AGENDA

REGULAR MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD

Tuesday, April 15, 2025

6:30 PM

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

(248) 693-8391 ext. 102

1. **Call to Order**

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

3. **Approval of Minutes**

   A. Approval of DDA Regular Meeting Minutes of March 18, 2025

4. **Approval of Agenda**

5. **Call to the Public**

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

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

6. **Consent Agenda**

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

   A. Financial Reports

7. **Financial Matters**

   A. Bill Approval

8. **New and Old Business**

   A. Lumber Yard Concept Planning - Discussion

B. Lumber Yard - Contracts

C. Budget - 2025-2026

9. Reports, Resolutions and Recommendations

A. Lumber Yard - Monthly Progress Report

B. Retail Attraction Strategy

C. Assistant Director's Report

D. Executive Directors Report

10. Board Comments and Training Feedback

11. Next Regular Meeting - May 20, 2025

12. Adjournment

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

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

DDA SUMMARY SHEET

MEETING DATE: April 15, 2025

TOPIC: Approval of DDA Regular Meeting Minutes of March 18, 2025

RECOMMENDED MOTION: To approve the Downtown Development Authority Board Regular Meeting Minutes of March 18, 2025.

MINUTES

REGULAR MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD

Tuesday, March 18, 2025

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The March 18, 2025 Downtown Development Authority Regular Meeting was called to order at 6:30PM by Chairperson Burgess.

2. Roll Call and Determination of Quorum

PRESENT
Chairperson Debbie Burgess
Treasurer Matt Shell
Secretary Hank Lorant
Board Member Lloyd Coe
Board Member Sally Medina
Board Member Alaina Campbell
President Teresa Rutt

ABSENT
Vice Chairperson Sam Caruso
Board Member Chris Barnett

STAFF PRESENT
Executive Director Matthew Gibb
Assistant Director Janet Bloom
Village Manager Darwin McClary
Deputy Clerk/Treasurer Lynsey Blough

3. Approval of Minutes

A. Approval of DDA Regular Meeting Minutes of February 18, 2025

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to approve the Downtown Development Authority Board Regular Meeting Minutes of February 18, 2025, as presented.
VOTING YEA: Burgess, Shell, Lorant, Coe, Medina, Campbell, Rutt
VOTING NAY: None
ABSENT: Barnett, Caruso
MOTION: Carried

4. Approval of Agenda

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to approve the Downtown Development Authority Board Agenda of March 18, 2025, as presented.
VOTING YEA: Burgess, Shell, Lorant, Coe, Medina, Campbell, Rutt
VOTING NAY: None
ABSENT: Barnett, Caruso
MOTION: Carried

5. Call to the Public

Susan Dandalides introduced the Green Space Initiative, which she hopes to have included in the 2026 ballot millage. The goal is to secure funding for the purchase and preservation of green spaces in the Village of Lake Orion. She also noted that this initiative aligns with several goals and objectives outlined in the Village of Lake Orion Master Plan.

6. Consent Agenda

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

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to approve the March 18, 2025 Consent Agenda by one vote, as presented.
VOTING YEA: Burgess, Shell, Lorant, Coe, Medina, Campbell, Rutt
VOTING NAY: None
ABSENT: Barnett, Caruso
MOTION: Carried

A. Financial Reports

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to receive and file the financial reports for February 2025.
VOTING YEA: Burgess, Shell, Lorant, Coe, Medina, Campbell, Rutt
VOTING NAY: None
ABSENT: Barnett, Caruso
MOTION: Carried

7. Financial Matters

A. Bill Approval

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to approve disbursements in the amount of $40,912.81 for February 2025

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

8. New and Old Business

A. GM on Main Street Grant

MOTION made by Treasurer Shell, Seconded by Board Member Coe, to move to receive and file the grant application for the GM on Main Street 2025 program, directing the Executive Director to send all application material to the Village Council as a communication.

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

Secretary Lorant commented that the grant application package is sensational and well-written.

