPS Monitor - QHD 2560 x 1440 Resolution - 1.07 Billion Colors - 250 Nit - 4ms - 60Hz Refresh Rate - HDMI - DisplayPort - Spea		\$240.00	7	\$1,680.00

**Subtotal: \$10,080.00**

- Labor - Workstation Deployment

Thumbnail	Product Description	Comment	Price	Qty	Extended Price
	Labor - Workstation Deployment - Flat Fee		\$600.00	7	\$4,200.00

For a workstation deployment, the below items are done:

- Workstation is fully configured for client's environment
  - Domain Joined, Security software installed, VC3 tools installed
- Client Base Applications installed
- Client requested customization to the workstation applied
- User Specific applications installed
- User log in support for replacements workstation
- Data transfer for replacement workstation
- Scheduling of workstation deployment with Client

**Subtotal: \$4,200.00**

- Shipping

Thumbnail	Product Description	Comment	Price	Qty	Extended Price
	Shipping and Handling		\$25.00	1	\$25.00

**Subtotal: \$25.00**

**Ticket #5002334 - 2026.03 -TFF- 7x Mid PC Dell Pro QC 7x 32" Monitor**

<p><b>Prepared by:</b>  <b>VC3</b>                  Brian Nadeau                  quotes.brian.nadeau@vc3.com</p>	<p><b>Prepared for:</b>  <b>Village of Lake Orion, MI</b>                  21 East Church St.                  Lake Orion, MI 48362                  Sonja Stout                  +12486938391                  stouts@lakeorion.org</p>	<p><b>Quote Information:</b>  <b>Quote #: BN016234</b>                  Version: 1                  Delivery Date: 03/11/2026                  Expiration Date: 04/08/2026</p>
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**Quote Summary**

Description	Amount
- Hardware/Software	\$10,080.00
- Labor - Workstation Deployment	\$4,200.00
- Shipping	\$25.00
<b>Total:</b>	<b>\$14,305.00</b>

- Applicable taxes & Environmental Surcharges will be added.
- All product transfer of ownership and invoicing occurs upon VC3's receipt of the product.
- Pricing & Availability is subject to change without notice.
- Shipping and handling costs may not be included in this quote, as these costs are variable. Adjusted shipping and handling costs may be applied to the final invoice.
- VC3 makes NO WARRANTY either expressed or implied, regarding performance or suitability for any purpose of the above products. The customer assumes responsibility for understanding the warranty, if any, of the manufacturer or VC3.
- If not included in agreement, travel will be billed separately.
- In the case hardware/software total exceed \$100k, VC3 will require a 50% deposit of the hardware/software total to secure the order. Deposit is payable immediately to VC3.
- Returns:
  - No returns will be accepted unless first approved by VC3 Inc.
  - Approved returns are subject to a 20% restocking fee.
  - Approved return of in-stock items will be accepted within 10 business days of purchase, if merchandise is unopened and packaging is undamaged.
  - Open box items are not returnable
  - Approved defective returns must be shipped to VC3 within 10 business days of said approval

VC3

Village of Lake Orion, MI

Name: Brian Nadeau

Name: Sonja Stout

Title: Client Solutions Specialist

Date: \_\_\_\_\_

Date: 03/11/2026



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## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** March 23, 2026

**TOPIC:** Receive and File of Invoice Distribution Report for March 24, 2026

**RECOMMENDED MOTION:**

To receive and file the bills in the amount of \$120,804.51 of which \$73,380.53 are DDA bills for a net total of \$47,423.98 and to receive and file the DDA bills.

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION  
ALL DATES, POSTED AND UNPOSTED  
OPEN

Section 7, Item E.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
<b>Fund: 101 GENERAL FUND</b>					
<b>Department: 000 REVENUE</b>					
101-000-228-100	MULTIPLE PEOPLE	STATE OF MICHIGAN	FINGERPRINTS PRINTED DEC, JAN, FEB	334.00	None
101-000-279-000	GENERAL PORTION	BLUE CROSS BLUE SHIELD OF	HEALTH COVERAGE FOR SHANK APRIL 2026	300.14	None
101-000-279-000	RETIREE HEALTHCARE-RETIREE	BCBSM MEDICARE ADVANTAGE	RETIREE COVERAGE APRIL 2026	1,048.72	None
101-000-281-003	CONSTRUCTION PLAN REVIEW	NOWAK & FRAUS ENGINEERS	N808 PENINSULA CONDOMINIUMS SERVICES	9,111.25	None
101-000-281-004	THROUGH FEBRUARY 22, 2025	NOWAK & FRAUS ENGINEERS	M900 FLATS AT WEST VILLAGE 55 ELIZABE	1,312.50	None
101-000-281-012	MYSTIC COVE BALANCE	FERGUSON WATERWORKS #3386	WATER METERS MYSTIC COVE	3,642.12	None
101-000-281-016	FEBRUARY 22, 2026	NOWAK & FRAUS ENGINEERS	0929- 315 N LAPEER ST ADMIN BUILDING	887.50	None
101-000-281-019	REFUND BALANCE OF ESCROW	CHRISTI, NICHOLAS	REFUND BALANCE OF ESCROW ACCOUNT	39.40	None
101-000-607-000	614 DETROIT AVE GOGOV APP	SUNGLO SERVICES	614 DETROIT AVE: APP REFUND	75.00	None
Total Department 000 REVENUE				16,750.63	
<b>Department: 171 VILLAGE MANAGER</b>					
101-171-956-000	COMPUTER WORKSTATION-MANAG	VC3, INC.	COMPUTER WORKSTATION REPLACEMENT & IN	1,864.00	None
Total Department 171 VILLAGE MANAGER				1,864.00	
<b>Department: 215 VILLAGE CLERK</b>					
101-215-960-000	MILEAGE \$0.725/MI X 266	BLOUGH, LYNSEY	MAMC 2026 CLERK INSTITUTE TRAINING MI	192.85	None
Total Department 215 VILLAGE CLERK				192.85	
<b>Department: 228 Information Technology</b>					
101-228-801-000	MONTHLY BILLING FOR MARCH	VC3, INC.	MONTHLY BILLING MARCH 2026	1,895.20	None
Total Department 228 Information Technology				1,895.20	
<b>Department: 260 GENERAL ACTIVITIES</b>					
101-260-716-001	RETIREE HEALTHCARE	BCBSM MEDICARE ADVANTAGE	RETIREE COVERAGE APRIL 2026	917.65	None
101-260-920-000	20 E SHADBOLT ACCT # 1030	CONSUMERS ENERGY	MARCH 2026 BILL	21.00	None
101-260-920-000	21 E CHURCH ACCT# 1030 170	CONSUMERS ENERGY	MARCH 2026 BILL	1,851.06	None
101-260-921-000	STREETLIGHTS	DTE ENERGY	FEBRUARY BILL STREETLIGHTS	4,289.02	None
101-260-930-000	MATS FOR VILLAGE OFFICE 3/	Darwe1 ENTERPRISES LLC	MONTHLY MAT RENTAL VILLAGE OFFICES	215.94	None
101-260-930-000	ACRYLIC PLASTIC/ SEALANT I	GREAT LAKES ACE HARDWARE	REPAIR SUPPLIES VILLAGE HALL	48.42	None
101-260-930-000	VELCRO STRIP INVOICE 8412	GREAT LAKES ACE HARDWARE	REPAIR SUPPLIES VILLAGE HALL	36.09	None
101-260-956-000	03/01/26 - 03/31/26	BASIC BENEFITS	MONTHLY COBRA FEE - MARCH 2026	50.01	None
Total Department 260 GENERAL ACTIVITIES				7,429.19	
<b>Department: 721 PLANNING AND ZONING</b>					
101-721-829-000	PLANNER SERVICES	MCKENNA ASSOCIATES, INC.	SERVICES FEBRUARY 2026	4,240.00	None
101-721-840-000	MONTHLY RETAINER	MCKENNA ASSOCIATES, INC.	SERVICES FEBRUARY 2026	850.00	None
Total Department 721 PLANNING AND ZONING				5,090.00	
<b>Department: 751 PARKS AND RECREATION</b>					
101-751-932-000	HYDRAULIC CEMENT INVOICE	HOME DEPOT CREDIT SERVICES	REPAIR OF CHILDRENS PARK BRIDGE	242.43	None
Total Department 751 PARKS AND RECREATION				242.43	
<b>Department: 880 CONTRACT SERV - LEAGAL/ACCTING/ENGINEER</b>					
101-880-806-000	FEBRURY 22, 2026	NOWAK & FRAUS ENGINEERS	M629 - GENERAL ENGINEERING SERVICES	775.00	None
101-880-806-000	N885 ENGINEERING DESIGN 10	NOWAK & FRAUS ENGINEERS	N885 ENGINEERING DESIGN THROUGH FEBRU	12.50	None
Total Department 880 CONTRACT SERV - LEAGAL/ACCTING/ENGINEER				787.50	
Total Fund 101 GENERAL FUND				34,251.80	
<b>Fund: 202 MAJOR STREET FUND</b>					
<b>Department: 260 GENERAL ACTIVITIES</b>					
202-260-801-000	N885 ENGINEERING DESIGN 20	NOWAK & FRAUS ENGINEERS	N885 ENGINEERING DESIGN THROUGH FEBRU	25.00	None

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION  
 ALL DATES, POSTED AND UNPOSTED  
 OPEN

Section 7, Item E.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
<b>Fund: 202 MAJOR STREET FUND</b>					
<b>Department: 260 GENERAL ACTIVITIES</b>					
Total Department 260 GENERAL ACTIVITIES				25.00	
<b>Department: 474 TRAFFIC SERVICES</b>					
202-474-801-000	FLINT ST & BROADWAY	AUGUST ROAD COMMISSON FOR OAKLAND	FLINT ST & BROADWAY SIGNAL MAINTENANC	39.01	None
Total Department 474 TRAFFIC SERVICES				39.01	
Total Fund 202 MAJOR STREET FUND				64.01	
<b>Fund: 203 LOCAL STREET FUND</b>					
<b>Department: 260 GENERAL ACTIVITIES</b>					
203-260-801-000	N885 ENGINEERING DESIGN 10	NOWAK & FRAUS ENGINEERS	N885 ENGINEERING DESIGN THROUGH FEBRU	12.50	None
Total Department 260 GENERAL ACTIVITIES				12.50	
Total Fund 203 LOCAL STREET FUND				12.50	
<b>Fund: 207 POLICE FUND</b>					
<b>Department: 301 POLICE/SHERIFF/CONSTABLE</b>					
207-301-716-001	POLICE PORTION	BLUE CROSS BLUE SHIELD OF	HEALTH COVERAGE FOR SHANK APRIL 2026	900.40	None
207-301-716-001	RETIREE HEALTHCARE	BCBSM MEDICARE ADVANTAGE	RETIREE COVERAGE APRIL 2026	917.65	None
207-301-730-000	COPY CHARGES BW-\$12.75 COL	APPLIED INNOVATION	POLICE COPY MACHINE USAGE INVOICE 308	96.30	None
207-301-730-000	FREIGHT	APPLIED INNOVATION	POLICE COPY MACHINE USAGE INVOICE 308	3.85	None
207-301-730-000	POLICE PRINTER CONTRACT 57	U.S. BANK EQUIPMENT FINANC	RICOH CONTRACT PAYMENT POLICE PRINTER	163.85	None
207-301-740-000	ACE - BROOM DUSTPAN - SAW	GREAT LAKES ACE HARDWARE	SUPPLIES / POLICE	24.30	None
207-301-801-000	FINGERPRINT ERROR	STATE OF MICHIGAN	FINGERPRINTS PRINTED DEC, JAN, FEB	168.00	None
207-301-802-000	PROSECUTIONS - POLICE INVO	GIARMARCO, MULLINS & HORTO	POLICE PROSECUTIONS FEBRUARY 2026	1,808.65	None
207-301-932-000	502 OIL CHANGE	SKALNEK FORD	502 OIL CHANGE	74.87	None
207-301-932-000	503 OIL CHANGE	SKALNEK FORD	503 OIL CHANGE	77.30	None
Total Department 301 POLICE/SHERIFF/CONSTABLE				4,235.17	
Total Fund 207 POLICE FUND				4,235.17	
<b>Fund: 225 DEPT OF PUBLIC WORKS FUND</b>					
<b>Department: 441 DEPARTMENT OF PUBLIC WORKS</b>					
225-441-716-001	RETIREE HEALTHCARE	BCBSM MEDICARE ADVANTAGE	RETIREE COVERAGE APRIL 2026	3,408.42	None
225-441-741-000	SMALL TOOLS	CONTRACTORS CONNECTION	SMALL TOOLS/ MISSDIG FLAGS/ PAINT	285.00	None
225-441-741-000	TIE DOWNS	TRACTOR SUPPLY CO.	TRUCK TOOL BOX	39.98	None
225-441-741-000	TOOL BOX	TRACTOR SUPPLY CO.	TRUCK TOOL BOX	489.99	None
225-441-741-000	TAPE MEASURE	TRACTOR SUPPLY CO.	TRUCK TOOL BOX	19.99	None
225-441-741-000	REPLACEMENT PLAN	TRACTOR SUPPLY CO.	TRUCK TOOL BOX	29.99	None
225-441-920-000	362 CASS ACCT# 1030 1701 1	CONSUMERS ENERGY	MARCH 2026 BILL	1,447.03	None
225-441-920-000	333 CASS ST ACT # 1030 170	CONSUMERS ENERGY	MARCH 2026 BILL	0.00	None
225-441-931-000	DIAGNOSE AND REPAIR	KMI ROAD MAINTENANCE LLC	REPAIR ASPHALT HOT BOX	324.80	None
225-441-956-000	RANDOM DRUG SCREEN	FIRST ADVANTAGE O. H. S. C	RANDOM DRUG SCREEN	355.30	None
Total Department 441 DEPARTMENT OF PUBLIC WORKS				6,400.50	
<b>Department: 443 PHASE II STORMWATER</b>					
225-443-801-000	N885 ENGINEERING DESIGN 10	NOWAK & FRAUS ENGINEERS	N885 ENGINEERING DESIGN THROUGH FEBRU	12.50	None
Total Department 443 PHASE II STORMWATER				12.50	
Total Fund 225 DEPT OF PUBLIC WORKS FUND				6,413.00	
<b>Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND</b>					
<b>Department: 260 GENERAL ACTIVITIES</b>					
248-260-801-002	PUBLIC SAFETY CONTRACT 25-	VILLAGE OF LAKE ORION	PUBLIC SAFETY CONTRACT - FINAL 25-26	68,666.68	None

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION  
 ALL DATES, POSTED AND UNPOSTED  
 OPEN

Section 7, Item E.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
<b>Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND</b>					
<b>Department: 260 GENERAL ACTIVITIES</b>					
248-260-823-000	CANVAINV 04779-0167958	COMERICA BANK	FEB CC MATT	119.40	None
248-260-823-000	OPENAI - INV UOV06D46	COMERICA BANK	FEB CC MATT	20.00	None
248-260-823-000	FLOWCODE - BC3953D1	COMERICA BANK	FEB CC MATT	9.95	None
248-260-823-000	CLICKUPT9009138990	COMERICA BANK	FEB CC MATT	38.00	None
248-260-823-000	IONOS - 202060292057	COMERICA BANK	FEB CC MATT	28.85	None
248-260-823-000	ADOBE 3374758924	COMERICA BANK	FEB CC MATT	21.19	None
248-260-851-000	MISWITCH - 740542	COMERICA BANK	FEB CC MATT	92.97	None
248-260-851-000	COMCAST8529101420028897	COMERICA BANK	FEB CC MATT	234.68	None
248-260-920-000	COMSUMERS 4795887490	COMERICA BANK	FEB CC MATT	442.09	None
248-260-920-000	ACCT 910018071613	DTE ENERGY	OFFICE DTE	85.47	None
248-260-921-000	910018071993 165 S BROADWA	DTE ENERGY	STREETLIGHTS DTE	30.36	None
248-260-921-000	920009543389 90 S ANDERSON	DTE ENERGY	STREETLIGHTS DTE	289.87	None
248-260-921-000	910040951725 22 SHADBOLT	DTE ENERGY	STREETLIGHTS DTE	211.06	None
248-260-921-000	910040951600 491 S BROADWA	DTE ENERGY	STREETLIGHTS DTE	95.20	None
248-260-921-000	910040951659 38 E FLINT	DTE ENERGY	STREETLIGHTS DTE	540.11	None
248-260-921-000	INV 200396165636 - 38 S WA	DTE ENERGY	STREETLIGHTS DTE	65.42	None
248-260-921-000	INV 200396165637 - 380 S B	DTE ENERGY	STREETLIGHTS DTE	41.88	None
248-260-940-000	UHAUL	COMERICA BANK	FEB CC MATT	26.45	None
248-260-956-000	INV 963989-1	MICHIGAN RETAILERS ASSOCIA	ANNUAL MEMBERSHIP	130.00	None
248-260-974-000	BEST BUY - CONFERENCE PHON	COMERICA BANK	FEB CC MATT	289.18	None
Total Department 260 GENERAL ACTIVITIES				71,478.81	
<b>Department: 725 ORGANIZATION</b>					
248-725-822-000	SNAPRETAIL 18022	COMERICA BANK	FEB CC MATT	65.00	None
248-725-825-000	DWTN DOLLAR CERT 4729	SAGEBRUSH CANTINA	DOWNTOWN DOLLARS 4729	25.00	None
Total Department 725 ORGANIZATION				90.00	
<b>Department: 726 DESIGN</b>					
248-726-801-000	SPAREBOX0068	COMERICA BANK	FEB CC MATT	285.00	None
Total Department 726 DESIGN				285.00	
<b>Department: 728 ECONOMIC DEVELOPMENT</b>					
248-728-860-000	INV 268	NOTA	FINAL TROLLEY NIVOICING	576.14	None
248-728-860-000	INV 269	NOTA	FINAL TROLLEY NIVOICING	766.69	None
248-728-886-002	LAKE ORION EQUIPMENT	COMERICA BANK	FEB CC MATT	50.00	None
248-728-886-002	KROGER - PROPANE	COMERICA BANK	FEB CC MATT	(46.62)	None
248-728-886-002	KROGER	COMERICA BANK	FEB CC MATT	46.62	None
Total Department 728 ECONOMIC DEVELOPMENT				1,392.83	
<b>Department: 729 PROMOTION</b>					
248-729-880-008	AMAZON - ICE FEST 113-9481	COMERICA BANK	FEB CC MATT	133.89	None
Total Department 729 PROMOTION				133.89	
Total Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND				73,380.53	
<b>Fund: 401 CAPITAL PROJECTS FUND</b>					
<b>Department: 751 PARKS AND RECREATION</b>					
401-751-806-000	FEBRUARY 22, 2026	NOWAK & FRAUS ENGINEERS	P093 - ATWATER PARK BASKETBALL COURT	1,035.00	None
Total Department 751 PARKS AND RECREATION				1,035.00	
Total Fund 401 CAPITAL PROJECTS FUND				1,035.00	

**Fund: 410 SIDEWALK IMPROVEMENT FUND**

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION  
 ALL DATES, POSTED AND UNPOSTED  
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Section 7, Item E.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
<b>Fund: 410 SIDEWALK IMPROVEMENT FUND</b>					
<b>Department: 260 GENERAL ACTIVITIES</b>					
410-260-940-002	THROUGH FEBRUARY 22, 2026	NOWAK & FRAUS ENGINEERS	0676-01 2026 SIDEWALK REPLACEMENT	350.00	None
Total Department 260 GENERAL ACTIVITIES				350.00	
Total Fund 410 SIDEWALK IMPROVEMENT FUND				350.00	
<b>Fund: 592 WATER AND SEWER FUND</b>					
<b>Department: 548 SEWER ACTIVITIES</b>					
592-548-801-000	FEBRUARY 22, 2026	NOWAK & FRAUS ENGINEERS	N434 - SANITARY SEWER PUMP STATION IM	687.50	None
592-548-801-000	N885 ENGINEERING DESIGN 25	NOWAK & FRAUS ENGINEERS	N885 ENGINEERING DESIGN THROUGH FEBRU	31.25	None
592-548-975-001	FEBRUARY 22, 2026	NOWAK & FRAUS ENGINEERS	N434-01 SANITARY SEWER PUMP PHASE 2 A	187.50	None
Total Department 548 SEWER ACTIVITIES				906.25	
<b>Department: 556 WATER ACTIVITIES</b>					
592-556-801-000	N885 ENGINEERING DESIGN 25	NOWAK & FRAUS ENGINEERS	N885 ENGINEERING DESIGN THROUGH FEBRU	31.25	None
592-556-801-000	FEBRUARY 22, 2026	NOWAK & FRAUS ENGINEERS	0823 LEAD SERVICE LINE REPLACEMENT	125.00	None
Total Department 556 WATER ACTIVITIES				156.25	
Total Fund 592 WATER AND SEWER FUND				1,062.50	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION  
 ALL DATES, POSTED AND UNPOSTED  
 OPEN

Section 7, Item E.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY FUND ---					
		101	GENERAL FUND	34,251.80	
		202	MAJOR STREET FUND	64.01	
		203	LOCAL STREET FUND	12.50	
		207	POLICE FUND	4,235.17	
		225	DEPT OF PUBLIC WORKS FUND	6,413.00	
		248	DOWNTOWN DEVELOPMENT AUTHORITY FUND	73,380.53	
		401	CAPITAL PROJECTS FUND	1,035.00	
		410	SIDEWALK IMPROVEMENT FUND	350.00	
		592	WATER AND SEWER FUND	1,062.50	
		Total For All Funds:		120,804.51	



## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** March 23, 2026

**TOPIC:** Receive and File of Orion Township Building Permit Report from February 24, 2026 to March 10, 2026

**RECOMMENDED MOTION:**

To receive and file the Orion Township Building Permit Report from February 24, 2026 to March 10, 2026, as presented.

Permit #	Address	Category	Applicant Nam	Date Issued	Permit Fee
PPV26-006	146 N ANDERSON ST	RES. MISC.	James R Williams	03/05/2026	150.00
PPV26-005	220 S BROADWAY ST	RES. MISC.	KENNETH STRZELECKI	02/24/2026	97.00
PMV26-007	34 N NORTH SHORE DR	RES. MISC.	JORDAN BIGLER	03/10/2026	170.00
PMV26-006	453 ALGENE DR	RES. MISC.	MARK JOHNSON	03/04/2026	137.00
PEV26-011	382 OAK LN	RES. MISC.	Santo J Landa	03/03/2026	207.00
PBV26-006	650 DETROIT AVE	Deck	NORTHERN ARBOR DECKI	03/02/2026	387.84

Number of Permits 6

Section 7, Item F.

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Populatio All Records



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## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** March 23, 2026

**TOPIC** Receive and File Correspondence Request from Matt Szadyr

**BACKGROUND BRIEF:**

On March 6, 2026, Matt Szadyr submitted an email to the Administration to request Administration to review the Special Assessment District (SAD) funding model for the 2026 Street Improvement Program.

**SUMMARY OF PREVIOUS COUNCIL ACTION:**

None

**RECOMMENDED MOTION:**

Receive and File the request from Matt Szadyr to request Administration to review the Special Assessment District (SAD) funding model for the 2026 Street Improvement Program.

**Sonja Stout**

**From:** Darwin McClary  
**Sent:** Friday, March 6, 2026 4:53 PM  
**To:** Sonja Stout  
**Subject:** FW: Formal Request to Revise the Funding Model and Grant Allocation for the 2026 Street Improvement Program

**From:** [REDACTED]  
**Sent:** Friday, March 6, 2026 4:06 PM  
**To:** villageadmin@lakeorion.us; Darwin McClary <mcclaryd@lakeorion.org>; Michael Lamb <lambm@lakeorion.org>; Teresa Rutt <rutt@lakeorion.org>; Stan Ford <fords@lakeorion.org>; George Dandalides <dandalidesg@lakeorion.org>; Nancy Moshier <moshiern@lakeorion.org>  
**Subject:** Formal Request to Revise the Funding Model and Grant Allocation for the 2026 Street Improvement Program

Dear Village Council Members and Village Manager,

**I am submitting this formal written communication with the request that it be included in the official meeting minutes and entered into the public record for the upcoming Village Council meeting regarding the 2026 Street Improvement Program.**

I am writing to formally request a reconsideration of the Special Assessment District (SAD) funding model for the 2026 Street Improvement Program. Specifically, I am asking the Village to increase its contribution for local streets to a 50/50 split and to adjust how the \$250,000 TEDF Category B grant is applied to ensure equitable relief for residents.

The current proposal places an unsustainable financial burden on households already strained by historic utility costs. Please consider the following points as a basis for this requested change:

**1. Proof of Inequitable Grant Application** Based on the project cost estimates provided in the February 23, 2026, Council Agenda Packet, there is clear evidence that the \$250,000 TEDF grant is being used to offset the Village’s own 25% obligation rather than providing direct relief to the residents’ 75% share.