B. Marketability and Attraction Strategy

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to accept the recommendation of the Executive Director and approve a contract with Dirt Realty, LLC in an amount not to exceed $9300, plus DDA pre-approved reimbursable expenses, with funding from GL 248-728-801-000 contractual Services.

President Rutt asked if the 90-day consulting period would provide timely feedback. Executive Director Gibb explained that 90% of the key data would be ready by mid-May. He emphasized that the project would be driven by data, not just wish lists. President Rutt clarified that the goal is to attract unique retailers, not generic ones. Executive Director Gibb confirmed that the ICSC (International Council of Shopping Centers) conference will allow the consultants (DIRT Realty, LLC and Bob Waun) to target high-quality retailers for the lumberyard.

Board Member Campbell asked if a leakage report, showing what people are leaving the community to purchase, would be part of the market use and redevelopment analysis. Executive Director Gibb confirmed it would be included and mentioned that they're working to access the Placer AI program through Oakland County to gather dynamic data, which will help plan for franchise locations and understand local demographics.

VOTING YEA: Burgess, Shell, Lorant, Coe, Medina, Campbell, Rutt
VOTING NAY: None

ABSENT: Barnett, Caruso
MOTION: Carried

C. Village Capital Improvement Fund

Chairperson Burgess welcomed Village Manager McClary's comments. He suggested renaming the second motion to the "DDA Public Infrastructure Account" rather than the "Village Capital Improvement Account" to avoid confusion, as the funds are specifically for public infrastructure within the DDA district. He also recommended creating a separate fund for easier tracking of DDA contributions and expenditures. This would ensure that unused funds are carried over and can be easily audited and would provide clearer tracking and accountability for the funds. Executive Director Gibb did not object to Village Manager McClary's suggestions.

Board Member Campbell asked about the "negligible" difference between the estimated and actual tax revenue. Executive Director Gibb clarified the actual number over the years. He explained that such differences would eventually balance out and that using the billed revenue rather than estimated figures from the county reduces discrepancies. Village Manager McClary added that the DDA's actual contribution is calculated based on the tax bills sent in July and December. The final contributions will be based on the actual billed amount, with no disputes expected, but contributions won't be made until the end of the fiscal year when the actual numbers are confirmed.

MOTION #1 made by Treasurer Shell, Seconded by Board Member Coe, to approve the AGREEMENT BETWEEN THE VILLAGE OF LAKE ORION AND THE LAKE ORION DOWNTOWN DEVELOPMENT AUTHORITY REGARDING RESPONSIBILITIES AND COST ALLOCATION FOR CAPITAL IMPROVEMENT PROJECTS WITHIN THE DOWNTOWN DEVELOPMENT DISTRICT as recommended by the joint Ad Hoc committee at its meeting of March 13, 2025, directing the Executive Director to execute the same.

Council Member Dandalides expressed gratitude for the work done by the Ad Hoc Committee, where he serves as chair. He noted the committee's efficiency and the unanimous support for all motions, despite initial concerns about the dynamics. He also thanked the committee for their cooperation and collaboration.

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

MOTION #2 made by Treasurer Shell, Seconded by Board Member Coe, to create a new GL account, number to be determined, and name to be determined, and direct that the Executive Director work with the Village Clerk/Treasurer to implement this GL as the capital improvement fund for project contemplated by the previously approved agreement.

A brief clarification was provided, and no action was taken.

AMENDED MOTION #2 made by Treasurer Shell, Seconded by Board Member Coe, move to create a new GL account, number to be determined, and named "Public Facility Improvements", and direct that the Executive Director work with the Village Clerk/Treasurer to implement this GL as the capital improvement fund for project contemplated by the previously approved agreement.

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

MOTION #3 made by Treasurer Shell, Seconded by President Rutt, to catch up the fund we just named in the amount of $142,453 by transfer of $67,616 from GL 248-260-965-401, transfer to capital improvement fund, and the transfer of $74,837 from 248-000-390-000 fund balance to the newly created GL account.

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

D. Budget – Contract Based Admin and Service Fees

MOTION #1 made by Treasurer Shell, Seconded by Secretary Lorant, to adopt the use of Contract based Administrative and Service expenses as a budgetary policy of the DDA, and refer the draft agreements to the DDA Budget Task force for recommendation to the Executive Director in the preparation of the 2025-2026 Budget.