- **The Calculation:** The total project cost is estimated at approximately \$605,000. By applying the \$250,000 grant to the "Gross Total" before calculating the 75/25 split, the Village is only responsible for 25% of the *remaining* \$355,000 (roughly \$88,750).
- **The Discrepancy:** If the Village were paying 25% of the actual project value (\$605,000), its contribution would be approximately \$151,250.
- **The Result:** The current accounting method allows the Village to use state grant money to reduce its own liability by over \$60,000, while residents are still expected to shoulder 75% of the remaining balance. This grant should be applied to the residents' portion first, or at the very least, applied to the total cost *after* the split is determined to ensure both parties benefit equally.

**2. Inconsistency with Major Street Funding** As noted in the November 10, 2025, Special Meeting Minutes, the \$58,000 PAMP Treatment Program A for major streets (including Elizabeth and Broadway) utilizes a 50/50

split. Local streets like North Shore Road and Flint Street serve the broader community and should be subject to a 75%–90% assessment when major thoroughfares receive higher levels of Village support.

**3. The Compounding Financial Burden** This assessment comes at a time when residents are already facing:

- **Historic Utility Hikes:** A 66.4% increase in sanitary sewer rates and a 22.1% increase in water rates as of 2025.
- **Debt Surcharges:** An existing \$50 per quarter surcharge to service the \$3.65 million bond for the pump station and previous water main projects.

**4. Alignment with Strategic Objective 2.1** During the February 9, 2026, Strategic Planning session, this Council adopted Objective 2.1 to "Analyze 75/25 Infrastructure Funding" by June 30, 2026. Proceeding with the current 75/25 model before this promised analysis is complete is premature and contradicts the Council's stated goal of exploring fairer funding strategies.

I urge the Council to adopt a 50/50 funding model for all streets in the 2026 program and to re-evaluate the grant allocation to ensure that "taxpayer relief" actually reaches the taxpayers.

Thank you for your consideration and for ensuring this statement is included in the permanent public record.

Sincerely,

Matt Szadyr



## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** March 23, 2026

**TOPIC:** Approval of Social District Permit: Michigan By the Bottle

### BACKGROUND BRIEF:

The MLCC requires a business seeking to participate in an approved Social District to submit a license application for the location and operator to ensure compliance with their underlying license and to obtain local government review and approval by resolution.

Michigan By the Bottle is the new occupant at 146 S Broadway Suite 150 and is bringing Pure Michigan wines without leaving Metro Detroit. Michigan by the Bottle unites 15 acclaimed, boutique wineries from across the state under one roof, offering the largest selection of limited production, award-winning Michigan wines in a single tasting room.

### SUMMARY OF PREVIOUS COUNCIL ACTION:

Council adopted Resolution No. 2025-019 approving the Joint Off-Premises Tasting Room License on June 9, 2025 for Michigan By the Bottle.

### FINANCIAL IMPACT:

None directly associated with this action. Anticipated long-term benefits include increased downtown foot traffic and support for local economic development.

### RECOMMENDED MOTION:

To adopt Resolution No. 26-009 recommending approval of the Social District Permit Application of Michigan By the Bottle at 146 S Broadway Suite 150, and authorize the Village Clerk to complete and sign the Local Governmental Unit Approval section (Form LCC-208) of the Michigan Liquor Control Commission application.



**VILLAGE OF LAKE ORION  
 COUNTY OF OAKLAND  
 STATE OF MICHIGAN**

**COUNCIL RESOLUTION NO. 2026-009**

**A RESOLUTION RECOMMENDING APPROVAL OF THE SOCIAL DISTRICT PERMIT APPLICATION PURSUANT TO MCL 436.1551 FOR MICHIGAN BY THE BOTTLE, LOCATED AT 146 S BROADWAY SUITE #150, LAKE ORION, MICHIGAN.**

**VOTING YEA:  
 VOTING NAY:  
 ABSENT:  
 MOTION:**

**RESOLVED:** That the application from Michigan By the Bottle for a Social District Permit is recommended by this body, the Lake Orion Village Council, for consideration for approval by the Michigan Liquor Control Commission

THIS RESOLUTION WAS DULY ADOPTED BY THE LAKE ORION VILLAGE COUNCIL AT ITS REGULAR MEETING HELD ON JANUARY 26, 2026.


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Sonja Stout  
 Clerk/Treasurer  
 Village of Lake Orion

**CERTIFICATION**

I, Sonja Stout, duly appointed Village Clerk/Treasurer of the Village of Lake Orion, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council at its regular meeting held on the 26<sup>th</sup> day of January 2026.

Given under my hand and seal of the Village of Lake Orion, Oakland County, Michigan this 26<sup>th</sup> day of January 2026.



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Sonja Stout  
Village of Lake Orion Clerk/Treasurer

DATED: January 27, 2026



## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** September 22, 2025

**TOPIC** Social District Permit – Michigan By The Bottle (All Licenses)

**BACKGROUND BRIEF:**

The MLCC requires a business seeking to participate in an approved Social District to submit a license application for the location and operator to ensure compliance with their underlying license and to obtain Local Government review and approval by resolution.

Michigan By The Bottle is the new occupant at 146 S Broadway and has brought their fourth tasting room to Downtown Lake Orion. Tasting Room(s) for the Michigan win industry constitute separate licensing for each partnered vineyard. In this case the following entities are seeking approval to add the Social District to their state licensing:

- GALLAGHER VINEYARD AND WINERY CORP
- CHATEAU OPERATIONS LTD
- DABLON WINERY LLC
- MACKINAW TRAIL WINERY INC
- OV THE FARM LLC
- AURORA CELLARS (2015) LLC
- BRYN WINERY LLC
- GLENN VINEYARDS LLC
- DOMAINE BERRIEN CELLARS INC
- CHATEAU OPERATIONS LTD
- BLUSTONE PARTNERS LLC
- HARBOR HILL FRUIT FARMS INC
- GRAPE HARBOR INC
- CHAOS VINTNERS LLC

**SUMMARY OF PREVIOUS COUNCIL ACTION:**

The 146 S Broadway location has been previously approved for a Tasting Room license by resolution. A Map affirming that the common area for the permit is shared by at least two (2) contiguous qualified licensee(s) is attached.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDED MOTION:**

Move by resolution that the following applications for a Social District Permit for the licensed premises at 146 S Broadway Street is recommended for consideration for approval by the Michigan Liquor Control Commission;

GALLAGHER VINEYARD AND WINERY CORP  
CHATEAU OPERATIONS LTD  
DABLON WINERY LLC  
MACKINAW TRAIL WINERY INC  
OV THE FARM LLC  
AURORA CELLARS (2015) LLC  
BRYN WINERY LLC  
GLENN VINEYARDS LLC  
DOMAINE BERRIEN CELLARS INC  
CHATEAU OPERATIONS LTD  
BLUSTONE PARTNERS LLC  
HARBOR HILL FRUIT FARMS INC  
GRAPE HARBOR INC  
CHAOS VINTNERS LLC



Village of Lake Orion  
21 E. Church Street  
Lake Orion, Michigan 48362  
Tel 248.693.8391  
Fax 248.693.5874  
[www.lakeorion.org](http://www.lakeorion.org)

**HOLD HARMLESS AGREEMENT**

FOR AND IN CONSIDERATION of the granting by the Village of Lake Orion to permit/allow \*

Activities from Jan 1 to Dec 31 annually.

Activity/Event

Dates and Time

146 S Broadway Suite 150 , Lake Orion, Michigan at Michigan By The Bottle

General Description of Location

as requested by the undersigned, the undersigned does hereby agree to fully hold harmless, defend and indemnify the Village of Lake Orion, and all of its officers, officials, agents and employees, with respect to all claims, losses, damages, causes of action, judgments, costs and expenses, including reasonable attorney fees, whether or not the same are now known, liquidated, discovered, discoverable or justifiable, which may be asserted, brought or rendered against, incurred or suffered by, and/or imposed upon, the Village of Lake Orion and/or its officers, officials, agents and employees, by reason of or arising out of the grant or exercise of the rights stated above granted by the Village of Lake Orion to the undersigned.

Applicant/Property Owner/Contractor Signature\*\*

Paul Hamelin Co-Owner MBTB

Applicant/Property Owner/Contractor Printed Name

March 2, 2026

Date

Witness One Signature \*\*\*

DAVID RHOADES

Witness One Printed Name

Witness Two Signature \*\*\*

Chelcie Lambright

Witness Two Printed Name

\* Applicant MUST provide information regarding what the activity is, date(s), times activity will be held and the areas (public sidewalks, streets, parking spaces, etc.) that are affected.

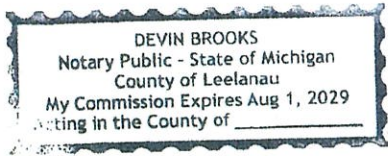
\*\* If the activity is obstructing public right-of-way for work on private property, the property owner or contractor MUST provide their signature.

\*\*\* The signatures from two (2) witnesses are required.

State of Michigan  
County of Leelanau

Signed or attested before me this 9<sup>th</sup> day of March  
2026, by Paul R Hamelin.

Paul Hamelin



Devin Brooks  
Notary Signature  
Devin Brooks  
Notary printed name



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from \_\_\_\_\_  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_ council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (name of city, township, or village) (date)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

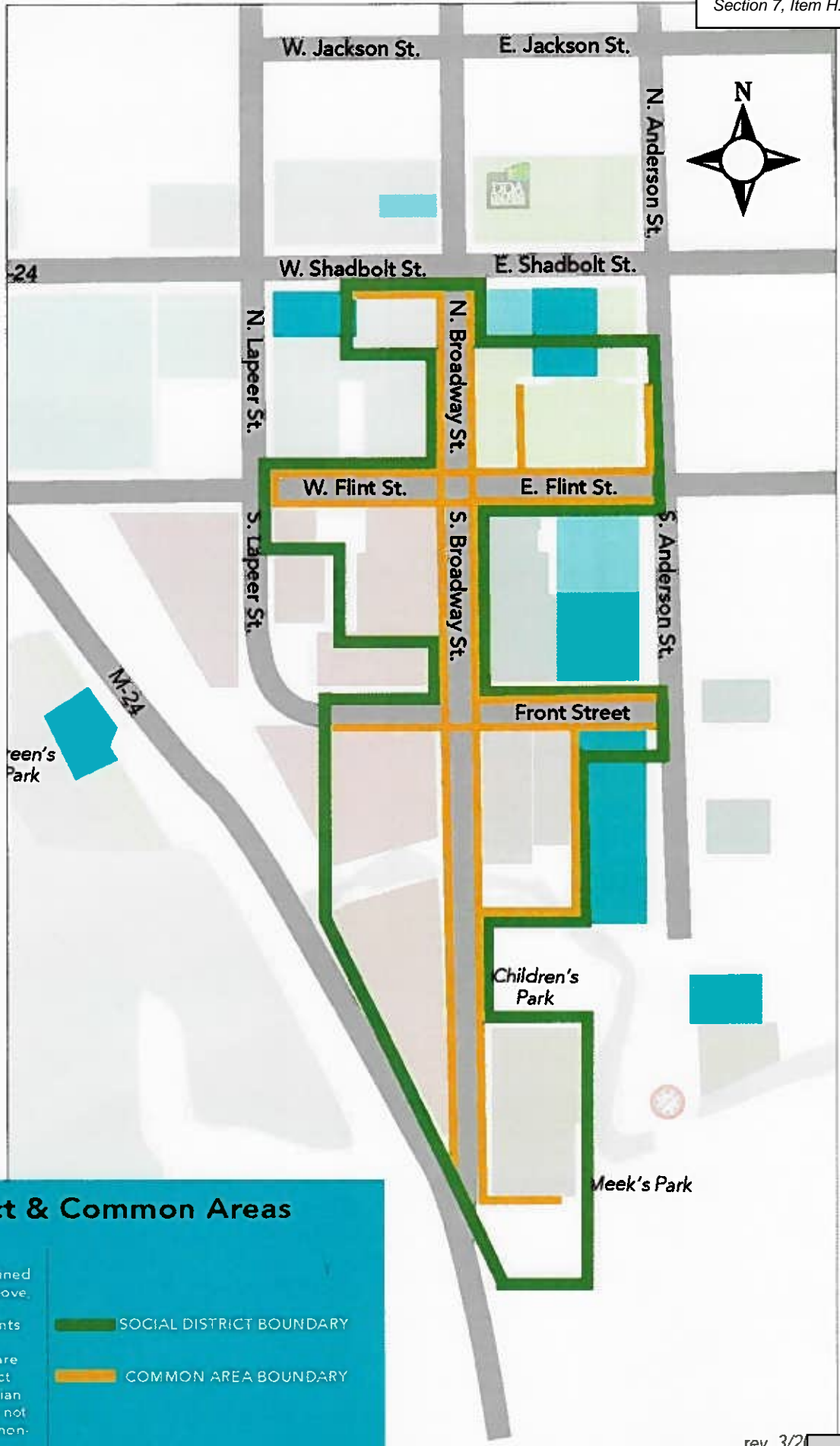
\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

# DOWNTOWN LAKE ORION SOCIAL DISTRICT BOUNDARY



**Social District & Common Areas**

The Downtown Lake Orion Social District and Commons Area is defined by the border shown in the map above, including sidewalks adjacent to and adjoining the licensed establishments within Downtown Lake Orion. Specific crosswalks and roadways are considered part of the social district as it pertains to permitted pedestrian travel only. The social district does not include parking lots, roadways, or non-licensed establishments.

- █ SOCIAL DISTRICT BOUNDARY
- █ COMMON AREA BOUNDARY



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Gallagher Vineyardana Winery Corp.  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_ council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date) (name of city, township, or village)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Chateau Operations LTD  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)  
Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_  
council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date) (name of city, township, or village)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Dablon Winery LLC  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_  
council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date) (name of city, township, or village)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from MackInaw Trail Winery Inc  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_  
council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date) (name of city, township, or village)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from OV the Farm LLC  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_  
council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



Local Governmental Unit Approval For Social District Permit

Instructions for Governing Body of Local Governmental Unit:

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a meeting of the council/board
(regular or special) (name of city, township, or village)

called to order by on at
(date) (time)

the following resolution was offered:

Moved by and supported by

that the application from Aurora Cellars (2015) LLC
(name of licensee - if a corporation or limited liability company, please state the company name)

for a Social District Permit is by this body for consideration for approval by the
(recommended/not recommended)
Michigan Liquor Control Commission.

If not recommended, state the reason:

Vote

Yeas:
Nays:
Absent:

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a meeting held on
(regular or special) (date) (name of city, township, or village)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the
council/board as part of a social district pursuant to MCL 436.1551.

Print Name of Clerk Signature of Clerk Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Brys Winery LLC  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_  
council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date) (name of city, township, or village)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Glenn Vineyards LLC  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_ council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date) (name of city, township, or village)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Domaine Beroien Cellars Inc  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_  
council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Chateau Operations LTD  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_ council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date) (name of city, township, or village)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Blustone Partners LLC  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)  
Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_  
council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date) (name of city, township, or village)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Harbor Hill Fruit Farms, Inc.  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_  
council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date) (name of city, township, or village)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



### Local Governmental Unit Approval For Social District Permit

**Instructions for Governing Body of Local Governmental Unit:**

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Grape Harbor Inc  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_ council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date) (name of city, township, or village)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

\_\_\_\_\_  
Print Name of Clerk

\_\_\_\_\_  
Signature of Clerk

\_\_\_\_\_  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.





### Social District Permit Application

#### Part 1 - Licensee Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: Gallagher Vineyard and Winery Corp		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: McKenzie Gallagher	Phone: 231-735-1523	Email: mckenzie@roveestate.com

#### Part 2 - Required Documents & Fees

<input checked="" type="checkbox"/> Local Governmental Unit Approval Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)	
<input type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036)	<b>TOTAL DUE:</b> <div style="border: 1px solid black; padding: 5px; display: inline-block;">0.00000000</div> Make checks payable to <b>State of Michigan</b>
<input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)	

*Leave Blank - MLCC Use Only*

#### Part 3 - Signature of Licensee

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this permit for the sale of alcoholic liquor on the licensed premises.

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The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

McKenzie Gallagher, Vice President	DocuSigned by:  <small>04BC1E2E20054F2</small>	3/2/2026
Print Name of Licensee & Title	Signature of Licensee	Date

Please return this completed form and fees to:  
 Michigan Liquor Control Commission  
 Mailing address: P.O. Box 30005, Lansing, MI 48909  
 Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906  
 Fax with Credit Card Authorization to: 517-284-8557



Michigan Department of Licensing and Regulatory Affairs  
Liquor Control Commission (MLCC)  
Toll-Free: 866-813-0011 - [www.michigan.gov/lcc](http://www.michigan.gov/lcc)

Business ID: Section 7, Item H.  
Request ID: \_\_\_\_\_  
(For MLCC Use Only)

### Social District Permit Application

#### Part 1 - Licensee Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: Chateau Operations LTD		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: Marie Chantal Dalese	Phone: 231-534-5485	Email: MCDalese@chateauchantal.com

#### Part 2 - Required Documents & Fees

<input checked="" type="checkbox"/> Local Governmental Unit Approval <i>Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)</i>		<i>Leave Blank - MLCC Use Only</i>
<input type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036)	<b>TOTAL DUE:</b> <div style="border: 1px solid black; padding: 2px; display: inline-block;"><b>0.00000000</b></div>	
<input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)	Make checks payable to <b>State of Michigan</b>	

#### Part 3 - Signature of Licensee

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The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Marie Chantal Dalese, President & CEO	Signed by:  <small>48C32446B7C2467</small>	3/2/2026
Print Name of Licensee & Title	Signature of Licensee	Date

Please return this completed form and fees to:  
Michigan Liquor Control Commission  
Mailing address: P.O. Box 30005, Lansing, MI 48909  
Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906  
Fax with Credit Card Authorization to: 517-284-8557



### Social District Permit Application

**Part 1 - Licensee Information**

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: Dablon Winery, LLC		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: Brody Sheldon	Phone: 312-402-3602	Email: brody@dablon.com

**Part 2 - Required Documents & Fees**

<p>Local Governmental Unit Approval</p> <p><input checked="" type="checkbox"/> Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)</p>
---

<p><input type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036)</p> <p><input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)</p>	<p><b>TOTAL DUE:</b></p> <div style="border: 1px solid black; padding: 2px; display: inline-block;">0.00000000</div>	<p><i>Leave Blank - MLCC Use Only</i></p>
<p>Make checks payable to <b>State of Michigan</b></p>		

**Part 3 - Signature of Licensee**

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The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Brody Sheldon, Co-Owner	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Signed by: <i>Brody Sheldon</i></div>	3/2/2026
Print Name of Licensee & Title	Signature of Licensee	Date

Please return this completed form and fees to:  
Michigan Liquor Control Commission  
Mailing address: P.O. Box 30005, Lansing, MI 48909  
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Business ID: Section 7, Item H.  
 Request ID: \_\_\_\_\_  
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### Social District Permit Application

**Part 1 - Licensee Information**

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: Mackinaw Trail Winery Inc		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: Ralph Stabile	Phone: 231-487-1910	Email: rstabile@mackinawtrail.net

**Part 2 - Required Documents & Fees**

Local Governmental Unit Approval <input checked="" type="checkbox"/> Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)		Leave Blank - MLCC Use Only
<input type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036)	<b>TOTAL DUE:</b> <span style="border: 1px solid black; padding: 2px; display: inline-block;">0.00000000</span>	
<input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)	Make checks payable to <b>State of Michigan</b>	

**Part 3 - Signature of Licensee**

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The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Ralph Stabile, President	Signed by:  <small>867BC4EC48B5402</small>	3/2/2026
Print Name of Licensee & Title	Signature of Licensee	Date

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Business ID: Section 7, Item H.

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### Social District Permit Application

**Part 1 - Licensee Information**

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: OV The Farm LLC		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: Todd Oosterhouse	Phone: 231-383-5118	Email: todd@bonobowinery.com

**Part 2 - Required Documents & Fees**

<input checked="" type="checkbox"/> Local Governmental Unit Approval Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)	
<input type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036)  <input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)	<p><b>TOTAL DUE:</b></p> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin: 5px;">0.00000000</div> Make checks payable to <b>State of Michigan</b>

*Leave Blank - MLCC Use Only*

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Todd Oosterhouse, Owner	DocuSigned by:  <small>995EB1A095804F4</small>	3/10/2026
Print Name of Licensee & Title	Signature of Licensee	Date

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 Michigan Liquor Control Commission  
 Mailing address: P.O. Box 30005, Lansing, MI 48909  
 Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906  
 Fax with Credit Card Authorization to: 517-284-8557



### Social District Permit Application

#### Part 1 - Licensee Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: Aurora Cellars [2015] LLC		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: Taylor Simpson	Phone: 231-944-2943	Email: taylor@simpsonfamilyestates.com

#### Part 2 - Required Documents & Fees

<input checked="" type="checkbox"/> Local Governmental Unit Approval <i>Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)</i>		<i>Leave Blank - MLCC Use Only</i>
<input type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036)	<b>TOTAL DUE:</b> <div style="border: 1px solid black; padding: 2px; display: inline-block;">0.00000000</div>	
<input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)	Make checks payable to <b>State of Michigan</b>	

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J Taylor Simpson, Member

Print Name of Licensee & Title

*J. Taylor Simpson*  
Signature of Licensee

3/2/2026  
Date

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Michigan Liquor Control Commission  
Mailing address: P.O. Box 30005, Lansing, MI 48909  
Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906  
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Business ID: Section 7, Item H.  
 Request ID: \_\_\_\_\_  
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### Social District Permit Application

**Part 1 - Licensee Information**

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: Brys Winery, LC		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: Patrick Brys	Phone: 231-883-2020	Email: patrick@brysestate.com

**Part 2 - Required Documents & Fees**

<input checked="" type="checkbox"/> Local Governmental Unit Approval Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)		Leave Blank - MLCC Use Only
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Patrick Brys, Member	Signed by:  <small>0520BB46D1FD400</small>	3/8/2026
Print Name of Licensee & Title	Signature of Licensee	Date

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 Michigan Liquor Control Commission  
 Mailing address: P.O. Box 30005, Lansing, MI 48909  
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Business ID: Section 7, Item H.  
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### Social District Permit Application

#### Part 1 - Licensee Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: Glenn Vineyards, LLC		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: Jim Gonzalez	Phone: 847-312-4459	Email: j.gonzalez@modaleswines.com

#### Part 2 - Required Documents & Fees

<p><b>Local Governmental Unit Approval</b></p> <p><input checked="" type="checkbox"/> Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)</p>
--

<p><input type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036)</p> <p><input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)</p>	<p><b>TOTAL DUE:</b></p> <div style="border: 1px solid black; padding: 5px; display: inline-block;">0.00000000</div> <p>Make checks payable to <b>State of Michigan</b></p>
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Leave Blank - MLCC Use Only

#### Part 3 - Signature of Licensee

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Jaime Gonzalez, Member	Signed by:  <small>0410105040574EF</small>	3/2/2026
Print Name of Licensee & Title	Signature of Licensee	Date

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Michigan Liquor Control Commission  
Mailing address: P.O. Box 30005, Lansing, MI 48909  
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### Social District Permit Application

**Part 1 - Licensee Information**

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: <b>Domaine Berrien Cellars Inc</b>		
Address: <b>146 S Broadway, Suite 150</b>		
City: <b>Lake Orion</b>	State: <b>MI</b>	Zip Code: <b>48362</b>
Contact Name: <b>Amy Birk</b>	Phone: <b>269-823-8464</b>	Email: <b>winery@domaineberrien.com</b>

**Part 2 - Required Documents & Fees**

Local Governmental Unit Approval <input checked="" type="checkbox"/> Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)	
<input type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036) <input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)	<b>TOTAL DUE:</b> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin: 5px;"> <b>0.00000000</b> </div> Make checks payable to <b>State of Michigan</b>

*Leave Blank - MLCC Use Only*

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Amy Birk, Vice President	DocuSigned by:  <small>221070292F144A8</small> Signature of Licensee	3/3/2026 Date
Print Name of Licensee & Title		

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### Social District Permit Application

#### Part 1 - Licensee Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: Chateau Operations LTD		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: Marie Chantal Dalese	Phone: 231-534-5485	Email: MCDalese@chateauchantal.com

#### Part 2 - Required Documents & Fees

<input checked="" type="checkbox"/> Local Governmental Unit Approval <i>Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)</i>		<i>Leave Blank - MLCC Use Only</i>
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Marie Chantal Dalese, President & CEO	Signed by:  <small>4BC32446B7C2467</small>	3/2/2026
Print Name of Licensee & Title	Signature of Licensee	Date

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Business ID:

Section 7, Item H.

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### Social District Permit Application

#### Part 1 - Licensee Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: Blustone Partners, LLC		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: Thomas Knighton	Phone: 630-569-8390	Email: tom@blustonevineyards.com

#### Part 2 - Required Documents & Fees

<input checked="" type="checkbox"/> Local Governmental Unit Approval <i>Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)</i>		Leave Blank - MLCC Use Only  <b>TOTAL DUE:</b> <div style="border: 1px solid black; padding: 2px; display: inline-block;"><b>0.0000000</b></div> Make checks payable to <b>State of Michigan</b>
<input type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036) <input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)		

#### Part 3 - Signature of Licensee

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this permit for the sale of alcoholic liquor on the licensed premises.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. By signing this application, I am freely and voluntarily consenting and submitting to inspections of the licensed premises in accordance with MCL 436.1217(2)-(3) and R 436.1011(4). I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Thomas Knighton, Member	Signed by:  <small>C8E604B4E8734C8</small>	3/4/2026
Print Name of Licensee & Title	Signature of Licensee	Date

Please return this completed form and fees to:  
Michigan Liquor Control Commission  
Mailing address: P.O. Box 30005, Lansing, MI 48909  
Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906  
Fax with Credit Card Authorization to: 517-284-8557



### Social District Permit Application

#### Part 1 - Licensee Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: Harbor Hill Fruit Farms, Inc		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: Taylor Simpson	Phone: 231-944-2943	Email: taylor@simpsonfamilyestates.com

#### Part 2 - Required Documents & Fees

<input checked="" type="checkbox"/> Local Governmental Unit Approval <i>Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)</i>	
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<input type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036)  <input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)	<b>TOTAL DUE:</b> <div style="border: 1px solid black; padding: 5px; display: inline-block;">0.00000000</div>	<i>Leave Blank - MLCC Use Only</i>
Make checks payable to <b>State of Michigan</b>		

#### Part 3 - Signature of Licensee

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this permit for the sale of alcoholic liquor on the licensed premises.

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The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

J Taylor Simpson, Vice President	<i>J. Taylor Simpson</i>	3/2/2024
Print Name of Licensee & Title	Signature of Licensee	Date

Please return this completed form and fees to:  
Michigan Liquor Control Commission  
Mailing address: P.O. Box 30005, Lansing, MI 48909  
Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906  
Fax with Credit Card Authorization to: 517-284-8557



Michigan Department of Licensing and Regulatory Affairs  
 Liquor Control Commission (MLCC)  
 Toll-Free: 866-813-0011 - [www.michigan.gov/lcc](http://www.michigan.gov/lcc)

Business ID: Section 7, Item H.  
 Request ID: \_\_\_\_\_  
 (For MLCC Use Only)

### Social District Permit Application

#### Part 1 - Licensee Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: Grape Harbor Inc		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: John Kroupa	Phone: 231-620-0550	Email: john@peninsulacellars.com

#### Part 2 - Required Documents & Fees

<input checked="" type="checkbox"/> Local Governmental Unit Approval Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)	
<input type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036)	<b>TOTAL DUE:</b> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin: 5px 0;">0.00000000</div> Make checks payable to <b>State of Michigan</b>
<input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)	

*Leave Blank - MLCC Use Only*

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The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

John Kroupa, President	Signed by:  <small>PCP374DPA11843A</small>	3/3/2026
Print Name of Licensee & Title	Signature of Licensee	Date

Please return this completed form and fees to:  
 Michigan Liquor Control Commission  
 Mailing address: P.O. Box 30005, Lansing, MI 48909  
 Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906  
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Michigan Department of Licensing and Regulatory Affairs  
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 Toll-Free: 866-813-0011 - [www.michigan.gov/lcc](http://www.michigan.gov/lcc)

Business ID: Section 7, Item H.

Request ID: \_\_\_\_\_  
 (For MLCC Use Only)

### Social District Permit Application

**Part 1 - Licensee Information**

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it appears on your Articles of Incorporation / Organization.

Licensee name: Chaos Vintners, LLC		
Address: 146 S Broadway, Suite 150		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: Geoff Hamelin	Phone: 847-922-1319	Email: geoff@verterrawinery.com

**Part 2 - Required Documents & Fees**

<input checked="" type="checkbox"/> Local Governmental Unit Approval Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)
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<input type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036)  <input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)	<b>TOTAL DUE:</b> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin: 5px;">0.00000000</div> Make checks payable to State of Michigan	Leave Blank - MLCC Use Only
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Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this permit for the sale of alcoholic liquor on the licensed premises.

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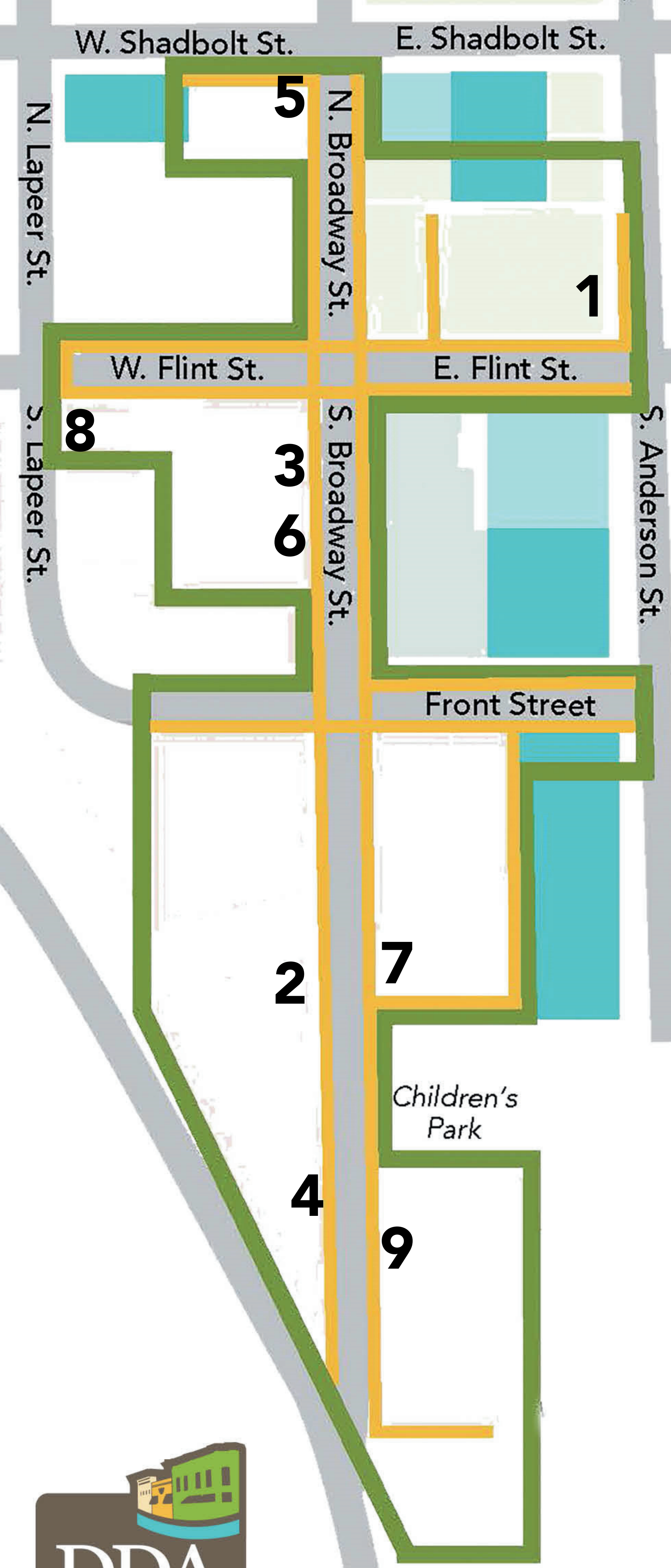
Geoff Hamelin, Member	Signed by: <small>88919AED22BC4AD...</small>	3/10/2026
Print Name of Licensee & Title	Signature of Licensee	Date

Please return this completed form and fees to:  
 Michigan Liquor Control Commission  
 Mailing address: P.O. Box 30005, Lansing, MI 48909  
 Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906  
 Fax with Credit Card Authorization to: 517-284-8557



SOCIAL DISTRICT COMMONS AREA

# DOWNTOWN LAKE ORION Social District



**A SOCIAL DISTRICT** allows restaurants and bars to sell alcoholic beverages for consumption on the sidewalks of the Social District Commons Area, designated in gold on this map.

**BUY A DRINK** from any Social District Participating Restaurant. The label on your Social District Cup gives you permission to enjoy drinks in the Social District Commons Area.

**DISPOSE OF YOUR SOCIAL DISTRICT CUP** in the provided receptacle before entering any restaurant (except the one from which you bought the drink).

## PARTICIPATING RESTAURANTS

- 1) Sick Town Hall
- 2) Bitter Tom's Distillery
- 3) Johnny Black's Lakehouse
- 4) American Legion Post 233
- 5) Irish Tavern
- 6) Sagebrush Cantina
- 7) Wine Social
- 8) Rise Lounge
- 9) Valentino's Italian Grill





## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** March 23, 2026

**TOPIC** Public Hearing on Necessity - 2026 Street Improvement Program

### BACKGROUND BRIEF:

Council scheduled a needs public hearing to receive public comments from affected property owner on the need for the 2026 Street Improvement Program.

The 2026 Street Improvement Program involves the repair or replacement of pavement on most streets on the west side of M-24 north and east of the lake. Attached is a map showing the streets proposed to be included in the project. The purpose of the needs public hearing is to allow property owners to comment as to whether they feel their streets need repair or replacement. A subsequent special assessment public hearing will be held which will give property owners another opportunity to comment on the cost of the project and any specific special assessments that will be levied against their properties.

At the conclusion of the needs public hearing, the Council should determine whether there is a need for the project and the extent of the scope of the project. Council should also direct the Village Manager to proceed to prepare cost estimates and cause a proposed special assessment roll to be prepared if moving forward with project. Administration will proceed to finalize design plans and bid specifications and competitively bid the project to determine the project costs.

### SUMMARY OF PREVIOUS COUNCIL ACTION:

02/23/2026 – Council scheduled a public hearing on the necessity for the 2026 Street Improvement Program for Monday, March 23, 2026, and requested that the Clerk prepare the required notices.

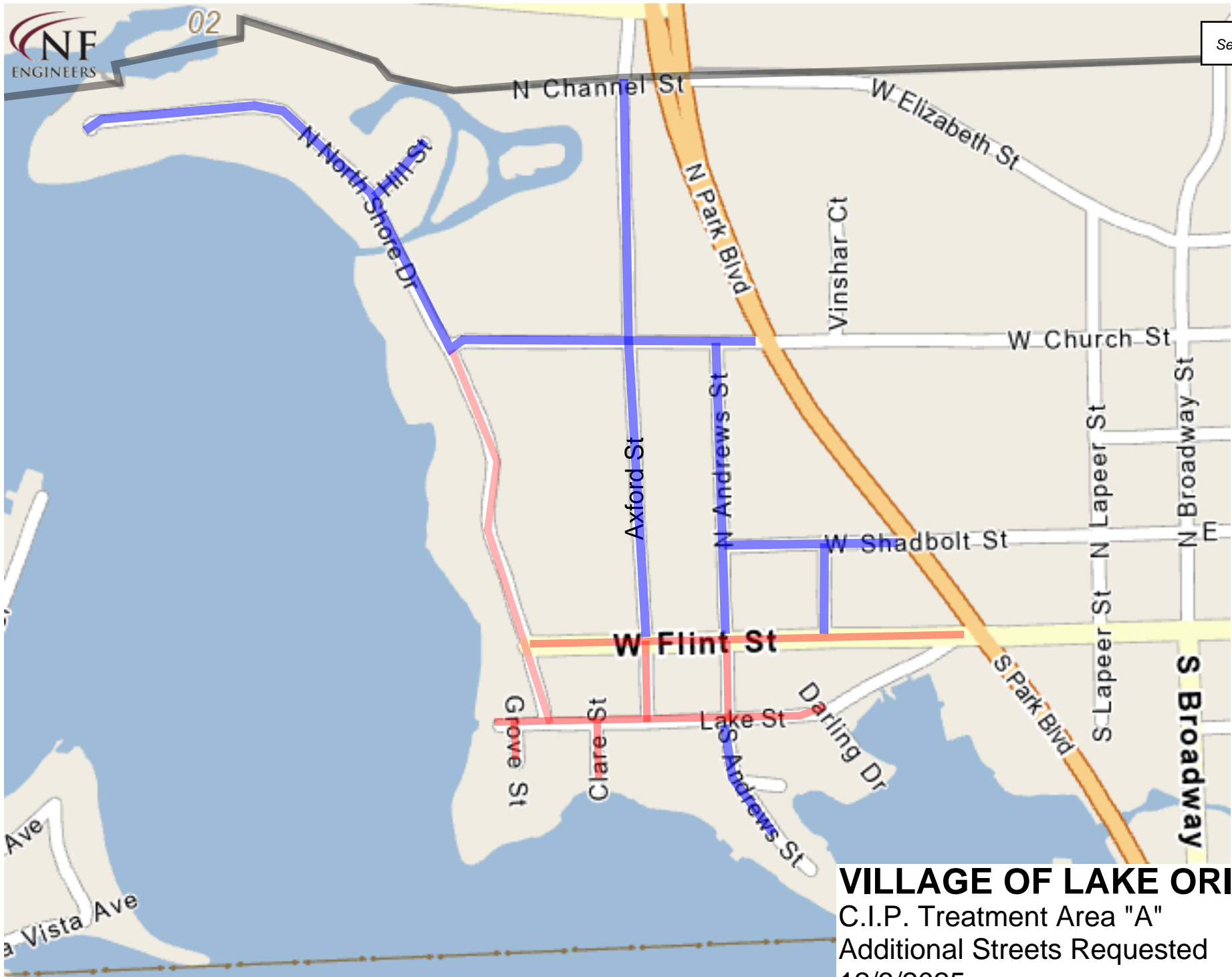
### FINANCIAL IMPACT:

None

### RECOMMENDED MOTION:

#1 – To find that the 2026 Street Improvement Program as presented (OR WITH THE FOLLOWING MODIFICATIONS) is necessary.

#2 – To direct the Village Manager to proceed to complete the design, bid, and contract specifications for the 2026 Street Improvement Program and, based upon the bid results, to prepare the cost estimates and cause the proposed special assessment roll to be prepared.



**VILLAGE OF LAKE ORION**  
C.I.P. Treatment Area "A"  
Additional Streets Requested  
12/3/2025



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## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** March 23, 2026

**TOPIC** Public Hearing on Necessity – 2026 Sidewalk Improvement Program (SWIP)  
District #2

### BACKGROUND BRIEF:

Council scheduled a needs public hearing to receive public comments from affected property owner on the need for the 2026 Sidewalk Improvement Program (SWIP) District #2.

The 2026 Sidewalk Improvement Program involves the repair or replacement of deficient sidewalk slabs within SWIP District #2. Attached is a map showing the Village’s SWIP districts and the list of addresses and proposed sidewalk repairs and replacements. The purpose of the needs public hearing is to allow property owners to comment as to whether they feel their sidewalks need repair or replacement. The Village Charter requires abutting property owners to repair or replace sidewalks.

A subsequent special assessment public hearing will be held which will give property owners another opportunity to comment on the cost of the project and the specific special assessments that will be levied against their properties.

At the conclusion of the needs public hearing, the Council should determine whether there is a need for the project and the extent of the scope of the project. If continuing with the project, Council should direct the Village Manager to proceed to obtain cost estimates based on competitively bidding the project and to cause to have a proposed special assessment roll prepared.

### SUMMARY OF PREVIOUS COUNCIL ACTION:

02/23/2026 – Council scheduled the needs public hearing for the 2026 Sidewalk Improvement Program (SWIP) District #2 project for Monday, March 23, 2026, at 6:30 PM.

### FINANCIAL IMPACT:

None

### RECOMMENDED MOTION:

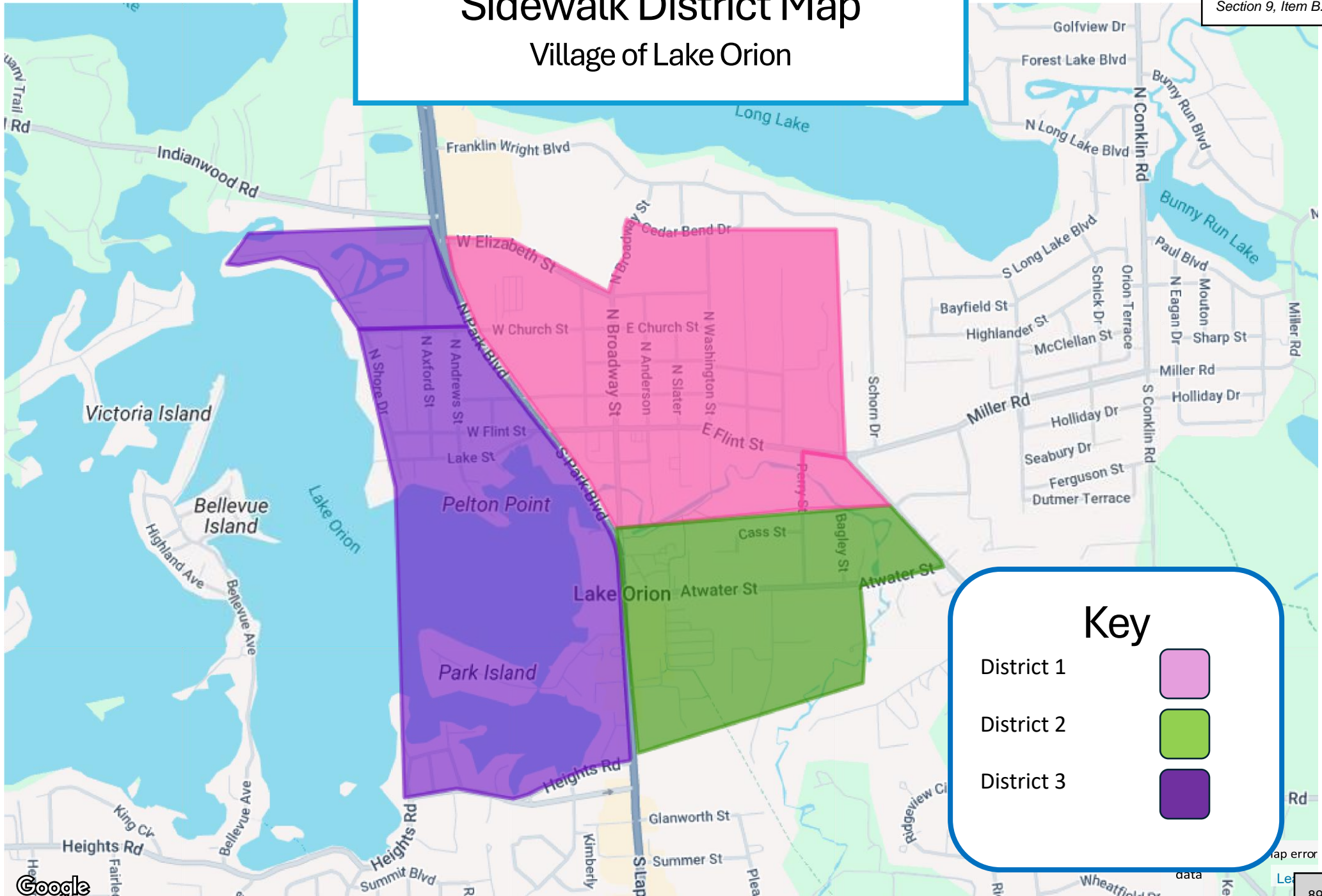
#1 – To find that the 2026 Sidewalk Improvement Program (SWIP) District #2 as presented (OR WITH THE FOLLOWING MODIFICATIONS) is necessary.

#2 – To direct the Village Manager to complete the design, bid, and contract specifications and to competitively bid the 2026 Sidewalk Improvement Program (SWIP) District #2 project and to cause to have a proposed special assessment roll prepared based on the bid results.




# Sidewalk District Map

## Village of Lake Orion

Section 9, Item B.



### Key

- District 1 
- District 2 
- District 3 

Adjoining Address	Parcel ID	Slabs (flags)	Area_sqft_4"	Area_sqft_6"	Total Area (sqft)	Total Cost	Description	Additional Notes
140 Saber Way	9-11-230-007	2	50		50	\$705.00	Settling	
153 Atwater	9-11-228-005	2	125		125	\$1,762.50	Cracked	
155 Atwater St	9-11-228-005	10	160		160	\$2,256.00	Settling, Cracking	
199 S. Broadway	9-11-228-027	3	75		75	\$1,057.50	Settling	
212 Atwater St	9-11-229-011	11	220		220	\$3,102.00	Alligator Cracking, Cracking	
227 Atwater St	9-11-228-024	6	96	40	136	\$2,011.60	Cracked, Uneven Surface, Settling	
237 Atwater St	9-11-228-025	7	112		112	\$1,579.20	Cracked, Settling	
244 N. Broadway	9-02-438-001	2	32		32	\$451.20	Uneven Surfaces	
262 Atwater	9-12-151-001	2		32	32	\$526.40	Cracking, Settling	
281 S. Broadway	9-11-228-026	3	75		75	\$1,057.50	Settling, Cracked	
295 S Broadway	9-11-278-070	3	72t	50t	122	\$2,952.40	Heaving	Paint Creek Trail
295 S. Broadway	9-11-278-070	3	75		75	\$1,057.50	Cracking	Paint Creek Trail
300 Atwater	9-12-151-010	1		16	16	\$263.20	Settling	
315 Atwater	9-12-102-003	5	48	40	88	\$1,334.80	Cracks	
316 Newton Dr	9-12-151-044	1	16		16	\$225.60	Heaving	
319 Newton Dr	9-12-153-039	2	32		32	\$451.20	Alligator Cracking	
324 Atwater	9-12-151-041	2	32		32	\$451.20	Settling	
325 Atwater St	9-12-102-004	3	48	60	108	\$1,663.80	Water Pooling, Settling	
338 Atwater	9-12-151-042	2	32		32	\$451.20	Settling	
339 Atwater	9-12-102-005	4	48	20	68	\$1,005.80	Cracks, Settling, Uneven Surfaces	
339 Newton Dr	9-12-153-018	2	32		32	\$451.20	Settling	
344 Newton Dr	9-12-151-015	7	112		112	\$1,579.20	Heaving	
345 Newton Dr	9-12-153-019	2	32		32	\$451.20	Settling	
348 Atwater	9-12-151-005	2	32		32	\$451.20	Cracks	
356 Newton Dr	9-12-151-064	2	32		32	\$451.20	Alligator Cracking	
383 S. Broadway	9-11-278-036	3	50	25	75	\$1,116.25	Heaving	changed from 2 to 3
387 Atwater St	9-12-102-009	2	32		32	\$451.20	Settling, Water Pooling	
388 Atwater St	9-12-151-043	9	104	80	184	\$2,782.40	Cracked, Settling	
399 S. Broadway	9-11-278-013	1	20		20	\$282.00	Cracking	Deleted
406 Atwater St	9-12-151-043	1	16		16	\$225.60	Settling	
418 Atwater St	9-12-153-038	1	20	16	36	\$545.20	Settling	
435 S. Broadway	9-11-278-039	1	0	25	25	\$411.25	Uneven Surfaces	
436 Atwater St	9-12-153-004	1	16		16	\$225.60	Settling	
448 Atwater St	9-12-153-034	3	60		60	\$846.00	Alligator Cracking, Cracks	
471 S. Broadway	9-11-278-029	6	150		150	\$2,115.00	Cracking, Spalling	
490 Glenn	9-12-101-007	2	32		32	\$451.20	Cracked	
504 Atwater St	9-12-153-007	1	20		20	\$282.00	Settling	
509 Atwater St	9-12-103-016	1	16		16	\$225.60	Spallings	
520 Atwater St	9-12-153-008	1	20		20	\$282.00	Settling	
529 Atwater St	9-12-103-017	1	16		16	\$225.60	Settling	
536 Atwater St	9-12-153-035	3	60		60	\$846.00	Settling, Cracks	
537 Atwater St	9-12-103-018	6	150		150	\$2,115.00	Settling, Missing	
543 Atwater St	9-12-103-027	5	125		125	\$1,762.50	Settling, Heaving	changed from 2 to 5
584 Atwater St	9-12-153-015	4	80		80	\$1,128.00	Settling, Pooling, Cracks, Alligator Cracking	
587 Bagley	9-12-104-005	2	50		50	\$705.00	Settling, Uneven Surfaces	
607 Atwater	9-12-126-001	5	125		125	\$1,762.50	Heaving, Uneven surfaces	changed from 4 to 5
674 Orion Rd.	9-01-356-014	3	75		75	\$1,057.50	Settling, Cracking	
750 Orion Rd	9-12-126-006	8	200		200	\$2,820.00	Settling, Pooling, Heaving, Cracking	
750 Orion Rd	9-12-126-006	10	250		250	\$3,525.00		
Atwater Ball Field		3	100		100	\$1,410.00	Settling, Uneven Surfaces, Crack	
Atwater Park - Atwater Frontage	9-12-102-012	2	146		146	\$2,058.60		
Atwater Park - Internal Walk	9-12-102-012	1	125		125	\$1,762.50	Cracking	
Atwater Park - Perry Frontage	9-12-102-012	7	96	35	131	\$1,929.35	Cracked	
						\$61,098.45	total est cost	



**COUNCIL ACTION SUMMARY SHEET**

**MEETING DATE:** March 23, 2026

**TOPIC** Finalize and Adopt FY 2026-27 Village Council Goals and Objectives

**BACKGROUND BRIEF:**

Council is scheduled to review, finalize, and adopt its FY 2026-27 goals and objectives based on the discussions held during the goal setting work sessions held in January and February. The Village Manager is requesting some modifications.

Attached is the Council’s final list of goals and objectives and the meeting minutes from the final work session. The Village Manager offers the following comments on the proposed list:

1. Objective 1.2 – Delete. Council discussed this matter at the March 9 Council meeting and opted not to move forward with this suggestion.
2. Objective 1.4 – This item is not a sufficient objective as stated. More specificity is required.
3. Objective 2.1 – This item is not a sufficient objective as stated. More specificity is required.
4. Objective 2.2 – This objective requires further specificity. Alternative funding (new revenue sources or cost reductions) for what?
5. Objective 3.2 – Recommend revising this item to read: “Investigate and plan for Lake drawdown structure repairs”
6. Objectives 4.1 through 4.3 – These items are not sufficient objectives as stated. More specificity is needed.
7. Objective 4.6 – This item is not a sufficient objective as stated. More specificity is needed.

**SUMMARY OF PREVIOUS COUNCIL ACTION:**

01/26/2026 – Council held its first goal setting work session, reviewed prior year’s goals and objectives, and development new items.

02/09/2026 – Council held its second goal setting work session and made changes. Discussion followed into regular meeting.

**FINANCIAL IMPACT:**

None

**RECOMMENDED MOTION:**

To adopt the FY 2026-27 Village Council goals and objectives as ***(presented/modified)***.

**GOALS AND OBJECTIVES**

• **Goal 1: Promote Sound and Prudent Financial Management**

o Objective 1.1: Investigate and Debate Paid Parking by June 30, 2026

o Objective 1.2: Establish a revised process for budget development-  
establish pre-set expenditure targets

o Objective 1.3: Form a committee to investigate and report  
**Cityhood/Township consolidation**

o Objective 1.4: Water usage and Sewer Discharge Analysis

• **Goal 2: Management of CIP**

o Objective 2.1: Analyze 75/25 Infrastructure Funding- by June 30, 2026

o Objective 2.2: Investigate Alternative Funding strategies- eliminate funding and operational redundancies and establish new revenue sources or cost reductions

• **Goal 3: Promote Quality Recreation Services and Environmental Stewardship**

o Objective 3.1: Children’s Park Bridge and Bank Stabilization

o Objective 3.2: Investigate and Plan for the water drawdown structure repair

o Objective 3.3: Promote and support increased funding for Parks and Recreation Programs- consider Parks and Recreation funding requests during budget sessions

• **Goal 4: Promote Efficient and Effective Municipal Operations**

o Objective 4.1: Positive collaborative relationships with the DDA and Township

o Objective 4.2: Approachability and Transparency

o Objective 4.3: Enhance and support DPW, Police, and DDA

o Objective 4.4: Complete Ordinance Codification

- o Objective 4.5: Finalize Engineering Standards, Ordinance Revisions, and Operations Protocol - by June 30, 2026
- o Objective 4.6: Continue to Enhance Code Enforcement Efforts
- o Objective 4.7: Finish identifying, classifying, and determining use of all Village-Owned Properties



# MINUTES

## SPECIAL MEETING OF THE VILLAGE COUNCIL - FY 2026-2027 GOAL SETTING

Monday, February 09, 2026

5:30 PM

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

(248) 693-8391 ext. 102

### 1. Call to Order

The February 9, 2026 Village Council Special Meeting was called to order by President Rutt at 5:30 PM.

### 2. Roll Call and Determination of Quorum

#### PRESENT

- President Teresa Rutt
- President Pro Tem Stan Ford
- Council Member Nancy Moshier
- Council Member Michael Lamb
- Council Member George Dandalides
- Council Member Alex Comparoni Jr
- Council Member Eric Papacek

#### STAFF PRESENT

- Village Manager Darwin McClary
- Police Chief Mark Amundson
- Clerk/Treasurer Sonja Stout
- DPW Director Wes Sanchez

**PURPOSE OF SPECIAL MEETING:** The purpose of this meeting is to hold a work session focused on FY 2026–2027 Village Council goal setting and to receive public input.

### 3. Call to the Public

None.

### 4. Other Items

#### A. Goal Setting and Objectives for FY 2026-27

Council went over the current goals and objectives from January 26, 2026 from both the Special Meeting and Regular Meeting and wanted to clean up the current goals and objectives.

## GOALS AND OBJECTIVES

- **Goal 1: Promote Sound and Prudent Financial Management**
  - **Objective 1.1: Investigate and Debate Paid Parking-** (would like a presentation to council by June 30, 2026
  - **Objective 1.2: Establish a revised process for budget development-** establish preset expenditure targets
  - **Objective 1.3: Form a committee to investigate and report cityhood/Township consolidation**
  - **Objective 1.4: Water Usage and Sewer Discharge Analysis**

Council discussed whether a 10% budget reduction would be a measurable and feasible option, and whether such a reduction was attainable. Village Manager McClary clarified the Village’s budget process, noting that once the budget is presented to Council, they may provide direction on next steps. Other Council members suggested identifying and reducing surplus or non-essential portions of the budget.

- **Goal 2: Management of CIP**
  - **Objective 2.1: Analyze 75/25 Infrastructure Funding-** Goal end date of June 30, 2026
  - **Objective 2.2: Investigate Alternative Funding Strategies-** eliminate funding and operational redundancies and establish new revenue sources or cost reductions

Council discussed establishing objectives focused on road improvements, water and sewer, and other CIP projects, while omitting the prior objectives 2.1 (Review water rates and billing practices) and 2.2 (Conduct a review of Village water rates and billing). Discussion also addressed the 75/25 infrastructure funding and its role in financing upcoming water and sewer projects. Village Manager McClary noted that the CIP plan is flexible and can be adjusted by Council as needed.

- **Goal 3: Promote Quality Recreation Services and Environment Stewardship**
  - **Objective 3.1: Children’s Park Bridge and Bank Stabilization**
  - **Objective 3.2: Investigate and Plan for the water drawdown structure repair**
  - **Objective 3.3: Promote and support increased funding for Parks and Recreation Programs-**consider Parks and Recreation funding requests during budget sessions.
- **Goal 4: Promote Efficient and Effective Municipal Operations**
  - **Objective 4.1: Positive collaborative relationships with the DDA and Township**
  - **Objective 4.2: Approachability and Transparency**
  - **Objective 4.3: Enhance and support DPW, Police, and DDA**
  - **Objective 4.4: Complete Ordinance Codification**
  - **Objective 4.5: Finalize Engineering Standards, ordinance revisions, and operations protocol by June 30, 2026.**
  - **Objective 4.6: Continue to Enhance Code Enforcement efforts**

- **Objective 4.7: Finish identifying, classifying, and determining use of all Village-Owned Properties**

Council discussed that the “clean” version of the goals and objectives would be included on the agenda for the next Council meeting. Once approved, Council expressed a desire to review the goals and objectives quarterly to ensure timely progress and completion of each goal.

**5. Call to the Public**

None.

**6. Adjournment**

**MOTION** made by Council Member Dandalides, Seconded by Council Member Moshier to adjourn the February 9, 2026, Village Council Special Meeting.

**VOTING YEA:** Rutt, Ford, Moshier, Lamb, Dandalides, Comparoni Jr, Papacek

**VOTING NAY:** None

**ABSENT:** None

**MOTION:** Carried

The February 9, 2026, Village Council Special Meeting adjourned at 6:28 PM.

\_\_\_\_\_  
Teresa Rutt  
President

\_\_\_\_\_  
Sonja Stout  
Clerk/Treasurer

Date Approved: as presented on February 23, 2026

# VILLAGE OF LAKE ORION SMART GOALS WORKSHEET

Section 10, Item A.

<b>GOAL</b> Provide a broad statement of what you hope to achieve (e.g., "Promote environmental sustainability").	<b>MY GOAL IS...</b>	✓
	Specific	<input type="checkbox"/>
	Measurable	<input type="checkbox"/>
<b>PURPOSE</b> <i>Why is the goal relevant? What are the benefits?</i>	Attainable	<input type="checkbox"/>
	Relevant	<input type="checkbox"/>
	Time-bound	<input type="checkbox"/>
<b>CHALLENGES</b> <i>What are the challenges to overcome? What resources and skills are needed?</i>	<b>COMPLETION DATE</b>	

<b>KEY STEPS</b> <i>How will you achieve your goal? What projects or objectives will support the goal?</i>			
Project (objective)	Start Date	Complete Date	✓
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>

<b>MEASURE</b> <i>How will you measure progress? Keep a log of key measures.</i>							
Date	Measure	Date	Measure	Date	Measure	Date	Measure

# VILLAGE OF LAKE ORION BUDGET OBJECTIVES WORKSHEET

Section 10, Item A.

<b>PROJECT NAME</b>	
<b>AUTHOR</b>	Add your goal to the following worksheet, then use the SMART process to determine the characteristics of your objective or objectives. SMART stands for <b>S</b> pecific, <b>M</b> easurable, <b>A</b> chievable, <b>R</b> elevant, and <b>T</b> ime-bound. <u>C</u> ost should be addressed in the "Achievable" section. If the goal is to improve native habitat in the village, an objective should look like this:
<b>DATE</b>	
<b>GOAL</b>	<i>"To increase the native plants between South Lane and Giles Streets by 50% by March 31, 2022."</i>

<b>SPECIFIC:</b> Who? What? When? Where? Why? Which?	
<b>MEASURABLE:</b> Metrics and milestones. How much? What percentage?	
<b>ACHIEVABLE:</b> Do you have skills and tools to accomplish this objective?	
<b>RELEVANT:</b> Does it fit with overall organizational objectives?	
<b>TIME-BOUND:</b> Intermediate and final deadline	

<b>OBJECTIVE 1</b>	
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<b>SPECIFIC:</b> Who? What? When? Where? Why? Which?	
<b>MEASURABLE:</b> Metrics and milestones. How much? What percentage?	
<b>ACHIEVABLE:</b> Do you have skills and tools to accomplish this objective?	
<b>RELEVANT:</b> Does it fit with overall organizational objectives?	
<b>TIME-BOUND:</b> Intermediate and final deadline	

<b>OBJECTIVE 2</b>	
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<b>SPECIFIC:</b> Who? What? When? Where? Why? Which?	
<b>MEASURABLE:</b> Metrics and milestones. How much? What percentage?	
<b>ACHIEVABLE:</b> Do you have skills and tools to accomplish this objective?	
<b>RELEVANT:</b> Does it fit with overall organizational objectives?	
<b>TIME-BOUND:</b> Intermediate and final deadline	

**OBJECTIVE 3**

**SPECIFIC:** Who? What? When?  
Where? Why? Which?

**MEASURABLE:** Metrics and milestones.  
How much? What percentage?

**ACHIEVABLE:** Do you have skills and  
tools to accomplish this objective?

**RELEVANT:** Does it fit with overall  
organizational objectives?

**TIME-BOUND:** Intermediate and final  
deadline

**OBJECTIVE 4**

**SPECIFIC:** Who? What? When?  
Where? Why? Which?

**MEASURABLE:** Metrics and milestones.  
How much? What percentage?

**ACHIEVABLE:** Do you have skills and  
tools to accomplish this objective?

**RELEVANT:** Does it fit with overall  
organizational objectives?

**TIME-BOUND:** Intermediate and final  
deadline

**OBJECTIVE 5**

**SPECIFIC:** Who? What? When?  
Where? Why? Which?

**MEASURABLE:** Metrics and milestones.  
How much? What percentage?

**ACHIEVABLE:** Do you have skills and  
tools to accomplish this objective?

**RELEVANT:** Does it fit with overall  
organizational objectives?

**TIME-BOUND:** Intermediate and final  
deadline

**OBJECTIVE 6**

**SPECIFIC:** Who? What? When?  
Where? Why? Which?

**MEASURABLE:** Metrics and milestones.  
How much? What percentage?

**ACHIEVABLE:** Do you have skills and  
tools to accomplish this objective?

**RELEVANT:** Does it fit with overall  
organizational objectives?

**TIME-BOUND:** Intermediate and final  
deadline



## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** March 23, 2026

**TOPIC** Award of Contract – Atwater Park Basketball Court Replacement Project – Titan Pavement

### BACKGROUND BRIEF:

Council is scheduled to consider awarding the contract for the Atwater Park Basketball Court Replacement Project to Titan Pavement of Waterford, Michigan. The Village solicited competitive sealed bids for the project on January 28, 2026, and bids were due on February 19, 2026. A total of 558 companies were notified of the bid opportunity, 93 companies downloaded the bid documents, and 7 companies submitted bids.

Attached is the letter of recommendation on award of a contract from the Village Engineer. The Engineer recommends awarding the contract to lowest qualified bidder Titan Pavement.

### SUMMARY OF PREVIOUS COUNCIL ACTION:

10/13/2025 – Council approved and accepted the proposal from Nowak & Fraus Engineers dated July 23, 2025, to provide design, bidding, and construction engineering services relating to the junior high school size Atwater Park Basketball Replacement Project in the total lump sum fee of \$11,100.00; to authorize the Village Manager to execute all necessary documents relating to this contract; and to authorize Administration to proceed to solicit sealed competitive bids for the construction of the basketball court.

03/09/2026 – Council postponed action on the contract pending review of the bid process and whether the bid specifications comply with Community Development Block Grant requirements.

### FINANCIAL IMPACT:

If the contract is awarded, the Atwater Park Basketball Court Replacement Project will cost \$69,056.20, including engineering costs of \$11,100.00 and \$57,956.20 for construction. An appropriation of \$40,000.00 for this project is included in the FY 2025-26 budget, and a supplemental appropriation of \$29,057.00 is necessary to fully fund the project. The monies will come from General Fund reserves. Administration originally intended to seek reimbursement to the General Fund of a portion of these costs through the Oakland County Community Development Block Grant (CDBG) Program. However, those monies will not be reprogrammed for Police Code Enforcement activities within the CDBG-eligible area.

**RECOMMENDED MOTION:**

#1 – To approve Budget Amendments #BA-2026-101-964-02 and BA-2026-401-02 in the amount of \$29,057.00 to provide a supplemental appropriation from General Fund to the Capital Projects Fund for the completion of the Atwater Park Basketball Court Replacement Project.

#2 – To award the contract for the Atwater Park Basketball Court Replacement Project construction to lowest qualified bidder Titan Pavement of Waterford, Michigan, in the amount of \$57,956.20 in accordance with the firm’s bid proposal dated February 4, 2026, and to authorize the Village Manager to execute all necessary documents relating to this contract.



February 26, 2026

Darwin McClary  
Village Manager  
Village of Lake Orion  
21 E. Church St.  
Lake Orion, MI 48362

RE: Atwater Park Basketball Court  
Recommendation for Award

Dear Mr. McClary:

Following public advertisement and bid solicitation, bid proposals were opened at the Village of Lake Orion offices for the Atwater Park Basketball Court on February 19, 2026.

Seven (7) bid proposals were received, with proposals ranging from \$57,956.20 to \$132,853.00. Enclosed please find a Bid Tabulation for your use.

The lowest qualified bidder was Titan Pavement, with a total bid of \$57,956.20. Although there were mathematical errors in their proposal, we confirmed that the sum bid price remains as bid. Titan did not give an alternate price for the inclusion of the Acrylic Surface Treatment. Titan Pavement is qualified to perform the work for this project. We confirmed the references listed and each stated the projects were completed on time, within budget, and would work with them again. The second lowest bidder was Ahern Contracting, with a total bid of \$58,331.00. Upon review of their bid, they asked to withdraw.

Therefore, based upon the information provided, we recommend that the contract for the Atwater Park Basketball Court be awarded to Titan Pavement according to their Bid Proposal of \$57,956.20.

If you have any questions regarding this recommendation, please call.

Sincerely,

Nowak & Fraus Engineers

Carol P. Thurber, PE, CFM

Enclosure: Bid Tabulation  
Titan Pavement Bid Proposal

Cc: Wes Sanchez, DPW Director

**CONTRACTOR:** Titan Pavement

**EMAIL:** felix@titanpavement.com

**FORM OF PROPOSAL**

**Date:** 02/04/26

To the Honorable Village Manager  
Village of Lake Orion, Michigan

Ladies and Gentlemen:

Having carefully examined the site of the proposed work, and being fully informed in regard to the conditions to be met in the prosecution and completion of the work, and having read and examined the Instructions to Bidders, Agreement, Bonds, General Conditions, Plans and Specifications pertaining to this work, and agreeing to be bound accordingly, the undersigned proposes to furnish all the materials, labor, tools, power, transportation and construction equipment necessary for the satisfactory and complete construction of the **ATWATER PARK BASKETBALL COURT** in full accordance with and conformity to the specifications for this work now on file in the office of the Village Department of Public Works at and for the following named prices, to wit:

<b>Item No.</b>	<b>Description</b>	<b>Quantity</b>	<b>Units</b>	<b>Unit Price</b>	<b>Amount</b>
1	Bonds, Insurance, Permits, Mobilization and Initial Set-up Expense (Not to Exceed 7% of Construction Cost)	1	LS	\$ NA	\$ 3,500
2	Pole and Basketball Hoop, Rem	1	EA	800	1,600
2	HMA Surface, Rem	479	SY	\$ 16.09	\$ 7707.11
3	Soil Erosion and Sedimentation Control Measures	1	LS	\$ NA	\$ 1,600
4	Earthwork and Grading	1	LS	\$ NA	\$ 6,500
5	M.D.O.T. 21AA Limestone Sub-Base, 6 inch Thick (Basketball Court)	456	SY	\$ 14.48	\$ 6,605
6	HMA 5EML, 2" Thick (Basketball Court)	456	SY	\$ 10.30	\$ 6,510.10
7	HMA 4EML, 2" Thick (Basketball Court)	456	SY	\$ 10.11	\$ 6,233.99
8	Basketball Goal System, Installed	2	EA	\$ 6,350	\$ 12,700.00
9	Basketball Court Striping	1	LS	\$ NA	\$ 1,500
10	Turf Restoration, Complete	1	LS	\$ NA	\$ 3,500
<b>Total Base Bid Amount</b>					<b>\$ 57,956.20</b>

**Alternates:**

Acrylic Surface Treatment	1	LS	\$ NA	\$ NA
Voluntary Alternates (List)				

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

The Village of Lake Orion reserves the right to increase or decrease any quantity or delete any item(s) of work as it deems in the best interest of the Village, there will be no adjustments to unit prices in the event of increase, decrease or deletions.

Contractor acknowledges receipt of the following Addendum(s):

Addendum No.: \_\_\_\_\_ Dated: \_\_\_\_\_  
Addendum No.: \_\_\_\_\_ Dated: \_\_\_\_\_

The Contractor acknowledges that he has not received nor relied upon any representations or warranties of any nature whatsoever from the Village of Lake Orion its officers, employees or agents and that if he is awarded this contract, he shall enter into this Contract solely as the result of his own independent business judgment.

The undersigned acknowledges that he has made his own independent investigation and has satisfied himself as to the conditions of the work, including soil and subsurface conditions.

The undersigned agrees that, in case any additions, deductions or deletions in the amount of work contemplated are made, the above named unit prices for the various classes of work shall be used to allow for such additions, deductions or deletions.

The undersigned hereby agrees that if this Proposal shall be accepted by the said Village of Lake Orion, he will, within ten days after receiving notice of such acceptance and delivery of Contract forms thereof at the address given below (Sundays and legal holidays excepted), enter into contract, in the attached form, to construct the said work according to said plans and specifications and to furnish therefor all necessary equipment, tools and building appliances, materials, labor, power and transportation as aforesaid at and for the prices named in the foregoing paragraph; to furnish to the said Village and to the State of Michigan such sureties for the faithful performance of such Contract and for the payment of all materials used therein and for all labor expended thereon as shall be approved and accepted by the said Village; and to furnish to the said Village of Lake Orion a Maintenance Bond.

The undersigned attaches hereto a (certified check), (bidder's bond), in the sum of:

Twenty-nine hundred dollars Dollars (\$ 2,900.00) as required in the Instructions to Bidders. And the undersigned hereby agrees that, in case he shall fail to fulfill his obligations under the foregoing proposal and agreement, the said Village of Lake Orion may, at its option, determine that the undersigned has abandoned his rights and interests in such contract and that the certified check or bidder's bond accompanying this proposal has been forfeited to the said Village as liquidated damages and not as a penalty; but, otherwise the said certified check or bidder's bond shall be returned to the undersigned upon the execution of such contract and the acceptance of Bonds.

The undersigned states that he currently owns or intends to rent the following equipment that will be used in work covered by this proposal:

List of Equipment Owned

Commercial Road paver, Front loader, bobcat, Dump trucks

List of Intended Rental Equipment

NA

The undersigned states that he has done work similar in character to that covered by this proposal at the following named times and places, to wit:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned refers the said Village to the following named parties for information concerning his experience, skill and business standing:

NAME, COMPANY AND PHONE NUMBER (List three references):

Rob Tipple Signature Associates 248-535-1534  
Joshua Burd Storypoint Group 734-646-2126  
Bill Jensen CSI support & development 585-578-0257

Dated and signed at Waterford, MI on 02/04/26  
(City) (Date)

Name of Bidder: Titan Pavement

Address of Bidder: 6460 Williams Lake Rd, Waterford MI 48329

By: Felix Colon *[Signature]*

Title: Sales Agent

Telephone#: 248 505 2707 Fax#: \_\_\_\_\_


Federal Tax I.D. Number ( \_\_\_\_\_ )

**CERTIFICATIONS**

**IF A CORPORATION**

I, Gregory Westlake certify that I am the President of the corporation named as Contractor herein; that Felix Colón, who signed this Agreement on behalf of the Contractor, was then an Agent of said corporation; that said Agreement was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

\_\_\_\_\_  
Corporate Seal

  
\_\_\_\_\_  
Signature

**IF A PARTNERSHIP**

I, \_\_\_\_\_, certify that I am a partner in the partnership named as Contractor herein, and that I have authority to sign for and on behalf of this partnership consisting of the following partners:

NAME AND ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature

**IF A SOLE PROPRIETORSHIP**

I, \_\_\_\_\_, certify that I am the sole owner and proprietor.

\_\_\_\_\_  
Signature

Section 10, Item B.

VILLAGE OF LAKE ORION Atwater Park Basketball Court				TITAN PAVEMENT P.O. BOX 300756 WATERFORD, MI 48330 (248) 623-8043			AHERN CONTRACTING, INC 25875 NEW FOREST CT. CHESTERFIELD, MI 48051 810-343-0403			BLAINE CONTRACTING CO. 9897 CRANE RD. MILAN, MI 48160 (734) 497-2018			ROLAR CONSTRUCTION, CORP. 5860 FRAZHO RD. WARREN, MI 48091 (586) 589-1800			BSI PAVING 2651 METAMORA RD. OXFORD, MI 48371 (586) 257-5425			BEST ASPHALT, INC. 6334 N. BEVERLY PLAZA ROMULUS, MI 48174 (734) 729-9440			WCI CONTRACTORS, INC. 3278 BELLVUE ST. DETROIT, MI 48207 (313) 368-2100		
BID DATE: 19-Feb-26 PROJECT # P093				BIDDERS ----> 7 BIDDERS 11 ITEMS																				
ITEM NO.	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	BIDDER'S AMOUNT	COMPUTED AMOUNT	UNIT PRICE	BIDDER'S AMOUNT	COMPUTED AMOUNT	UNIT PRICE	BIDDER'S AMOUNT	COMPUTED AMOUNT	UNIT PRICE	BIDDER'S AMOUNT	COMPUTED AMOUNT	UNIT PRICE	BIDDER'S AMOUNT	COMPUTED AMOUNT	UNIT PRICE	BIDDER'S AMOUNT	COMPUTED AMOUNT	UNIT PRICE	BIDDER'S AMOUNT	COMPUTED AMOUNT
1	BONDS, INSURANCE, PERMITS, MOBILIZATION, AND INITIAL SET-UP EXPENSE (NOT TO EXCEED 7% OF CONSTRUCTION COST)	1	LS	\$3,500.00		\$3,500.00	\$5,000.00		\$5,000.00	\$5,103.32		\$5,103.32	\$4,748.00		\$4,748.00	\$7,200.00		\$7,200.00	\$4,000.00		\$4,000.00	\$8,300.00		\$8,300.00
2	POLE AND BASKETBALL HOOP, REM	1	EA	\$800.00		\$800.00	\$400.00		\$400.00	\$3,000.00		\$3,000.00	\$500.00		\$500.00	\$600.00		\$600.00	\$500.00		\$500.00	\$950.00		\$950.00
3	HMA SURFACE, REM	479	SY	\$16.09		\$7,707.11	\$13.00		\$6,227.00	\$9.00		\$4,311.00	\$31.00		\$14,849.00	\$11.06		\$5,297.74	\$15.03		\$7,199.37	\$13.00		\$6,227.00
4	SOIL EROSION AND SEDIMENTATION CONTROL MEASURES	1	LS	\$1,600.00		\$1,600.00	\$1,000.00		\$1,000.00	\$840.00		\$840.00	\$1,715.00		\$1,715.00	\$3,200.00		\$3,200.00	\$1,323.00		\$1,323.00	\$4,700.00		\$4,700.00
5	EARTH WORK AND GRADING	1	LS	\$6,500.00		\$6,500.00	\$8,000.00		\$8,000.00	\$13,440.00		\$13,440.00	\$2,770.00		\$2,770.00	\$10,209.00		\$10,209.00	\$8,464.00		\$8,464.00	\$25,900.00		\$25,900.00
6	MDOT 21AA LESTONE SUB-BASE, 6 INCH THICK (BASKETBALL COURT)	456	SY	\$14.48		\$6,602.88	\$16.00		\$7,296.00	\$9.60		\$4,377.60	\$24.25		\$11,058.00	\$24.32		\$11,089.92	\$28.88		\$13,169.28	\$24.00		\$10,944.00
7	HMA 5EML, 2" THICK (BASKETBALL COURT)	456	SY	\$10.30		\$4,696.80	\$22.00		\$10,032.00	\$26.00		\$11,856.00	\$28.00		\$12,768.00	\$24.50		\$11,172.00	\$22.89		\$10,437.84	\$41.00		\$18,696.00
8	HMA 4EML, 2" THICK (BASKETBALL COURT)	456	SY	\$10.11		\$4,610.16	\$21.00		\$9,576.00	\$30.00		\$13,680.00	\$28.00		\$12,768.00	\$23.50		\$10,716.00	\$22.75		\$10,374.00	\$56.00		\$25,536.00
9	BASKETBALL GOAL SYSTEM, INSTALLED	2	EA	\$6,350.00		\$12,700.00	\$3,000.00		\$6,000.00	\$7,700.00		\$15,400.00	\$6,350.00		\$12,700.00	\$6,250.00		\$12,500.00	\$8,528.50		\$17,057.00	\$8,300.00		\$16,600.00
10	BASKETBALL COURT STRIPING	1	LS	\$1,500.00		\$1,500.00	\$800.00		\$800.00	\$3,000.00		\$3,000.00	\$1,800.00		\$1,800.00	\$1,688.00		\$1,688.00	\$1,500.00		\$1,500.00	\$1,600.00		\$1,600.00
11	TURF RESTORATION, COMPLETE	1	LS	\$3,500.00		\$3,500.00	\$4,000.00		\$4,000.00	\$3,000.00		\$3,000.00	\$6,400.00		\$6,400.00	\$9,412.00		\$9,412.00	\$9,157.00		\$9,157.00	\$13,400.00		\$13,400.00
	ALTERNATE ACRYLIC SURFACE TREATMENT	1	LS				\$4,000.00		\$4,000.00	\$12,000.00		\$12,000.00	\$8,100.00		\$8,100.00	\$17,054.00		\$17,054.00	\$17,590.00		\$17,590.00	\$8,900.00		\$8,900.00
	<b>SUBTOTALS (WITHOUT ALTERNATE)-----&gt;</b>					<b>\$53,716.95</b>			<b>\$58,331.00</b>			<b>\$78,007.92</b>			<b>\$82,076.00</b>			<b>\$83,084.66</b>			<b>\$83,181.49</b>			<b>\$132,853.00</b>
	<b>TOTAL WITH CREW DAYS-----&gt;</b>					<b>\$53,716.95</b>			<b>\$58,331.00</b>			<b>\$78,007.92</b>			<b>\$82,076.00</b>			<b>\$83,084.66</b>			<b>\$83,181.49</b>			<b>\$176,533.00</b>
BID SECURITY (5% MINIMUM) COMPLETION TIME (DAYS)				X			X			X			X			X			X			X 91		
REMARKS				VOLUNTARY ALTERNATE: N/A			VOLUNTARY ALTERNATE FOR MDOT 21AA LESTONE SUB-BASE, 6" THICK; 21AA CRUSHED CONCRETE \$4796			VOLUNTARY ALTERNATE FOR ACRYLIC SURFACE TREATMENT; SPORTS COURT HMA \$7200			VOLUNTARY ALTERNATE: N/A			VOLUNTARY ALTERNATE: N/A			VOLUNTARY ALTERNATE: 2" 13A MIX ADD \$4,311.00 2" 36A MIX ADD \$6,446.00			VOLUNTARY ALTERNATE: N/A		
				BIDDERS TOTAL: \$57,956.20 ADDITION ERRORS			ITEM NO 1 EXCEEDS 7%			NO COMPLETION TIME NOTED			NO COMPLETION TIME NOTED			ITEM NO 1 EXCEEDS 7%			NO COMPLETION TIME NOTED			NO COMPLETION TIME NOTED		
				NO COMPLETION TIME NOTED			NO COMPLETION TIME NOTED			NO COMPLETION TIME NOTED			NO COMPLETION TIME NOTED			NO COMPLETION TIME NOTED			NO COMPLETION TIME NOTED			NO COMPLETION TIME NOTED		

**VILLAGE OF LAKE ORION, MICHIGAN**  
**BUDGET ADJUSTMENT WORKSHEET**

FISCAL YEAR: 2025-26  
 FUND: General  
 DEPT: Transfers Out  
 REQUESTED BY: D McClary  
 DATE: 3/5/2026  
 AMENDMENT # BA-2026-101-964-02

ACCT #	ACCT NAME	ADOPTED	AMENDED	REVENUE CHANGE	EXPENDITURE CHANGE	NEW AMENDED BUDGET	REASON
101-964-965-401	Transfer Out - Capital Projects Fund	140,000	160,950		29,057	190,007	Supplemental appropriation for engineering and construction costs for Atwater Park Basketball Court

<b>NET CHANGE IN BUDGET:</b>		0	29,057
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Approved by Village Manager: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by Village Council: \_\_\_\_\_ Date: \_\_\_\_\_

**VILLAGE OF LAKE ORION, MICHIGAN**  
**BUDGET ADJUSTMENT WORKSHEET**

**FISCAL YEAR:** 2025-26  
**FUND:** Capital Projects Fund  
**DEPT:** Various  
**REQUESTED BY:** D McClary  
**DATE:** 3/5/2026  
**AMENDMENT #** BA-2026-401-02

ACCT #	ACCT NAME	ADOPTED	AMENDED	REVENUE CHANGE	EXPENDITURE CHANGE	NEW AMENDED BUDGET	REASON
401-000-676-101	Transfer In - General Fund	140,000	160,950	29,057		190,007	Supplemental appropriation for engineering and construction costs for Atwater Park Basketball Court
401-901-972-751	Capital Outlay - Parks	115,000	115,000		29,057	144,057	Supplemental appropriation for engineering and construction costs for Atwater Park Basketball Court
<b>NET CHANGE IN BUDGET:</b>				29,057	29,057		

Approved by Village Manager: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by Village Council: \_\_\_\_\_ Date: \_\_\_\_\_



**COUNCIL ACTION SUMMARY SHEET**

**MEETING DATE:** March 23, 2026

**TOPIC:** Lumber Yard at Paint Creek Planned Unit Development Eligibility

**BACKGROUND BRIEF:**

The proposed Lumber Yard at Paint Creek project is located at 215 South Broadway within the Village of Lake Orion. The applicant is requesting a determination of eligibility to pursue development under the Planned Unit Development (PUD) provisions of the Village Zoning Ordinance.

The property, historically used as a lumber yard, is located adjacent to Paint Creek and presents unique site characteristics, including proximity to the waterway, potential environmental constraints, and redevelopment of a former industrial site. These conditions may limit conventional development and may justify flexibility through the PUD process.

The purpose of the PUD option is to encourage coordinated site design, preservation of natural features, and enhanced public benefits that may not otherwise be achieved under standard zoning requirements.

If deemed eligible, the applicant would return with a formal PUD plan for detailed review. A determination of eligibility does not constitute project approval.

**SUMMARY OF PREVIOUS COUNCIL ACTION:**

03/09/2026 – Council discussed but took no formal action on this matter.

**FINANCIAL IMPACT:**

None

**RECOMMENDED ACTION:**

To accept the recommendation from the Village of Lake Orion Planning Commission issued at its March 2, 2026, regular meeting and approve PUD Eligibility for the property located at 215 S. Broadway, commonly known as the Lumber Yard at Paint Creek, with the understanding that all required approvals must be obtained, including but not limited to those from the Village Engineer, the Department of Public Works, the Township Fire Department, the Township Building Department, and any other applicable local or state agencies as required during the PUD process.

February 26, 2026

Planning Commission  
Village of Lake Orion  
21 E. Church Street  
Lake Orion, Michigan 48362

**Subject:** Lumber Yard at Paint Creek – 215 S Broadway

Dear Commission Members,

We have reviewed the above Planned Unit Development (PUD) request for an amendment to an existing development of the historic Lumber Yard at Paint Creek property located at 215 South Broadway Street, as submitted by Matthew Gibb on behalf of the Lake Orion Downtown Development Authority (DDA). The applicant proposes to redevelop four parcels consisting of the existing lumber yard site into a multi-use site that includes an event barn, market pavilion, trailhead canopy structure, and commercial and office buildings.

**PROPOSED DEVELOPMENT OVERVIEW:**

The site is composed of four parcels, totaling 4.2 acres. The existing zoning district of the site is Mixed-Use – MU. The redevelopment is envisioned as a community landmark and a gateway to downtown Lake Orion. Through adaptive reuse of historic structures and coordinated site planning, the project integrates a farmers market pavilion, public event barn, vendor kiosks, trailhead amenities, public gathering spaces, and limited supporting downtown uses.

**PUD ELIGIBILITY PROCESS SUMMARY**

The first formal step in the PUD process is for the Planning Commission to review the application and concept plan to determine eligibility. After consideration, the Planning Commission shall make a recommendation to the Village Council on whether the proposed development satisfies the eligibility criteria in Section 11.02 of the Zoning Ordinance.

Per Section 11.02, the PUD must meet the following five (5) eligibility criteria:

1. Contiguous: All land included in a PUD shall be contiguous.
2. Benefits: The PUD shall provide at least three (3) of the recognizable and substantial benefits below that would not be possible using the standards of the underlying zoning district or this Ordinance: Feature Preservation, Mixed-Use, Open Space/Recreation, Mitigation, and Redevelopment
3. Impact. In relation to the underlying zoning, the proposed type and density of use shall not result in an unreasonable increase in the use of public services, facilities and utilities, and shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment.
4. Master Plan. The proposed development shall be consistent with the goals and objectives of the Master Plan of the Village and shall be consistent with the intent and spirit of this Ordinance.

- 5. Unified Control. The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.

Should PUD Eligibility be granted by the Village Council, Preliminary PUD Plan consideration and a Public Hearing would then be held by the Planning Commission at a future meeting.

**RECOMMENDATION**

Based on the information submitted, it is recommended that the Planning Commission recommend PUD Eligibility approval for the 215 S Broadway to the Village Council. Further, this is an opportunity for the Planning Commission to provide direction to the applicant in anticipation of a full PUD Preliminary Plan submittal.

Please note, as a PUD, approval by the Village Engineer, the Department of Public Works, the Township Fire Department, the Township Building Department, and any other applicable local or state agencies must be satisfied upon completion of the process.

**PUD ELIGIBILITY REVIEW**

The PUD is an optional method of development that may be permitted in any location and zoning district in the Village, only after review and recommendation by the Planning Commission and discretionary approval of the Village Council finding that the following criteria will be met:

- A. Contiguous: All land included in a PUD shall be contiguous. Land shall be considered contiguous when separated by a public or private street/alleyway, or public land.**

Findings:

All land on the site is contiguous. The property is located on the corner of S Broadway St/M-24 and Atwater St. The site consists of four parcels: 09-11-228-020, 09-11-228-019, 09-11-228-016, 09-11-228-004.

No part of the site is to be separated by a public or private street.

- B. Benefits: The PUD shall provide at least three (3) of the recognizable and substantial benefits below that would not be possible using the standards of the underlying zoning district or this Ordinance:**
  - 1. Feature Preservation: Preservation of significant natural or historic features, including protected wetlands, woodlands, trees, and scenic vistas.**
  - 2. Mixed-Use: A complementary mixture of zoning uses or a variety of housing types.**
  - 3. Open Space/Recreation: Useable and well-defined common open space for passive or active recreational use. Noncontiguous open space is permitted but in no case shall the project open space be less than ten (10%) percent of the total site area. Such open space shall include amenities, including but not limited to gardens, dining/gathering areas, trails/pathways, art installations, playgrounds, among others**
  - 4. Mitigation. Interventions that minimizes the negative impacts of development, including but not limited to green infrastructure as provided in Section 6.03(F).**

**5. Redevelopment. The PUD involves adaptive re-use or redevelopment of a building or site through which creative design addresses unique site limitations.**

Findings:

We have determined that the proposed PUD meets the following benefits:

- 1. Feature preservation
  - a. The site adopts historical preservation of many aspects of this site in Lake Orion. The historic main barn on the site is proposed to be restored and adaptively reused as a flexible public market and event space. The former lumber rack structure on the East side the Main Barn is proposed to be repurposed as an open-air market pavilion. A repurposed supply house canopy is also to be used on the site. historic office building is proposed for white-box renovation to support small-scale commercial uses such as a bakery or complementary retail.
- 2. Open Space/Recreation
  - a. The site holds a planned purpose of becoming a place of community gathering for the residents of Lake Orion. There is to be an event barn, as well as open space for open air markets, events, fairs, etc. A landscape/greenbelt area is to cover approximately 49% of the site.
- 3. Redevelopment
  - a. The site is an adaptive reuse of the historic lumber yard, as stated above. We believe the repurposing of this site will prove a beneficial addition to the Village of Lake Orion.

Due to the proposed PUD providing three of the requirements of at least three out of five criteria, this site provides a recognizable and substantial benefit that would not be possible using the standards of the underlying zoning district or this Ordinance, therefore making it compliant with this eligibility requirement.

**C. Impact. In relation to the underlying zoning, the proposed type and density of use shall not result in an unreasonable increase in the use of public services, facilities and utilities, and shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment.**

Findings:

We do not anticipate unreasonable burden among public services, facilities, utilities, or the land and surrounding property owners in the event this PUD actualizes.

The applicant should work with both the Village of Lake Orion and Orion Township necessary entities, including Engineers, DPW, Building, Fire Department, and Police Department to ensure compatibility of this site with its location and usage of the land.

The adjacent parcels to the site are as follows: North: DC, South: PUD, East: RM, West: MU. The impact on the multi-family development next to the site is anticipated as low, in exception of construction. The applicant should provide sufficient screening when landscaping is discussed in the site plan review process.

The applicant has indicated a traffic impact assessment is underway in collaboration with Fishbeck and MDOT. The issue of traffic should be accounted for when determining site plan approval, in the future.

**D. Master Plan. The proposed development shall be consistent with the goals and objectives of the Master Plan of the Village and shall be consistent with the intent and spirit of this Ordinance.**

Findings:

After reviewing this proposed development in consideration of the Lake Orion Master Plan 2025 Amendment, we can determine that the following goals and objectives of the master plan can be accomplished with the approval of this PUD:

- 1. Revitalize the Village's Historic Character because of the objectives.
  - a. Promote the restoration, reuse, and renovation of historic buildings.
  - b. Establish a historic district for the DDA and historic neighborhoods.
  - c. Obtain official designation of historic buildings and sites.
- 2. Encourage high-quality design.
  - a. Develop a unified streetscape plan for the M-24 corridor respects the realities of small town sites, including setbacks, building height, massing, scale, and detail.
- 3. Encourage local businesses to come to the Village.
  - a. Promote and encourage the downtown as the preferred location for future retail, office, restaurant, and entertainment development and as a key element to the community's small town character.
  - b. Create a business recruitment program and continue to develop marketing materials.
- 4. Maximize the potential of the land and future businesses by ensuring uses are properly placed and brochures.
  - a. Concentrate general commercial uses on the M-24 thoroughfare for maximum access to the trade area population.
- 5. Ensure high-quality infrastructure that promotes and improves quality of life in commercial areas.
  - a. Promote adequate off-street parking for commercial uses, including joint-use parking and additional off-street parking uses in the downtown.
- 6. Introduce economic vitality projects.
  - a. Create, design, and establish a seasonal or yearly farmers market venue with the potential for year-round activity space for the entire community.
  - b. Purchase key parcels that play a vital role in redevelopment.
- 7. Improve the overall design and function of the Village through public space.
- 8. Provide adequate park and recreation opportunities for all village residents and visitors.
- 9. Develop an efficient parking system that increases public safety, efficiency, and convenience.

**E. Unified Control. The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall prohibit a transfer of ownership and/or control until project completion and upon a 90-day A notice to the Village Manager.**

Findings:

This planned unit development is proposed under the ownership and control of the Lake Orion DDA, as submitted by Matthew Gibb, Executive Director.

We are happy to discuss further; please do not hesitate to contact us with any questions.

Thank you.

Respectfully submitted,

**MCKENNA**



Jake VanBoxel, MSA  
Principal Planner



Sommer Nafal, NCI  
Assistant Planner

CC: Village Clerk: Ms. Sonja Stout, 21 E. Church Street, Lake Orion, MI 48362 (stouts@lakeorion.org)



118 N. Broadway, Lake Orion, MI 48362  
Phone: 248-693-9742 Fax: 248-693-9749  
[www.downtownlakeorion.org](http://www.downtownlakeorion.org)

Matthew Gibb, Executive Director

January 15, 2026

Village of Lake Orion  
PLANNING COMMISSION  
21 E. Church Street  
Lake Orion, Michigan 48362

**Re:** Application for Planned Unit Development (PUD) Review  
Lumber Yard at Paint Creek – 215 S. Broadway Street

Dear Members of the Planning Commission,

On behalf of the Lake Orion Downtown Development Authority, this letter accompanies the submission of an application for Planned Unit Development (PUD) review for the redevelopment of the historic Lumber Yard at Paint Creek property located at 215 South Broadway Street. This application is submitted pursuant to the Village of Lake Orion Zoning Ordinance provisions authorizing Planned Unit Developments, including those provisions that permit preliminary PUD review, concept plan review, and phased or incremental approvals in advance of final site plan, construction drawings, or engineered plans. At this time, the Applicant seeks review and consideration of the project at the preliminary level expressly contemplated by the ordinance.

The purpose of this submission is to obtain all reviews, findings, determinations, and approvals that may lawfully be granted at this stage of the PUD process, including confirmation of land use eligibility, general site organization, building placement concepts, circulation, open space framework, historic preservation approach, and the overall suitability of the project to proceed under the PUD framework. Final site layout, engineering, utilities, stormwater, and code-compliant construction details will be submitted in subsequent phases, following Planning Commission guidance and direction.

The Lumber Yard at Paint Creek redevelopment is envisioned as a community landmark and a gateway to downtown Lake Orion. Through adaptive reuse of historic structures and coordinated site planning, the project integrates a farmers market pavilion, public event barn, vendor kiosks, trailhead amenities, public gathering spaces, and limited supporting downtown uses. The proposed PUD approach allows the Village and the Applicant to collaboratively refine this vision while ensuring consistency with preservation objectives, and the intent of the zoning ordinance.

Enclosed materials include a preliminary concept plan, renderings, and a narrative sufficient to support the requested level of PUD review. The Applicant respectfully requests that the Planning Commission review the application within the scope authorized by the ordinance and provide feedback, findings, and approvals as appropriate, without prejudice to future detailed submissions.

Respectfully submitted,

**Matthew Gibb**  
cc: Lake Orion DDA Board



# PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) ELIGIBILITY & CONCEPTUAL REVIEW NARRATIVE

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**Project:** Lumber Yard at Paint Creek

**Address:** 215 South Broadway Street, Village of Lake Orion, Michigan

**Application Type:** Preliminary Planned Unit Development (PUD) Eligibility & Conceptual Review

**Submitted By:**  
Lake Orion Downtown Development Authority  
118 N. Broadway St. Lake Orion MI 48362

Contact: Matthew Gibb, Executive Director (248) 464-0307; gibb@downtownlakeorion.org

**Submitted To:**  
Village of Lake Orion Planning Commission

**Date of Submission:** January 23, 2026

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## Purpose of Preliminary PUD Eligibility Review

The purpose of this submission is to establish eligibility for use of the Planned Unit Development (PUD) zoning mechanism and to obtain conceptual approval of the proposed redevelopment framework for the Lumber Yard at Paint Creek prior to preparation and submission of final site plan drawings, engineered plans, or construction documents.

This Preliminary PUD Narrative is intended to confirm that the proposed redevelopment qualifies for PUD consideration under the Village of Lake Orion Zoning Ordinance, that the requested flexibility is appropriate given the site’s historic constraints and public benefit objectives, and that the overall development concept is consistent with the Village Master Plan, Downtown Development Authority goals, and adopted planning policies.

No final site plan approval, engineering approval, or authorization for construction is requested as part of this application. Detailed site layout, grading, utilities, building design, and code compliance will be addressed during subsequent Final PUD and Site Plan review phases.

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## I. Project Overview

The Lumber Yard at Paint Creek reimagines one of Lake Orion’s most significant historic industrial properties as a multi-functional public marketplace, cultural venue, trailhead destination, and extension of downtown retail and civic activity. The project emphasizes preservation-based redevelopment, adaptive reuse, and creation of substantial public amenities while reinforcing the historic character and spatial organization of the former lumber yard.

The redevelopment is centered on the restoration and activation of four primary historic structures and their surrounding grounds, transforming an underutilized site into a community-focused destination serving residents, visitors, and regional trail users.



## Key Components (Conceptual)

### Event Barn (Main Barn)

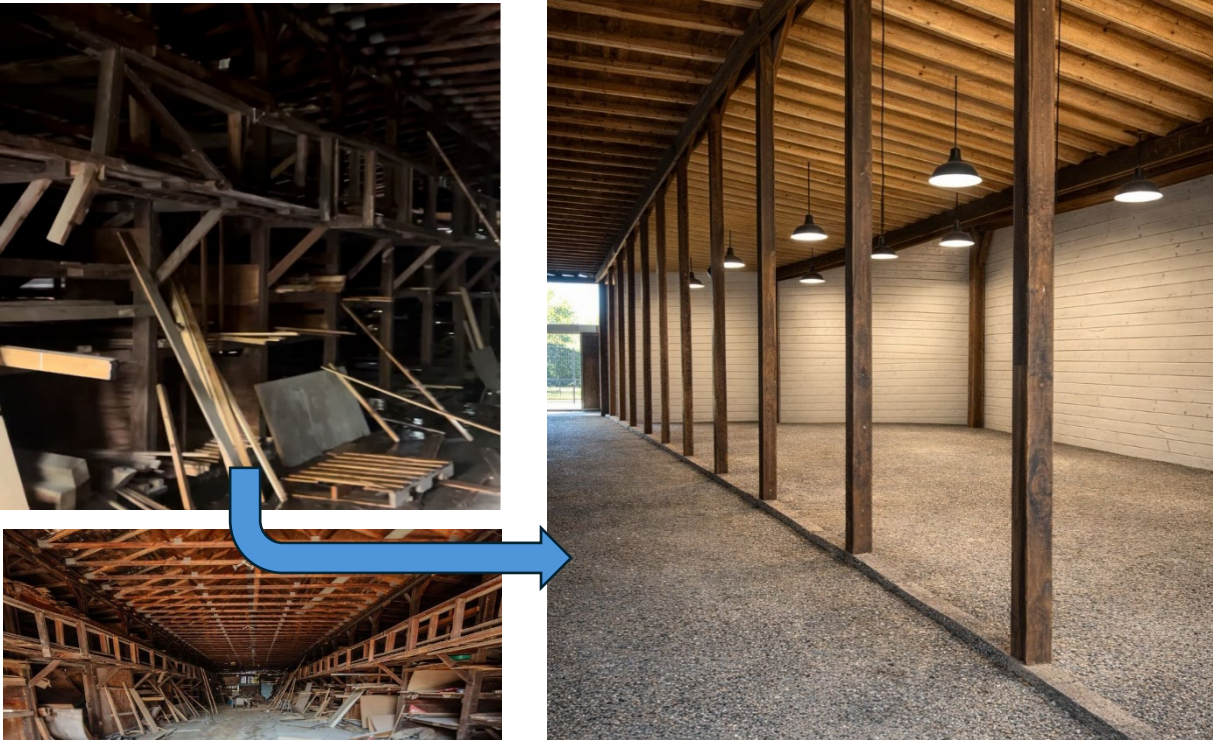
The historic main barn is proposed to be restored and adaptively reused as a flexible public market and event space. Conceptually, the space is designed to accommodate farmers markets, artisan vendors, performances, educational programming, and community gatherings in a manner consistent with its historic form and character.

The Barn consists of two primary spaces, for practical purposes identified as the Main Floor and the Annex. Each section is separately entranced but connected visually by large openings in the North wall. A description, status and rendering of goal is set forth as follows:

#### **Main Floor:**

**Size:** This space is defined in the “As Built” drawings completed by Davis & Davis and is an approximate 4,600 sq ft open market/event space. The original post and beam construction is restored to allow the two sides of the space to be planned for seasonal vendor booths and/or and public gathering space.

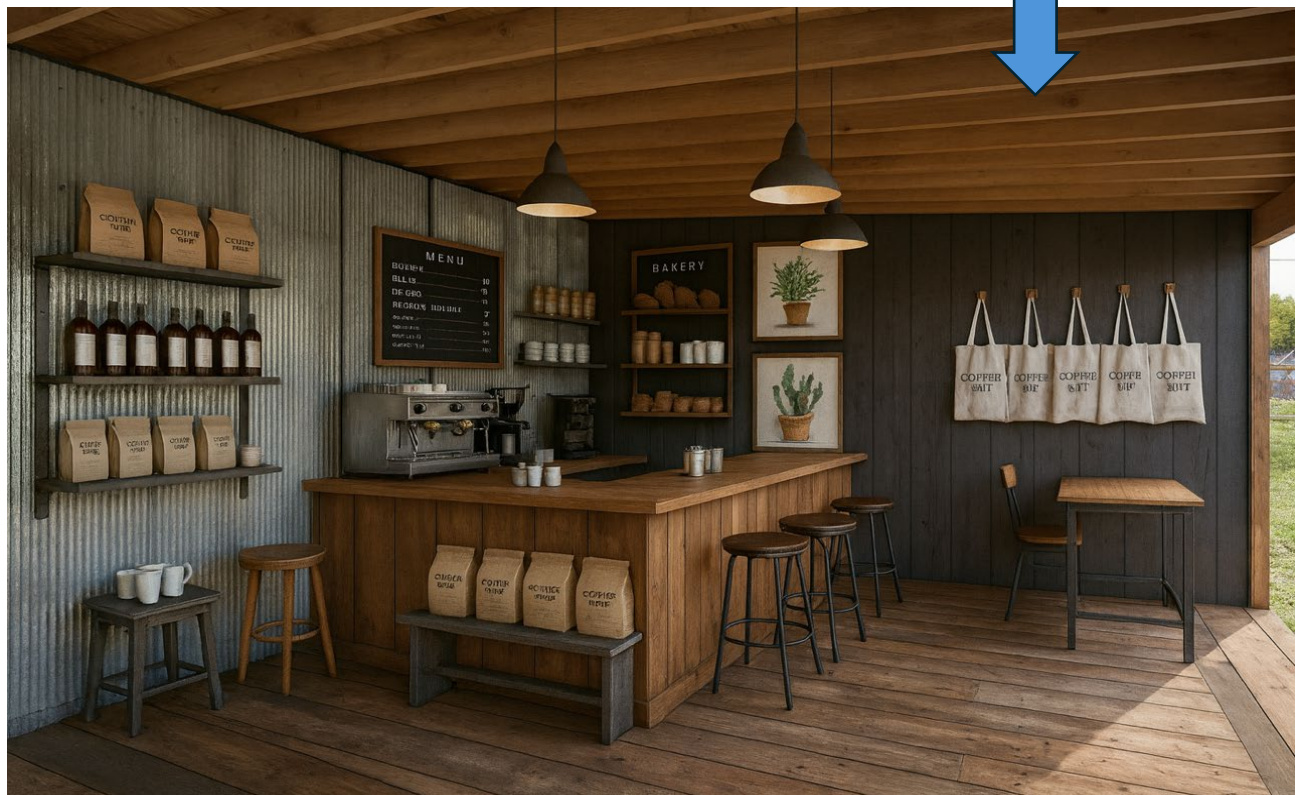
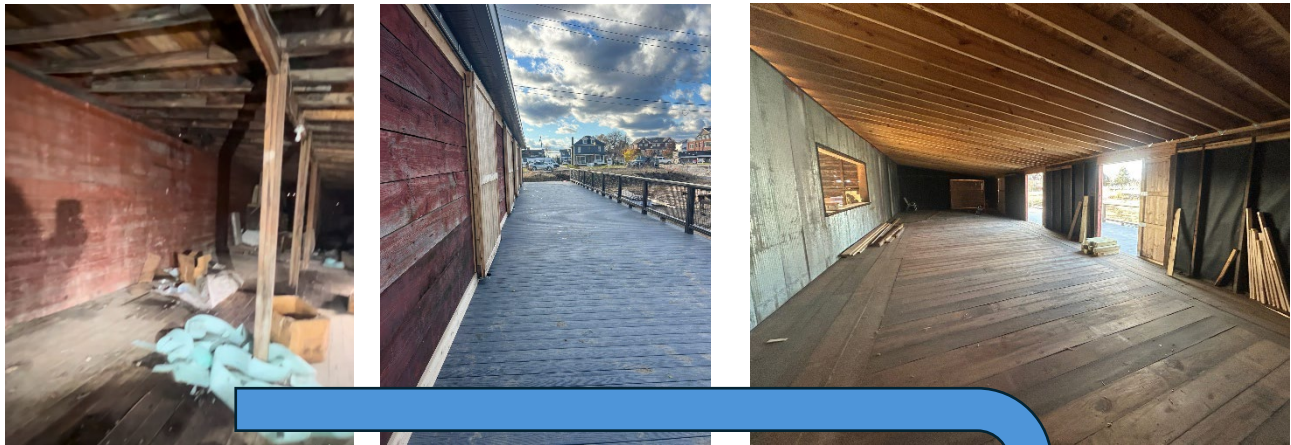
**Access:** The Main Floor is accessible from three main ingress/egress points. The East Barn Door(s) will be open, at grade, to a width of 18’ and height of ‘14’. This opens into the barn and onto a pre-existing hard surface floor. The Main Floor is also served on the West side by a 7’ wide 8’ tall glass paneled garage door and a 36” wide crash bar equipped door. The South side is fixed with three 7’x8’ glass panel garage doors, and will have an additional 36” crash door.



**ANNEX:**

**Size:** This space has a floor height that is 3.5' above the main floor grade and has a floor area of approximately 1400sq ft. It is supported by an attached exterior deck that is an additional 1200 sq ft.

**Access:** This space is open from the deck, at level, from five 6-7' barn doors that open and latch in place. Access into the annex and upon the deck from the ground level is done in two ways, at grade on the west end, where landscaping and p[aver walkway design will flow foot/accessible traffic into the space through a 7' barn door opening or directly to the 12' wide open deck (railed). There is also a 12' wide stair access on the north face of the deck.



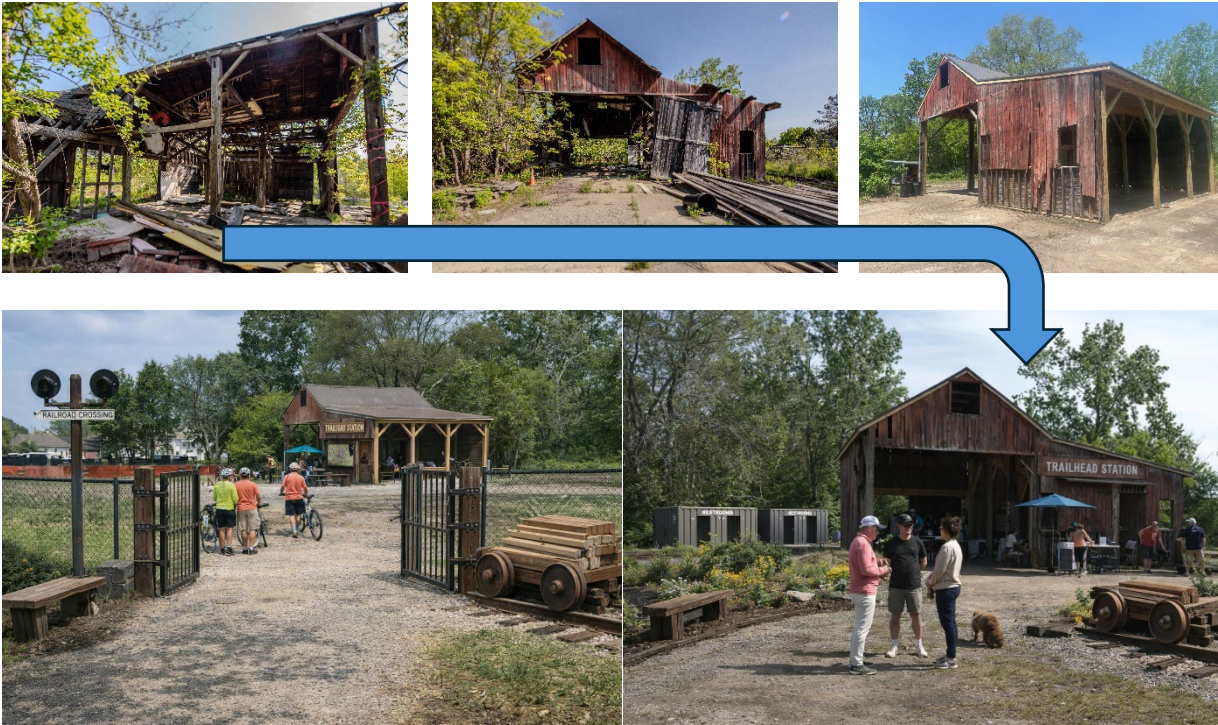
### Market Pavilion

The former lumber rack structure on the East side the Main Barn is proposed to be repurposed as an open-air market pavilion providing vendor stalls for produce, flowers, seasonal markets, festivals, and artisan sales. This is an existing structure, rebuilt for structural capacity and as built approval by inspection. It will result in 11 stalls, each completely open air, and approx.. 160 sqft/each. The structure will be served on the South by a hard surface loading area that will also allow parking when market activity is not in use. Each stall will have overhead lighting and be served by a 20 Amp weather resistant GFI.



### Trailhead & Canopy Structure

A repurposed supply house canopy is envisioned to support Paint Creek Trail users with shaded gathering space and trail-oriented amenities, including public restrooms and wayfinding. This structure has been rebuilt to insure capacity an load, including the addition of new post supports, reinforced truss work and clipping for wind events. It will be powered to support accessory uses such as coffee, donuts, packaged water and soda as pop-up exterior uses.



### Outdoor Public Spaces

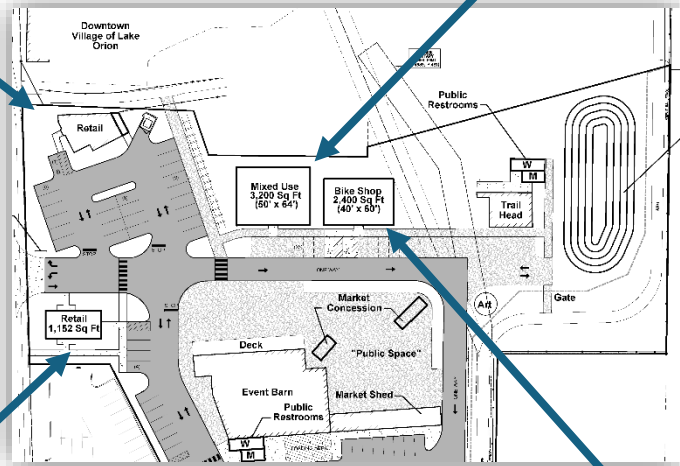
Conceptual plans include ADA-accessible decks, landscaped gathering areas, performance and event spaces, public art opportunities, and native or low-maintenance plantings. Public areas are planned on the North side of the market pavilion, the north side of the Annex, along the pedestrian path from Downtown behind the frontage retail, and around the trailhead. A trip generation report is attached hereto as Exhibit A. The anticipated use for public areas is as a gathering space, where pedestrians may relax, enjoy a beverage purchased at the market or form a retail use, events can host licensed activities.

**PUBLIC AREA:** the active public areas make up approximately 1.2 acres of total open space on the project. This accounts for 26% of the entire development area of the site.

**GREENBELT/LANDSCAPE:** the additional landscaping and natural plantings, including the retention area, overlay an additional .85 acres, resulting in a total open space on site of 2.05 acres or 49% of the development area.

### Commercial / Office Building & Supporting Structures

The historic office building is proposed for white-box renovation to support small-scale commercial uses such as a bakery or complementary retail. There are three proposed new development areas that are intended for pre-fabricated/stick built construction. These are intended for food service, LCC licensed beverage, bike shop, and downtown retail. Additional prefabricated or accessory structures may support these uses in later phases. All use categories will be a permitted use under the Mixed Use / Downtown zoning plan. This is in accord with the Village Master Plan.



## II. PUD-Specific Technical Considerations

### Utilities

Utilities are addressed at a conceptual level appropriate for Preliminary PUD review. Domestic water, sanitary sewer, electrical service, and fire protection infrastructure are anticipated to be coordinated through shared utility corridors aligned with internal circulation areas. Final sizing, routing, and connections will be determined during subsequent engineering review.

### Fire Access & Fire Protection

Fire access is a core organizing principle of the conceptual site framework. Internal circulation is designed to allow emergency vehicle access to primary structures without conflicting with pedestrian gathering areas. Fire protection systems and hydrant placement will be finalized during detailed design and reviewed by the Fire Marshal.

### Parking & Circulation

Parking is envisioned as shared, distributed parking serving multiple uses with differing peak demand periods. The site promotes a “park once, walk many” experience with strong pedestrian connections to downtown and the trail system. Event-related parking demand will be managed through a combination of on-site spaces, nearby public parking, and operational strategies.

A report reviewing the daily average trips generated by the site is attached as Exhibit A. In summary the report indicates:

- For planning-level estimates, approximate average daily external vehicle trip rates are:
- Public market (7,040 sq ft market area):  $\approx 40$  vehicle trips / 1,000 sq ft  $\rightarrow$   $\sim 280$  daily vehicle trips
  - Bakery (1,400 sq ft):  $\approx 80$  vehicle trips / 1,000 sq ft  $\rightarrow$   $\sim 110$  daily vehicle trips
  - Bike shop (2,800 sq ft):  $\approx 30$  vehicle trips / 1,000 sq ft  $\rightarrow$   $\sim 85$  daily vehicle trips
  - Brewery with food (2,000 sq ft effective guest area):  $\approx 120$  vehicle trips / 1,000 sq ft  $\rightarrow$   $\sim 240$  daily vehicle trips
  - Hotel (8 rooms):  $\approx 6$  vehicle trips / room / day  $\rightarrow$   $\sim 50$  daily vehicle trips
  - Trailhead (incremental site use):  $\sim 40$  daily vehicle trips (many additional person trips by bike/foot).
  - Farmers market (when active on top of public market): Additional  $\sim 150$  daily vehicle trips and higher midday peak activity, informed by farmers market studies showing high person-trip intensity.

Proposing 129 Parking Spaces, subject to final sizing of stormwater.

## Occupant Load

Based on the traffic and person-trip analysis, the Lumber Yard functions as a distributed, indoor-outdoor destination with a design peak of approximately 350 people site-wide on the busiest days. This occupancy is spread across barns, pavilions, plazas, trail connections, and multiple tenant spaces, rather than concentrated in a single assembly hall. Final occupant loads will be confirmed at building permit, but these planning-level numbers demonstrate that life-safety, fire access, and circulation are well within manageable ranges. For methodology and breakdown of occupancy, see the Report attached as Exhibit B.

## Historic Preservation & Adaptive Reuse Strategy

Historic preservation is the foundation of the project. Development prioritizes retention of original building footprints, forms, and materials where feasible, with modern code-compliant improvements integrated sensitively. The PUD mechanism is essential to preserving the site’s historic character while enabling viable modern use. Methodology applied for this adaptive and preservation based PUD is set forth in Exhibit C.

## Vision & Community Benefits

The proposed redevelopment delivers significant public benefit that exceeds what could be achieved under conventional zoning, including:

- Preservation and adaptive reuse of historically significant structures;
- Creation of the Village’s first dedicated public market and event barn;
- Expansion and enhancement of the Paint Creek Trailhead with public amenities;
- New public gathering spaces supporting civic life and cultural programming;
- Economic opportunities for local vendors, artisans, and small businesses;
- Increased downtown visitation supporting existing businesses and events.



### III. Rationale for Planned Unit Development

The Planned Unit Development framework is essential to achieving the project’s preservation, public benefit, and placemaking objectives. Conventional zoning standards related to use, dimensional requirements, parking, and site layout are incompatible with the historic configuration of the site and would significantly limit adaptive reuse.

The PUD approach allows:

- Flexible integration of civic, commercial, cultural, and recreational uses;
- Preservation of historic building footprints and spatial relationships;
- Shared parking and circulation strategies appropriate for a downtown destination;
- Phased implementation responsive to market demand and funding availability.

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### IV. Applicability to PUD Ordinance Standards (Eligibility)

The proposed redevelopment is appropriate for review under the Village of Lake Orion Planned Unit Development provisions. For purposes of Preliminary PUD eligibility, the project:

- Advances the intent and purpose of the PUD ordinance by delivering superior design and public benefit;
- Functions as a unified and comprehensively planned development;
- Is compatible with surrounding downtown uses and scale;
- Provides substantial public amenities and preservation outcomes;
- Demonstrates feasibility of infrastructure, access, and services;
- Aligns with the Village Master Plan and Downtown Development Authority objectives.

#### Preliminary PUD Eligibility

The Lumber Yard at Paint Creek represents a unique historic resource whose preservation and activation cannot be reasonably achieved under conventional zoning. The Planned Unit Development framework enables the Village to preserve historic structures, support phased and flexible redevelopment, and deliver significant public amenities that enhance downtown Lake Orion.

For these reasons, the project is appropriate for Preliminary PUD eligibility determination and conceptual approval, with final site plan, engineering, and permitting to follow in subsequent review phases.

## Phasing & Incremental Implementation

The Lumber Yard at Paint Creek is intentionally structured for phased redevelopment. Initial phases focus on restoration and activation of the Event Barn, Market Pavilion, and core public spaces. Subsequent phases include expanded commercial uses, hospitality elements, and additional site amenities. The PUD framework allows this incremental approach while maintaining overall site coherence and public benefit.

### Phase 1:

- Compete plan review and approval by April 2026
- Pursuant to a new zoning compliance permit, start foundational repair and expansion to reactive and obtain occupancy permit for original office, completed by May 2026.
- Close on all MDOT permit approval(s) including spillways access.
- Upon plan approval, commence public space development, utility stubbing, finish historic structure renovation and adaptive reuse, engage in protected soft opening of public areas, August/Sept. 2026
- Parking areas, stormwater, lighting, accessibility, seeking completion November 2026

### Phase 2:

- Upon plan approval, commence pad development, utility stubbing, pre-fabricated engineering, May 2026
- Construction of prefabricated structures, Summer 2026
- User build out, interior, glass, utility, fire, and permit compliance, seeking completion by March 2027
- Mixed use site fully open by June 2027

## V. Requested Action

The applicant respectfully requests that the Planning Commission determine that the proposed Lumber Yard at Paint Creek redevelopment:

1. Qualifies for consideration under the Planned Unit Development (PUD) provisions of the Village of Lake Orion Zoning Ordinance; and
2. Is appropriate for Preliminary PUD eligibility determination and conceptual approval, subject to conditions and further review.

## Scope of Review

At this stage, the Planning Commission is being asked to review the proposal at a **conceptual and eligibility level only**. The following are **not** requested or approved as part of this action:

- Final site plan approval;
- Engineered grading, drainage, or utility plans;
- Building design approval or construction authorization;
- Final parking counts or traffic analysis;
- Permits of any kind.

## Purpose of Preliminary PUD Eligibility Review

The purpose of this preliminary review is to confirm that the proposed redevelopment qualifies for use of the PUD zoning mechanism, that the requested flexibility is appropriate given the site’s historic constraints and public benefit objectives, and that the overall development concept is consistent with the Village Master Plan and Downtown Development Authority goals.

Establishing PUD eligibility at this stage allows the applicant and the Village to proceed with detailed site planning and engineering with clarity, predictability, and reduced risk.

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## Typical Outcomes of This Review

Upon completion of this review, the Village of Lake Orion may:

- Determine that the project is eligible for PUD consideration;
- Grant conceptual approval of the overall development framework;
- Identify conditions, parameters, or guiding principles to be addressed during Final PUD and Site Plan review;
- Direct the applicant to proceed with preparation of final plans and engineering.

Exhibit(s) A,B,C, and APPENDIX on the following pages



## Lumber Yard at Paint Creek

### Trip Generation & Foot Traffic Report

This report estimates the **vehicular trips** and **person trips (foot traffic)** anticipated from the proposed reuse of the historic barns and associated structures at the **Lumber Yard at Paint Creek** as:

- A **public market** (Thursday–Sunday, warm season with seasonal winter operations)
- A **farmers market** (Friday and Saturday in market season)
- A **formal trailhead** serving the adjacent trail system

and, in a full build-out scenario, with:

- A **bakery** ( $\pm 1,400$  sq ft)
- A **bike shop** ( $\pm 2,800$  sq ft)
- A small **8-room hotel**
- A seasonal **brewery with food**, using shipping-container bar and kitchen with outdoor seating

The intent is to provide **planning-level estimates** appropriate for:

- Planning Commission packet materials
- Market study and lease preparation
- Internal DDA project planning and communications

These are **reasonable, order-of-magnitude projections**, not a stamped Traffic Impact Study. Final engineering should refine them using the latest ITE Trip Generation Manual datasets and any local traffic counts.

### **A. Project Description & Operating Assumptions**

Program Description:

- Main barn usable interior floor area: approx. 5,500 sq ft
- Pavilion / market rack: 11 stalls  $\times$  140 sq ft  $\approx$  1,540 sq ft
- Total enclosed/open market area:  $\approx$  7,040 sq ft

Additional program elements (full build-out scenario):

- Bakery:  $\pm 1,400$  sq ft
- Bike shop:  $\pm 2,800$  sq ft
- Small hotel: 8 rooms
- Seasonal brewery with food: shipping-container kitchen + bar; effective guest area assumed  $\approx$  2,000 sq ft (containers plus outdoor seating)

## **B. Operating Schedule**

- Public market (general market use):
  - Open Thursday–Sunday, beginning in warm weather and transitioning to a smaller seasonal/winter market.
  - Typical operating hours: 9:00 a.m. to dark, extended later on weekends with music/events (anticipated every weekend in season).
- Farmers market:
  - Friday and Saturday, 9:00 a.m. to dark, during the regular farmers market season.
- Trailhead:
  - 7 days per week, dawn to dusk, supporting trail users, downtown visitors, and market patrons.
- Coffee / bakery service:
  - Coffee, donuts, and healthy options early morning through early afternoon, at least five days per week.
- Barn event space:
  - Assumed ~20 events/year, with event-day traffic “spikes” occurring primarily on weekend evenings. Event days are treated qualitatively in this report, with core numeric estimates focused on typical market days.

The report focuses on peak-season operation (warmer months when all elements are active).

## **C. Methodology & Key Assumptions**

### ***Data Sources***

- The ITE Trip Generation Manual (11th and 12th Editions) and related resources, which provide standard trip rates and methodologies for various land uses.
- Supplemental studies of farmers markets and agritourism/winery/brewery uses, which highlight higher person-trip activity and a stronger share of walking and biking for these uses.
- Summary tables of common trip generation rates for retail, restaurant, and lodging uses derived from the ITE manual.

Where no exact ITE land-use code exists (e.g., public/farmers market, small seasonal brewery), this report uses analogous land uses (specialty retail, restaurant, agritourism) and conservative mid-range rates.

### ***Land-Use Analogues***

Approximate land-use analogues used:

- Public & farmers market: Specialty retail / farmers market analogues (ITE specialty retail center + limited farmers market data).
- Bakery / coffee: Coffee/donut shop without drive-through (scaled down), with more walk/bike and sit-down activity than a high-turnover drive-through.
- Bike shop: Specialty retail.
- Hotel: Small hotel, 8 rooms, using typical hotel trip rates per room.

- Brewery with food: Treated similarly to a drinking place / sit-down restaurant, adjusted to reflect its seasonal, evening, and event focus.
- Trailhead: Modeled as a small park/trailhead with parking, recognizing that a large share of trail users are walk/bike arrivals from the neighborhood/downtown grid.

### ***Vehicle Trip Assumptions (Per Day)***

For planning-level estimates, approximate **average daily external vehicle trip rates** are:

- Public market (7,040 sq ft market area):  
≈ 40 vehicle trips / 1,000 sq ft → ~280 daily vehicle trips
- Bakery (1,400 sq ft):  
≈ 80 vehicle trips / 1,000 sq ft → ~110 daily vehicle trips
- Bike shop (2,800 sq ft):  
≈ 30 vehicle trips / 1,000 sq ft → ~85 daily vehicle trips
- Brewery with food (2,000 sq ft effective guest area):  
≈ 120 vehicle trips / 1,000 sq ft → ~240 daily vehicle trips
- Hotel (8 rooms):  
≈ 6 vehicle trips / room / day → ~50 daily vehicle trips
- Trailhead (incremental site use):  
~40 daily vehicle trips (many additional person trips by bike/foot).
- Farmers market (when active on top of public market):  
Additional ~150 daily vehicle trips and higher midday peak activity, informed by farmers market studies showing high person-trip intensity.

### ***Peak-Hour Assumptions***

- Combined uses (full build-out) are estimated to generate on the order of:
  - ~100 external vehicle trips in a typical design peak hour (late afternoon/early evening on a busy market day).
  - On farmers market days, this rises to about 140 external vehicle trips in the peak hour (approximate).

### ***Person-Trip, Mode Split & Internal Capture***

To convert vehicle trips to people and recognize your walkable downtown + trailhead setting, we assume:

- **Average vehicle occupancy:** 1.8 persons/vehicle (typical for mixed-use non-commute trips).
- **Non-motorized share (walk/bike):** approx. **30% of total person trips** for this site, reflecting strong trail, downtown, and internal circulation.
- **Internal capture between uses (full build-out):** approx. **30% reduction** in external vehicle trips due to cross-shopping and guests moving between the hotel, bakery, brewery, market, and bike shop **without re-entering the road system.**

---

## Scenario Definitions

For clarity, two primary scenarios are presented:

Scenario A – Core Barn & Trailhead Program Only

- . Public market (barn + pavilion)
- . Farmers market (on designated days)
- . Trailhead
- . No bakery, bike shop, hotel, or brewery

Scenario B – Full Build-Out (Barns + All Tenants)

- . All Scenario A uses
  - . Plus bakery, bike shop, small hotel (8 rooms), and seasonal brewery with food.
- 

### D. Estimated Vehicle Trip Generation

#### Typical Peak-Season Day (Non-Farmers Market Day)

Scenario A – Barns + Trailhead Only

- Daily external vehicle trips:  $\approx 325$  trips/day
- Peak-hour external vehicle trips:  $\approx 50$  trips/hour

Scenario B – Full Build-Out

After accounting for internal capture between uses:

- Daily external vehicle trips:  $\approx 575$  trips/day
- Peak-hour external vehicle trips:  $\approx 100$  trips/hour

#### Farmers Market Days (Friday & Saturday in Season)

On days when the farmers market is operating in conjunction with the public market:

Scenario A – Barns + Trailhead + Farmers Market

- Daily external vehicle trips:  $\approx 475$  trips/day
- (This reflects the base 325 plus  $\sim 150$  additional trips from farmers market activity.)

Scenario B – Full Build-Out + Farmers Market

- Daily external vehicle trips:  $\approx 725$  trips/day
- Peak-hour external vehicle trips:  $\approx 140$  trips/hour

These values reflect the “**most probable**” scenario rather than ultra-conservative or highly optimistic assumptions, per your direction.

### E. Estimated Person Trips & Foot Traffic

Using the mode split and occupancy assumptions (1.8 persons/vehicle, 30% non-motorized), the site supports a significantly larger **person-trip** volume than vehicle-trip volume, which is exactly the point of your trail-oriented, walkable design.

#### Typical Peak-Season Day (Non-Farmers Market Day)

Scenario A – Barns + Trailhead Only

- Total daily person trips (all modes):  $\approx 825$  people/day
- Peak-hour person trips:  $\approx 125$  people/hour

Scenario B – Full Build-Out

- Total daily person trips (all modes):  $\approx 1,475$  people/day
- Peak-hour person trips:  $\approx 250$  people/hour

#### Farmers Market Days

Scenario A – Barns + Trailhead + Farmers Market

- Total daily person trips:  $\approx 1,225$  people/day

Scenario B – Full Build-Out + Farmers Market

- Total daily person trips:  $\approx 1,875$  people/day
- Peak-hour person trips:  $\approx 350\text{--}375$  people/hour (rounded as  $\approx 350$  for planning purposes)

These person-trip totals reflect:

- Market shoppers
- Farmers market patrons
- Trail users
- Hotel guests
- Bakery and coffee patrons (including strong AM peak)
- Brewery and food patrons (evening and weekend peaks)
- Cross-shopping between all on-site uses

**Design peak hour for vehicles** typically occurs **late afternoon / early evening**, when:

- Market activity is still present
- Brewery and food service is ramping up
- Music/events are underway on weekends
- Hotel guests are arriving or returning for dinner

Even under full build-out, this peak is roughly **100–140 vehicles/hour and 250–350 people/hour**, which is significant for site design but generally manageable for a downtown street network when paired with appropriate access management and on-site circulation.

### F. Pedestrian, Bicycle, and Trailhead Emphasis

An important qualitative conclusion is that the Lumber Yard at Paint Creek is a pedestrian- and trail-oriented destination, not a conventional auto-only commercial strip:

- Formal trailhead encourages arrivals by bicycle and on foot.
- Direct adjacency to downtown Lake Orion supports short “park once, walk many” trips.
- Internal connectivity (barn, pavilion, bakery, bike shop, brewery, hotel) increases internal capture and reduces repeated driveways interactions.
- The site’s programming (events, markets, outdoor seating) and design (decks, paths, plazas) intentionally favors walking and lingering.

For Planning Commission and Council, it is appropriate to emphasize that:

- While the vehicle trip generation is moderate, the person-trip generation is high, which is exactly what a thriving public market, historic barn reuse, and trailhead are supposed to do.

### G. Traffic & Parking Implications (High-Level)

At this planning level:

- 100–140 peak-hour vehicle trips is a moderate traffic load typically handled by a standard two-lane downtown street with appropriate access.
- Parking demand will be driven by peak overlapping activity (farmers market + brewery + evening events). Even so, the walk/bike share and internal capture significantly reduce the need for standalone parking compared to an auto-only strip center of equivalent square footage.
- Event days (weddings, concerts) will create spiky peaks; these should be handled through event management (shared lots, shuttle options, and clear wayfinding) rather than trying to size permanent infrastructure for the absolute peak.

The core barns + trailhead program (Scenario A) is expected to generate on the order of:

- ~325 external vehicle trips/day (typical day), rising to ~475/day on farmers market days.
- ~825–1,225 person trips/day depending on whether the farmers market is operating.

The full build-out with bakery, bike shop, small hotel, and brewery (Scenario B) is expected to generate on the order of:

- ~575 external vehicle trips/day (typical peak-season day) and ~725/day on farmers market days.
- ~1,475–1,875 person trips/day, with 250–350 people in the design peak hour.



# Occupancy Load Report

## Lumber Yard at Paint Creek – Planning-Level Analysis

This Occupancy Load Report provides planning-level occupant estimates for the Lumber Yard at Paint Creek redevelopment, derived directly from the previously prepared Trip Generation & Foot Traffic Report.

The intent is to:

- Demonstrate reasonable maximum occupant levels for code coordination
- Support fire access, life-safety, and circulation discussions
- Avoid premature or overly conservative assumptions prior to final tenant layouts and stamped construction drawings

This report is not a final code occupancy certification, which will be completed during building permit review once tenant layouts, furniture plans, and fire protection systems are finalized.

### **Methodology**

Rather than applying worst-case assembly factors uniformly across the site, this report:

- Uses observed person-trip volumes from the trip study
- Focuses on design peak hour occupancy, not cumulative daily totals
- Accounts for the distributed, indoor–outdoor, multi-use nature of the site
- Reflects real-world market, trailhead, and brewery behavior patterns

This approach aligns with how planning commissions and fire officials typically review adaptive reuse and outdoor market environments.

### **Design Peak Hour Reference (From Trip Report)**

<b>Scenario</b>	<b>Peak-Hour Person Trips</b>
Scenario A – Barns + Trailhead	~125 people/hour
Scenario B – Full Build-Out	~250 people/hour
Scenario B + Farmers Market	~350 people/hour

These values already include:

- Market patrons
- Trail users
- Food & beverage customers
- Cross-shopping between uses
- Walk-in and bike-in visitors

### Occupancy Distribution by Functional Area

Because occupants are distributed across multiple spaces, the design peak hour does *not* result in all occupants loading into one structure.

#### Scenario B – Full Build-Out + Farmers Market (Design Peak)

**Total Planning Occupancy:** ~350 persons (site-wide)

Area	Approx. Occupants	Notes
Main Barn (market + events)	140–160	Standing + browsing; not seated assembly
Pavilion / Market Stalls	60–70	Open-air, dispersed
Brewery + Outdoor Seating	60–80	High turnover
Trailhead / Paths / Plazas	40–60	Continuous movement
Bakery / Bike Shop / Hotel Lobby	30–40	Distributed, short-stay

Key Point: Occupancy is spread across indoor and outdoor areas, significantly reducing life-safety risk compared to a single enclosed assembly hall.

**Planning-Level Occupant Load Summary:** For entitlement, zoning, and PUD purposes, the following reasonable maximum planning loads are supported:

Scenario	Planning Occupant Load
Typical Market Day	~250 persons site-wide
Farmers Market / Event Day	~350 persons site-wide
Core Barn Area (subset)	~150 persons

These figures are consistent with the observed person-trip volumes identified in the Trip Generation Report and reflect realistic operational conditions rather than theoretical maximums

#### Code & Fire Review Context

- Final occupant loads will be established during **building permit review** per the Michigan Building Code.
- Final calculations will be based on:
  - Actual tenant layouts
  - Furniture plans
  - Fire separation
  - Sprinkler coverage
  - Outdoor area definitions



# Distinguishing New Development from Historic Restoration in Municipal Review, Infrastructure Requirements, and Regulatory Application

This Memorandum affirms why a historic restoration project, such as the Lumber Yard at Paint Creek, should not be reviewed or regulated using the same standards that apply to new development. The argument draws from planning practice, preservation policy, engineering norms, and the intent of state and federal laws governing redevelopment, stormwater, and construction.

## **Foundational Principle: New Development ≠ Historic Restoration**

*New Development:* A new development assumes:

- Vacant, undisturbed land
- No existing impervious surface
- No existing utilities, foundations, or structures
- No cultural or historic resources to preserve
- Full design freedom to shape the site
- Engineering standards applied at their strictest because the site can be fully re-graded, re-engineered, and optimized

*Historic Restoration / Adaptive Reuse:* A historic restoration project involves:

- Long-existing buildings, foundations, utilities, and soils
- Pre-existing impervious surfaces
- Legally recognized or municipally valued historic resources
- A primary public benefit: preservation of cultural heritage
- Structural, spatial, and environmental constraints that limit redesign options
- A regulatory expectation of flexibility because the project improves rather than creates conditions

Therefore, treating a historic restoration as if it were raw, greenfield land contradicts the core principles of planning, engineering, historic preservation, and redevelopment law.

## **Purpose of Redevelopment and Historic Preservation Policy**

*Public Policy Intention.* State and federal frameworks clearly encourage:

- Reuse of existing buildings
- Stabilization of historic sites
- Revitalization of downtowns
- Intensification of existing urban areas
- Avoidance of unnecessary demolition
- Reduction of sprawl and greenfield consumption

*Compliance Burden Must Be Proportional.* These policies assume that:

- Redevelopment receives reasonable regulatory flexibility
- New development receives the strictest application of standards

This is why programs like Brownfield TIF, Main Street, SHPO incentives, and redevelopment credits exist — they recognize that restoration is inherently more constrained.

## **Engineering and Site Constraints Are Fundamentally Different**

*Existing Foundations.* Historic sites contain:

- Old stone walls
- Timber-frame barns
- Masonry without reinforcement
- Settled or uneven substrates

Deep excavation or major grading can destabilize historic structures.

*Utilities and Unknown Subsurface Conditions.* Historic sites often include:

- Shallow utilities
- Abandoned lines
- Nonstandard connections
- Fill soils and buried debris
- Potential contamination

These factors eliminate feasibility for many new-development-style infrastructure installations.

*High Public Benefit = Lower Infrastructure Footprint*

- Tourism and cultural value
- Aesthetic improvement
- Property value uplift
- Pedestrian vibrancy
- Sustainability gains from reuse

**Stormwater and MS4 Application Must Differ.**

New Development Standards Assume:

- No impervious surface
- No existing historical constraints
- Ability to install large basins or full-site infiltration systems

Historic Restoration Standards Must Consider:

- Existing impervious cover
- Limited infiltration potential
- Existing foundations and utilities
- Preservation constraints
- MS4's Maximum Extent Practicable (MEP) standard

**Legal distinction:** MS4 compliance for redevelopment is measured against MEP, not absolute performance.

***Historic restoration projects should be reviewed using:***

- Redevelopment stormwater standards
- Net imperviousness increases
- 90th percentile storm options
- BMP trains
- Alternative compliance allowances

**Building Code Distinctions – Historic Buildings Are Not New Construction**

IEBC and Michigan Rehabilitation Code:

- Reduce requirements for historic buildings
- Allow alternative compliance

- Permit equivalent performance methods
- Discourage forcing prescriptive new construction standards on historic structures

Planning & Zoning Distinctions: Land Use vs. Preservation Overlay

Historic projects receive:

- Parking flexibility
- Dimensional variances
- Reduced landscaping requirements
- Modified utility standards

The policy goal is preservation, not demolition via regulatory burden.

Public Interest Argument

Historic restoration provides:

- Downtown revitalization
- Cultural preservation
- Tourism draw
- Sustainability benefits
- Enhanced walkability
- Identity and heritage continuity

The Lumber Yard at Paint Creek project is not a new development. It is a historic restoration within a constrained, previously developed site. Forcing new-development engineering and stormwater standards onto a preservation project contradicts MS4 law, the building code, planning practice, and the public policy goals of historic preservation. The correct regulatory path is redevelopment-level review, using flexibility built into MS4, IEBC, and local zoning to achieve compliance to the maximum extent practicable without damaging historic assets.

## Draft Findings of Fact – Preliminary PUD Eligibility

The Planning Commission of the Village of Lake Orion hereby makes the following findings for purposes of Preliminary Planned Unit Development (PUD) eligibility and conceptual review of the Lumber Yard at Paint Creek redevelopment:

### 1. PUD Eligibility and Purpose

The Planning Commission finds that the proposed redevelopment qualifies for consideration under the Planned Unit Development provisions of the Village of Lake Orion Zoning Ordinance. The project presents unique site conditions, including historic structures and preservation constraints, that warrant flexibility beyond conventional zoning standards.

### 2. Consistency with the Intent of the PUD Ordinance

The Planning Commission finds that the proposal is consistent with the intent and purpose of the PUD ordinance, as it promotes innovative, flexible, and high-quality development that delivers superior public benefit, historic preservation, and coordinated site planning.

### 3. Unified and Planned Development

The Planning Commission finds that the Lumber Yard at Paint Creek is proposed as a unified, comprehensively planned development in which buildings, parking areas, circulation, utilities, and open spaces function together as a coordinated whole rather than as independent or piecemeal uses.

### 4. Compatibility with Surrounding Uses and Downtown Context

The Planning Commission finds that the proposed uses, scale, and historic character of the project are compatible with surrounding downtown uses and are designed to reinforce, enhance, and complement the existing downtown environment.

### 5. Public Benefit

The Planning Commission finds that the proposed PUD delivers substantial public benefit, including preservation of historic structures, creation of public market and event spaces, enhancement of trailhead amenities, expansion of public gathering spaces, and economic opportunities for local vendors and businesses.

### 6. Infrastructure, Access, and Services

The Planning Commission finds that, based on conceptual review, the site can be adequately served by public utilities, fire access, parking, and circulation systems without adverse impact to surrounding properties or public infrastructure. Detailed engineering review will occur during subsequent approval phases.

## 7. Phasing and Flexibility

The Planning Commission finds that the proposed phased development approach is appropriate and consistent with the objectives of the PUD ordinance. The PUD framework allows incremental implementation while maintaining overall site coherence and public benefit.

## 8. Master Plan and Policy Consistency

The Planning Commission finds that the proposed redevelopment is consistent with the Village of Lake Orion Master Plan and Downtown Development Authority goals related to historic preservation, placemaking, economic development, trail connectivity, and creation of unique public destinations.

## 9. Scope of Approval

The Planning Commission finds that this action constitutes a determination of Preliminary PUD eligibility and conceptual approval only. Final PUD approval, site plan approval, engineering review, and permitting shall be required prior to construction.



## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** March 23, 2026

**TOPIC** Proposal to Update Dam Emergency Action Plan – NFE Engineers

**BACKGROUND BRIEF:**

Council is scheduled to consider accepting and approving the proposal from NFE Engineers to update the Dam Emergency Action Plan. This scope of work was delineated in the Michigan Department of Environment, Great Lakes, and Energy’s (EGLE) dam inspection report dated November 27, 2024.

Attached is NFE’s proposal for the information of Council.

**SUMMARY OF PREVIOUS COUNCIL ACTION:**

None

**FINANCIAL IMPACT:**

If approved, the cost of the Dam Emergency Action Plan update will not exceed \$2,500.00. The cost will be borne by the General Fund. A budget amendment is required.

**RECOMMENDED MOTION:**

#1 – To approval Budget Amendment BA-2026-101-880-01 to provide a supplemental appropriation in the amount of \$2,500.00 for NFE Engineers to complete the Dam Emergency Action Plan (EAP) update as required by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

#2 – To accept and approve the Proposal for Professional Services from NFE Engineers dated December 16, 2025, to complete the Village of Lake Orion Dam Emergency Action Plan (EAP) update in a lump sum amount not to exceed \$2,500.00 and to authorize the Village Manager to execute the acceptance of the proposal on behalf of the Village.

VILLAGE OF LAKE ORION, MICHIGAN

### BUDGET ADJUSTMENT WORKSHEET

FISCAL YEAR: 2025-26  
 FUND: General  
 DEPT: Contractual Services  
 REQUESTED BY: D McClary  
 DATE: 3/19/2026  
 AMENDMENT # BA-2026-101-880-01

ACCT #	ACCT NAME	ADOPTED	AMENDED	REVENUE CHANGE	EXPENDITURE CHANGE	NEW AMENDED BUDGET	REASON
101-889-806-000	Engineering	10,000	10,000		2,500	12,500	Supplemental appropriation for Dam EAP update
<b>NET CHANGE IN BUDGET:</b>				0	2,500		

Approved by Village Manager: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by Village Council: \_\_\_\_\_ Date: \_\_\_\_\_

December 16, 2025

Wesley Sanchez  
Director of Public Works  
Village of Lake Orion  
21 E. Church St.  
Lake Orion, MI 48362

**RE: Dam EAP Update  
Village of Lake Orion  
Proposal for Professional Services**

Dear Mr. Sanchez:

Nowak & Fraus Engineers (NFE) appreciates the opportunity to submit our proposal for Professional Civil Engineering services for the Village of Lake Orion. As discussed, we have reviewed the existing EAP in comparison with both a “least acceptable” and a “gold standard” example and found that the Village’s information falls somewhere between the two extremes. Accordingly, the costs presented below are intended to update relevant information of most critical concern, leaving out any features that do not appear to be strictly necessary. Please find detailed below a breakdown of our anticipated scope of services and associated fees.

**ENGINEERING SERVICES:**

1. Update Emergency Action Plan maps / property analysis:
  - Having verified with EGLE that the 200-year flow rate at the dam matches the figure used by Tetra Tech in their inundation modeling featured in the current EAP from 2002, we propose to:
    - Update the underlying base map using USGS base maps, FEMA 500-year flood contours, and Oakland County GIS source materials to show current state of downstream development.
    - Along the stream length studied, the difference in area between the 100-year and 500-year flood contours does not substantially change the list of properties affected; therefore we propose to generally show the FEMA 500-year contour as the expected maximum limit of inundation.
    - Where the FEMA 500-year contour indicates less area than Tetra Tech’s 200-year inundation map or areas where FEMA has not published flood contours, we will show the Tetra Tech 200-year inundation area.
  - Based on the updated inundation base map, we will identify downstream properties and structures within the inundation area, adding to the EAP any that have changed since the 2002 base map was produced.
  
2. Update Emergency Action Plan text:
  - Verify\* and update the list of contacts for the Notification Chart (Figure 1) beyond Village and Township personnel, including:
    - State of Michigan (EGLE)

- MDOT Oakland TSC
- National Weather Service
- Oakland County WRC re: Indianwood Dam
- RCOC
  - \* If you have already identified all updated contacts and can provide us a list, we will simply note these on a new Notification Chart rather than spend the time verifying contact information.
- Update List of Affected Property (Figure 1) and relabel all Figures for clarity
- Provide an updated location map for the dam, spillway, auxiliary spillway and relevant features (current Figure 2)
- Update the text regarding Preparedness to:
  - Confirm or update sources of temporary illumination.
  - Confirm or update DPW material stockpile and equipment and list of potential contractor sources for emergency supplies.
  - Update the Access to Site text and provide a map showing alternate access.
- Update text of Appendix C and Appendix F to identify correct personnel by title on Acknowledgment of Participation in Exercise, dates for scheduling exercises, and dates for updating the Emergency Action Plan.
- Update the title and introductory pages to identify the dates of original plan preparation and this update, list the Holders of the Document, and update the Table of Contents.

#### **FEES FOR SERVICES:**

Items 1 and 2 above - Update EAP Map, Property Analysis and Text:

**Hourly\* Not to Exceed: \$2,500.00**

\* Stated fee includes up to five hard copies of the updated EAP.

#### **SCOPE CLARIFICATIONS AND EXCLUSIONS:**

The proposed work does not include updating the flood modelling originally performed by Tetra Tech. Based on the fact that the 200-year flow rate at the dam, as recently confirmed by the Water Resources Division at EGLE, has not changed since the original modelling was completed, we believe the only required “inundation model” update is to use a current base map to identify all properties within the study’s most conservative inundation limit.

#### **ADDITIONAL SERVICES:**

In the event certain Holders of the Document require hard copies rather than electronic versions, in excess of the maximum five copies stated above, additional hard copies can be produced as requested at the costs identified for such services in our current Village of Lake Orion Fee Schedule (cost plus 15%).

#### **Acceptance and Authorization to Proceed:**

Provided this proposal meets with your approval, please sign, date and return a copy of this Work Authorization to our office. Receipt of your signed Work Authorization will serve as our authorization to proceed.

The above Proposal is valid if accepted within 30 days of its receipt.

Thank you for choosing Nowak & Fraus Engineers to provide Engineering and Surveying services to the Village of Lake Orion.

Sincerely,

**Nowak & Fraus Engineers**

**Accepted and Approved By:**



Wendy E. Spence, PE  
Sr. Project Manager

\_\_\_\_\_  
(Signature)  
Wes Sanchez, DPW Director

Dated: 12/16/2025

\_\_\_\_\_  
(Date)



**COUNCIL ACTION SUMMARY SHEET**

**MEETING DATE:** March 23, 2026

**TOPIC** Schedule Public Hearing on Reprogramming of PY 2024 and PY 2025 Community Development Block Grant (CDBG) Funds

**BACKGROUND BRIEF:**

Council is requested to schedule a public hearing on the reprogramming of the Village’s PY 2024 and PY 2025 Community Development Block Grant (CDBG) funds. The Village currently has a total of \$16,348 in available CDBG funds being held by Oakland County as follows:

- PY 2024 – Remove Architectural Barriers (Sidewalk Ramps) – \$9,348
- PY 2025 – Parks and Recreation Facilities (Atwater Basketball Court Project) - \$7,000

Administration has decided to seek the reprogramming of these funds to Code Enforcement Activities relating to blight within the Village’s CDBG-eligible area due to concerns that the CDBG Davis-Bacon prevailing wage requirements will inflate the basketball court construction project and due to Oakland County’s desire to expend previous year’s funds by May 1. The Village is able to allocate these funds retroactively to Program Year 2024 (July 1, 2024, through June 30, 2025) and Program Year 2025 (July 1, 2025, through June 30, 2026). The CDBG funds will reimburse the Police Department for Code Enforcement activities already undertaken.

**SUMMARY OF PREVIOUS COUNCIL ACTION:**

None

**FINANCIAL IMPACT:**

None

**RECOMMENDED MOTION:**

To schedule a public hearing for Monday, April 13, 2026, at 6:30 PM, on the proposed reprogramming of the Village of Lake Orion’s PY 2024 and PY 2025 Community Development Block Grant Funds from Remove Architectural Barriers (Sidewalk Ramps - PY 2024 - \$9,348) and Parks and Recreation Facilities (Atwater Park Basketball Court Replacement - PY 2025 - \$7,000) to Code Enforcement (PY 2024 - \$9,348) and Code Enforcement (PY 2025 - \$7,000) and to request that the Village Clerk publish the required public notices.



**COUNCIL ACTION SUMMARY SHEET**

**MEETING DATE:** March 23, 2026

**TOPIC** Schedule Budget Work Sessions and Public Hearings

**BACKGROUND BRIEF:**

Administration is requesting that Council schedule its budget work sessions on the Village Manager’s Proposed Budget and also schedule the required public hearing on the budget. The Village Manager will be presenting his proposed budget to Council at its first regular meeting in April in accordance with Section 8.2 of the Village Charter. Council must hold a public hearing on the final proposed budget and adopt the budget not later than its first regular meeting in May pursuant to Sections 8.4 and 8.5 of the Charter.

Administration recommends that Council schedule at least three (3) budget work sessions between the dates of April 14 and April 22, 2026.

**SUMMARY OF PREVIOUS COUNCIL ACTION:**

None

**FINANCIAL IMPACT:**

None

**RECOMMENDED MOTION:**

#1 – To schedule budget work sessions for the Village Council to review and finalize the FY 2026-27 Proposed Budget for the following dates and times: \_\_\_\_\_ at \_\_\_\_ PM; \_\_\_\_\_ at \_\_\_\_ PM; and \_\_\_\_\_ at \_\_\_\_ PM.

#2 – To schedule the public hearing on the Village of Lake Orion Proposed FY 2026-27 Budget and the Truth-in-Taxation public hearing, if required, for Monday, May 11, 2026, at 6:30 PM.



**COUNCIL ACTION SUMMARY SHEET**

**MEETING DATE:** March 23, 2026

**TOPIC** Consider Attorney-Client Privileged Communication – Greens Park Access Agreements – Tour on Orion LLC and Pedal Boat Pub LLC – Michigan Open Meetings Act, MCL 15.268(1)(h)

**BACKGROUND BRIEF:**

Council is scheduled to convene into closed session pursuant to Section 8(1)(h) of the Michigan Open Meetings Act for the purpose of reviewing an attorney-client privileged written legal opinion from the Village Attorney regarding the 2026 Greens Park Access Agreements for Tour on Orion LLC and Pedal Boat Pub LLC.

The attorney-client privileged communication will be provided to Council under confidential, separate cover.

After review of the legal opinion, Council will reconvene into open session to consider the approval of the agreements.

**SUMMARY OF PREVIOUS COUNCIL ACTION:**

03/09/2026 – Council requested a formal legal opinion from the Village Attorney on the legality of the 2026 Greens Park Access Agreements for Tour on Orion LLC and Pedal Boat Pub LLC.

**FINANCIAL IMPACT:**

None

**RECOMMENDED MOTION:**

#1 – To convene into closed session in accordance with Section 8(1)(h) of the Michigan Open Meetings Act, Public Act 267, as amended, being MCL 15.268(1)(h), for the purpose of reviewing an attorney-client privileged written legal opinion from the Village Attorney regarding the 2026 Greens Park Access Agreements for Tour on Orion LLC and Pedal Boat Pub LLC.

#2 – To reconvene into open session.



**COUNCIL ACTION SUMMARY SHEET**

**MEETING DATE:** March 23, 2026

**TOPIC** Green’s Park Boat Dock Access Management Agreements - Tour on Orion, LLC, and Pedal Boat Pub, LLC

**BACKGROUND BRIEF:**

Riva Campbell, owner of Tour On Orion, LLC, is requesting approval from the village council to use the parking lot and police boat dock at Green's Park for their pedal boat tours business operation. The business would compensate the village for the use of the Green's Park facilities in the amount of \$2.00 per person participating in the pedal boat tours. The tours would run daily from 7:00 AM to 9:30 PM from May 1 through October 31. Village Attorney Kucharek prepared a parking agreement that sets forth the conditions and requirements for the use of the boat dock, and the proposed agreement is attached. For more information on Tour On Orion, please visit their web site at <https://touroonorion.com/>.

Marcella and Ken Robinette, owners of Pedal Boat Pub, LLC, are requesting approval from the village council to use the parking lot and police boat dock at Green's Park for their pedal boat tours business operation. The business would compensate the village for the use of the Green's Park facilities in the amount of \$2.00 per person participating in the pedal boat tours. The tours would run daily from 7:00 AM to 9:30 PM from May 1 through October 31. Village Attorney Kucharek prepared a parking agreement that sets forth the conditions and requirements for the use of the boat dock, and the proposed agreement is attached. For more information on Pedal Boat Pub, please visit their web site at <https://www.pedalboatpub.com/>.

Attached are the proposed agreements for the consideration of the Council.

**SUMMARY OF PREVIOUS COUNCIL ACTION:**

03/09/2026 – Council requested an attorney’s written on the legality of the agreements and postponed action on this matter until an opinion could be provided.

**FINANCIAL IMPACT:**

In 2025, Tour on Orion generated \$668.00 and Pedal Boat Pub generated \$3,454.00 for a total of \$4,122.00 in revenue to the Village under the access management agreements.

**RECOMMENDED MOTION:**

#1 - To approve the 2026 Green's Park Access Management Agreement between the Village of Lake Orion and Tour on Orion, LLC, for the term of May 1, 2026, through October 31, 2026, and authorize the Village Manager and Clerk/Treasurer to execute the agreement on behalf of the village.

#2 - To approve the 2026 Green's Park Access Management Agreement between the Village of Lake Orion and Pedal Boat Pub, LLC, for the term of May 1, 2026, through October 31, 2026, and authorize the Village Manager and Clerk/Treasurer to execute the agreement on behalf of the village.

**GREEN'S PARK ACCESS MANAGEMENT AGREEMENT  
BETWEEN THE VILLAGE OF LAKE ORION AND PEDAL BOAT PUB, LLC**

**THIS AGREEMENT** is entered into this 6<sup>th</sup> day of March, 2026, by and between the **VILLAGE OF LAKE ORION**, whose address is 21 East Church Street, Lake Orion, MI 48362 (hereinafter referred to as the "Village") and **PEDAL BOAT PUB, L.L.C.**, a Michigan Limited Liability Company, whose address is 495 Shady Oaks St., Lake Orion, MI 48362 (hereafter referred to as (the "Pub") and the foregoing shall collectively be referred to as the parties.

**WHEREAS**, the parties to this Agreement mutually desire to cooperate in the utilization of the Village owned Green's Park and boat dock for the drop off and pick up of passengers, including use of the bathrooms; and,

**WHEREAS**, the Village of Lake Orion would not be liable for pedal boat passengers, staff, equipment or operations; and,

**WHEREAS**, the patrons of the Pedal Boat Pub shall abide by the ordinances regarding no alcohol in the Village Park or in public; and,

**WHEREAS**, the Village has agreed to provide this service at Green's Park, in the Village of Lake Orion to the patrons of the "Pub."

**NOW, THEREFORE**, in consideration of the foregoing preambles, the adequacy of which is acknowledged by and between the parties to this Agreement, the parties agree as follows:

**1. DATES/HOURS OF OPERATION.** The Village parking lot at Green's Park is accessible to the Pub from May 1, 2026, to October 31, 2026, between the hours of 7:00 a.m. and 9:30 p.m., Sunday – Saturday. Any different times than the ones listed in this provision shall only be by an additional and separate written agreement with the Village and signed by both parties.

**2. TERM:** This Agreement shall have a term from May 1, 2026, through October 31, 2026. The Village shall have the right to unilaterally terminate this Agreement, *with or without cause, on thirty (30) days written notice.*

**3. COMPENSATION.** The Pub agrees it shall provide compensation for patron access to the Village owned lot at a cost of \$2.00 per person on the Pub boat. Remittance shall be paid on the last day of each month with all payments completed in full by November 30, 2026.

**4. GOOD MORAL CHARACTER.** The Pub shall employ personnel of good moral character and fitness in performing all services under this Agreement.

**5. INSURANCE SUBMISSION REQUIREMENTS:** The Pub has submitted proof to the Village that it meets all Village insurance requirements. Insurance, with coverage amounts at no less than the Village's minimum requirements, must be held by the Pub throughout the term of this Agreement. Certificates of insurance as stated below *will be required no later than five (5) business days from the date of acceptance of the terms of this Agreement.*

**6. HOLD HARMLESS:** The Pub will obtain a written hold harmless agreement as provided by the Village from each passenger.

**7. CONFIDENTIAL AND OR PROPRIETARY INFORMATION:** The Pub acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. The Pub recognizes that unauthorized exposure of such confidential or proprietary information could irreparably damage the Village. Therefore, the Pub agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. The Pub shall inform its employees of the confidential or *proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement.* The Pub further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

**8. INDEPENDENT CONTRACTOR:** The Pub and the Village agree that the Pub is acting as an independent contractor with respect to the Pub's role in providing services to the Village pursuant to this Agreement, and as such, shall be liable for its own actions and neither the Pub nor its employees shall be construed as employees of the Village. Nothing contained in this Agreement shall be construed to imply a joint venture or partnership and neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. Neither the Village nor the Pub shall be considered or construed to be the agent of the other, nor shall either have the right to bind the other *in any manner whatsoever, except as specifically provided in this Agreement,* and this Agreement shall not be construed as a contract of agency. The Pub shall not be considered entitled or eligible to participate in any benefits or privileges given or extended by the Village, or be deemed an employee of the Village for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation or any other employer contributions on behalf of the Village.

**9. COMPLIANCE WITH LAWS:** The Pub agrees to fully and faithfully carry out the duties of set forth herein using its best efforts in accomplishing all assignments from the Village, and further, in addition to upholding all federal, and state laws and applicable codes of professional conduct to which the Pub is subject, the Pub hereby agrees to be bound by all Federal, State, or Village of Lake Orion ordinances, rules, regulations and policies as are amended from time to time, and including without limitation

the Fair Labor Standards Act, the Equal Employment Opportunity rules and regulations, the Transportation Safety Act and the Occupational Safety and Health Acts.

**10. NON-COMPLIANCE WITH INSURANCE REQUIREMENTS:** Failure to deliver and maintain insurance in accordance with the terms of this Agreement will be cause for the Village, by and through its Village Manager, to terminate this Agreement, or at the Village's option, the Village may purchase on the open market such required insurance and shall be entitled to charge any additional cost to the Pub.

**11. INDEMNIFICATION:** To the fullest extent permitted by law, the Pub and any entity or person for whom the Pub is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the Village of Lake Orion, its elected and appointed officials, employees and volunteers and others working on their behalf against any and all claims, demands, suits, or loss, including all costs and reasonable attorney fees connected therewith, and for any damages which may be asserted, claimed or recovered against or from the Village, its elected and appointed officials, employees, volunteers or others working on their behalf, by reason of personal injury, including bodily injury and death and/or property damage, including loss of use thereof, which arise out of the acts, errors or omissions of the Pub including its employees and agents, in the performance of this Agreement. Such responsibility shall not be construed as liability for damage caused by or resulting from the sole act or omission of its elected or appointed officials, employees, volunteers or others working on behalf of the Village.

**12. STANDARD INSURANCE REQUIREMENTS:**

The Pub shall maintain during the life of this Agreement the applicable types of insurance coverage and minimum limits as set forth below:

**A. Workers' Compensation Insurance:**

For Non-Sole Proprietorships: The Pub shall procure and maintain during the life of this Agreement, Workers' Compensation Insurance, including Employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

For Sole Proprietorships: The Pub shall complete and furnish to the Village prior to the commencement of work under this Agreement a signed and notarized Sole Proprietor Form, for sole proprietors with no employees or with employees, as the case may be.

**B. Commercial General Liability Insurance:** The Pub shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than \$1,000,000 per occurrence combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A)

Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractor Coverage; (D) Broad Form General Liability Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

C. Additional Insured: Commercial General Liability and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following **Additional Insureds: The Village of Lake Orion, including all elected and appointed officials, all employee and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof.** This coverage shall be primary to any other coverage that may be available to the additional insured, whether any other available coverage by primary, contributing or excess.

D. Coverage Expiration: If any of the above coverages expire during the term of this Agreement, the Pub shall deliver renewal certificates and/or policies to the Village at least (10) days prior to the expiration date.

E. Proof of Insurance Coverage: The Pub shall provide the Village of Lake Orion at the time the Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the Village of Lake Orion, as listed below.

- 1) Two (2) copies of Certificate of Insurance for Workers' Compensation Insurance, or a signed and notarized copy of the Sole Proprietor Form;
- 2) Two (2) copies of Certificate of Insurance for Commercial General Liability Insurance;
- 3) If so requested, Certified Copies of all policies mentioned above will be furnished.

F. Maintaining Insurance: Upon failure of the Pub to obtain or maintain such insurance coverage for the term of the Agreement, the Village of Lake Orion may, at its option, purchase such coverage and subtract the cost of obtaining such coverage from the Agreement amount. In obtaining such coverage, the *Village of Lake Orion shall have no obligation to procure the most cost-effective coverage but may contract with any insurer for such coverage.*

**13. WRITTEN NOTICES:** Written notices regarding this Agreement shall be addressed to the following:

Village: Village of Lake Orion  
ATTN: Sonja Stout, Clerk/Treasurer  
21 East Church Street  
Lake Orion, MI 48362

The Pub: Pedal Boat Pub, LLC  
495 Shady Oaks St.  
Lake Orion, MI 48362  
Attn: Marcella Robinette

**14. AMENDMENTS:** No amendment, modification or supplement to this Agreement shall be binding unless it is in writing and signed by authorized representatives of the parties.

**15. WAIVER OF BREACH:** No waiver by either party of any breach of any of the terms, covenants or conditions herein contained by the other party shall be construed as a waiver of any succeeding breach of this same or of any other term, covenant or condition.

**16. COMPLETE AGREEMENT:** The parties agree that the conditions set forth in this Agreement sets forth all terms and conditions of the Pub's agreement with the Village of Lake Orion. This Agreement supersedes all prior agreements or understandings between the parties. There are no promises, conditions or understandings other than those stated herein, and, that any prior negotiations, terms or conditions discussed between the Village and the Pub shall not constitute a part of this Agreement. The term "agreement" as used in this clause shall include any future written amendments, modifications, or supplements made in accordance herewith.

**17. DIRECT OR INDIRECT INTEREST:** If, after the effective date of this Agreement, any official of the Village, or spouse, child, parent or in-law of such official or employee shall become directly or indirectly interested in this Agreement or the affairs of the Pub, the Village shall have the right to terminate this Agreement without further liability to the Pub if the disqualification has not been removed within thirty (30) days after the Village has given the Pub notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

**18. FAILURE TO PERFORM.** If the Pub fails to perform its obligations hereunder, the Village may take any and all remedial actions provided by the general specifications or otherwise permitted by law.

**19. LEGAL PROCEEDINGS:** Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 52-3 District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds \$1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL §600.5001 et seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award

of the arbitrator made pursuant to this Agreement. The laws of the State of Michigan shall govern this Agreement, and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in a federal or state court with jurisdiction over Oakland County, Michigan.

**IN WITNESS WHEREOF**, the parties hereto agree to be bound by the above terms and conditions, and the Pub, by its authorized signature below, expressly accepts this Agreement upon the above provided terms and conditions contained in this Agreement as of the date first above written.

**PEDAL BOAT PUB, LLC,**  
A Michigan Limited Liability Company

By: Marcella Robinette  
Marcella Robinette

Its: Owner

STATE OF MICHIGAN    )  
  ) ss:  
COUNTY OF OAKLAND    )

On this 4<sup>th</sup> day of March, 2026, before me personally appeared Marcella Robinette who acknowledged that with authority on behalf of Pedal Boat Pub, LLC to do so she signed this Agreement

Kristal Portugal  
Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My commission expires: 02/25/2030



K. Portugal, Notary Public  
County of Oakland, State of Michigan  
My Commission Expires February 25, 2030

VILLAGE OF LAKE ORION

By: \_\_\_\_\_  
Darwin D. P. McClary,  
Village Manager

By: \_\_\_\_\_  
Sonja Stout, Clerk/Treasurer

Approved:



\_\_\_\_\_  
~~John Clark~~, Village Attorney  
(Approved as to form)

*ANTHONY CHUBB*

**GREEN'S PARK ACCESS MANAGEMENT AGREEMENT  
BETWEEN THE VILLAGE OF LAKE ORION AND TOUR ON ORION**

**THIS AGREEMENT** is entered into this \_\_\_ day of \_\_\_\_\_, 2026, by and between the **VILLAGE OF LAKE ORION**, whose address is 21 East Church Street, Lake Orion, MI 48362 (hereinafter referred to as the "Village") and **TOUR ON ORION, L.L.C.** a Michigan Limited Liability Company, whose address is 81 Crescent Ave., Lake Orion, MI 48362 (hereafter referred to as (the "Tour") and the foregoing shall collectively be referred to as the parties.

**WHEREAS**, the parties to this Agreement mutually desire to cooperate in the utilization of the Village owned Green's Park and boat dock for the drop off and pick up of passengers, including use of the bathrooms; and,

**WHEREAS**, the Village of Lake Orion would not be liable for pedal boat passengers, staff, equipment or operations; and,

**WHEREAS**, the patrons of the Tour on Orion shall abide by the ordinances regarding no alcohol in the Village Park or in public; and,

**WHEREAS**, the Village has agreed to provide this service at Green's Park, in the Village of Lake Orion to the patrons of the "Tour."

**NOW, THEREFORE**, in consideration of the foregoing preambles, the adequacy of which is acknowledged by and between the parties to this Agreement, the parties agree as follows:

**1. DATES/HOURS OF OPERATION.** The Village parking lot at Green's Park is accessible to the Tour from May 1, 2026, to October 31, 2026, between the hours of 7:00 a.m. and 9:30 p.m., Sunday – Saturday. Any different times than the ones listed in this provision shall only be by an additional and separate written agreement with the Village and signed by both parties.

**2. TERM:** This Agreement shall have a term from May 1, 2026, through October 31, 2026. The Village shall have the right to unilaterally terminate this Agreement, with or without cause, on thirty (30) days written notice.

**3. COMPENSATION.** The Tour agrees it shall provide compensation for patron access to the Village owned lot at a cost of \$2.00 per person on the Tour boat. Remittance shall be paid on the last day of each month with all payments completed in full by November 30, 2026.

**4. GOOD MORAL CHARACTER.** The Tour shall employ personnel of good moral character and fitness in performing all services under this Agreement.

**5. INSURANCE SUBMISSION REQUIREMENTS:** The Tour has submitted proof to the Village that it meets all Village insurance requirements. Insurance, with coverage amounts at no less than the Village’s minimum requirements, must be held by the Tour throughout the term of this Agreement. Certificates of insurance as stated below will be required no later than five (5) business days from the date of acceptance of the terms of this Agreement.

**6. HOLD HARMLESS:** The Tour will obtain a written hold harmless agreement as provided by the Village from each passenger.

**7. CONFIDENTIAL AND OR PROPRIETARY INFORMATION:** The Tour acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. The Tour recognizes that unauthorized exposure of such confidential or proprietary information could irreparably damage the Village. Therefore, the Tour agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. The Tour shall inform its employees of the confidential or proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement. The Tour further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

**8. INDEPENDENT CONTRACTOR:** The Tour and the Village agree that the Tour is acting as an independent contractor with respect to the Tour’s role in providing services to the Village pursuant to this Agreement, and as such, shall be liable for its own actions and neither the Tour nor its employees shall be construed as employees of the Village. Nothing contained in this Agreement shall be construed to imply a joint venture or partnership and neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. Neither the Village nor the Tour shall be considered or construed to be the agent of the other, nor shall either have the right to bind the other in any manner whatsoever, except as specifically provided in this Agreement, and this Agreement shall not be construed as a contract of agency. The Tour shall not be considered entitled or eligible to participate in any benefits or privileges given or extended by the Village, or be deemed an employee of the Village for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation or any other employer contributions on behalf of the Village.

**9. COMPLIANCE WITH LAWS:** The Tour agrees to fully and faithfully carry out the duties of set forth herein using its best efforts in accomplishing all assignments from the Village, and further, in addition to upholding all federal, and state laws and applicable codes of professional conduct to which the Tour is subject, the Tour hereby agrees to be bound by all Federal, State, or Village of Lake Orion ordinances, rules, regulations and policies as are amended from time to time, and including without limitation

the Fair Labor Standards Act, the Equal Employment Opportunity rules and regulations, the Transportation Safety Act and the Occupational Safety and Health Acts.

**10. NON-COMPLIANCE WITH INSURANCE REQUIREMENTS:** Failure to deliver and maintain insurance in accordance with the terms of this Agreement will be cause for the Village, by and through its Village Manager, to terminate this Agreement, or at the Village's option, the Village may purchase on the open market such required insurance and shall be entitled to charge any additional cost to the Tour.

**11. INDEMNIFICATION:** To the fullest extent permitted by law, the Tour and any entity or person for whom the Tour is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the Village of Lake Orion, its elected and appointed officials, employees and volunteers and others working on their behalf against any and all claims, demands, suits, or loss, including all costs and reasonable attorney fees connected therewith, and for any damages which may be asserted, claimed or recovered against or from the Village, its elected and appointed officials, employees, volunteers or others working on their behalf, by reason of personal injury, including bodily injury and death and/or property damage, including loss of use thereof, which arise out of the acts, errors or omissions of the Tour including its employees and agents, in the performance of this Agreement. Such responsibility shall not be construed as liability for damage caused by or resulting from the sole act or omission of its elected or appointed officials, employees, volunteers or others working on behalf of the Village.

**12. STANDARD INSURANCE REQUIREMENTS:**

The Tour shall maintain during the life of this Agreement the applicable types of insurance coverage and minimum limits as set forth below:

A. Workers' Compensation Insurance:

For Non-Sole Proprietorships: The Tour shall procure and maintain during the life of this Agreement, Workers' Compensation Insurance, including Employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

For Sole Proprietorships: The Tour shall complete and furnish to the Village prior to the commencement of work under this Agreement a signed and notarized Sole Proprietor Form, for sole proprietors with no employees or with employees, as the case may be.

B. Commercial General Liability Insurance: The Tour shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than **\$1,000,000** per occurrence combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A)

Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractor Coverage; (D) Broad Form General Liability Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

C. Additional Insured: Commercial General Liability and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following **Additional Insureds: The Village of Lake Orion, including all elected and appointed officials, all employee and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof.** This coverage shall be primary to any other coverage that may be available to the additional insured, whether any other available coverage by primary, contributing or excess.

D. Coverage Expiration: If any of the above coverages expire during the term of this Agreement, the Tour shall deliver renewal certificates and/or policies to the Village at least (10) days prior to the expiration date.

E. Proof of Insurance Coverage: The Tour shall provide the Village of Lake Orion at the time the Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the Village of Lake Orion, as listed below.

- 1) Two (2) copies of Certificate of Insurance for Workers' Compensation Insurance, or a signed and notarized copy of the Sole Proprietor Form;
- 2) Two (2) copies of Certificate of Insurance for Commercial General Liability Insurance;
- 3) If so requested, Certified Copies of all policies mentioned above will be furnished.

F. Maintaining Insurance: Upon failure of the Tour to obtain or maintain such insurance coverage for the term of the Agreement, the Village of Lake Orion may, at its option, purchase such coverage and subtract the cost of obtaining such coverage from the Agreement amount. In obtaining such coverage, the Village of Lake Orion shall have no obligation to procure the most cost-effective coverage but may contract with any insurer for such coverage.

**13. WRITTEN NOTICES:** Written notices regarding this Agreement shall be addressed to the following:

Village: Village of Lake Orion  
ATTN: Sonja Stout, Clerk/Treasurer  
21 East Church Street  
Lake Orion, MI 48362

The Tour: Tour on Orion  
81 Crescent Ave.  
Lake Orion, MI 48362  
Attn: Riva Beatty

**14. AMENDMENTS:** No amendment, modification or supplement to this Agreement shall be binding unless it is in writing and signed by authorized representatives of the parties.

**15. WAIVER OF BREACH:** No waiver by either party of any breach of any of the terms, covenants or conditions herein contained by the other party shall be construed as a waiver of any succeeding breach of this same or of any other term, covenant or condition.

**16. COMPLETE AGREEMENT:** The parties agree that the conditions set forth in this Agreement sets forth all terms and conditions of the Tour's agreement with the Village of Lake Orion. This Agreement supersedes all prior agreements or understandings between the parties. There are no promises, conditions or understandings other than those stated herein, and, that any prior negotiations, terms or conditions discussed between the Village and the Tour shall not constitute a part of this Agreement. The term "agreement" as used in this clause shall include any future written amendments, modifications, or supplements made in accordance herewith.

**17. DIRECT OR INDIRECT INTEREST:** If, after the effective date of this Agreement, any official of the Village, or spouse, child, parent or in-law of such official or employee shall become directly or indirectly interested in this Agreement or the affairs of the Tour, the Village shall have the right to terminate this Agreement without further liability to the Tour if the disqualification has not been removed within thirty (30) days after the Village has given the Tour notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

**18. FAILURE TO PERFORM.** If the Tour fails to perform its obligations hereunder, the Village may take any and all remedial actions provided by the general specifications or otherwise permitted by law.

**19. LEGAL PROCEEDINGS:** Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 52-3 District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds \$1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL §600.5001 et seq., and the Oakland



**VILLAGE OF LAKE ORION**

By: \_\_\_\_\_  
Darwin D. P. McClary,  
Village Manager

By: \_\_\_\_\_  
Sonja Stout, Clerk/Treasurer

Approved:

\_\_\_\_\_  
John Clark, Village Attorney  
(Approved as to form)

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