President Rutt raised concerns that the current motion might be out of order, depending on whether the ad hoc committee's scope is expanded to include budget and service agreement negotiations. She suggested adjusting the motion if the scope is expanded, but felt unable to proceed until that decision is made.

Board Member Campbell inquired about the budget impact of proposed increases. Executive Director Gibb clarified that the figures are estimates and will be adjusted once more details are finalized. He explained that while the budget might increase, the final amount will be based on actual needs and contract costs, with a more precise approach to tracking expenses.

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

MOTION #2 made by Treasurer Shell, Seconded by Board Member Coe, to direct the Executive Director to issue a communication to the Village explaining and outlining the adoption of this budgetary policy approach, including therein the draft agreement with a request for comment(s).

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

E. Request from Village Council - Ad Hoc Expansion

Council Member Dandalides expressed concerns that the process felt predetermined and seemed backwards, agreeing with President Rutt. He questioned the committee's role and emphasized his willingness to follow the direction but struggled with how to proceed when the solution seemed to be in place before the problem was fully addressed. He suggested that the Executive Director and Village Manager should collaborate on a recommendation for the committee.

President Rutt acknowledged the intergovernmental agreement is still a draft and suggested that there could still be value in bringing both groups to the table for further discussion, with the Budget Task Force reviewing essential services.

Executive Director Gibb recommended preparing a more detailed budget and postponing the matter to a Special Meeting or April Meeting for further refinement, emphasizing the need to finalize the agreement structure before involving the committee.

MOTION made by Treasurer Shell, Seconded by Board Member Coe, to table the item for another meeting.

A brief clarification was provided.

AMENDED MOTION made by Treasurer Shell, Seconded by Board Member Coe, to table the meeting for the next 30 days.

Another clarification was made.

AMENDED MOTION made by Treasurer Shell, Seconded by Board Member Coe, to postpone the item until a meeting within the next 30 days.
VOTING YEA: Burgess, Shell, Lorant, Coe, Medina, Campbell, Rutt
VOTING NAY: None
ABSENT: Barnett, Caruso
MOTION: Carried

F. Budget - Calendar

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to hold a Special Meeting regarding the budget no later than April 8, 2025, and direct the Executive Director or Assistant Executive Director to coordinate such meeting.
VOTING YEA: Burgess, Shell, Lorant, Coe, Medina, Campbell, Rutt
VOTING NAY: None

ABSENT: Barnett, Caruso
MOTION: Carried

9. Reports, Resolutions and Recommendations

A. Assistant Director's Report

Assistant Director Janet Bloom shared updates on recent and upcoming events in the Downtown area, noting they are listed on the Downtown Lake Orion and Community Calendars. She also provided social media statistics. She mentioned that Daniel Pavelich, the former groundskeeper, took nearly 600 photos of commercial businesses in the Downtown District and uploaded them into the BOOMS Tracker. He also assisted in the Silversmith Program.

MOTION made by Treasurer Shell, Seconded by President Rutt, to receive and file the Assistant Director's Report.

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

B. Lumber Yard - Monthly Progress Report

Executive Director Gibb provided an update on the Lumberyard project, noting that demolition is nearly complete, with only an inspection for an 18-inch buried shed wall pending. The temporary fencing was recently moved due to a windstorm, but parking will reopen soon. He explained that while they have saved money on demolition, the architectural bids for construction and structural repairs came in too high to make the project feasible. As a result, they plan to reject the architectural bids. The site will be cleaned and secured, and cat shelters have been purchased for the local community cats. Over the next month, targeted reconstruction will begin, including siding and window installation, with a focus on foundation work for the main barn. Gibb emphasized that while the project is moving quickly, they need to slow down to better manage costs. No motion was required for this update, but further progress will be posted on the Lumberyard page on the DDA's website.

C. Rejection of Architectural Bids

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to reject the architectural bids.
VOTING YEA: Burgess, Shell, Lorant, Coe, Medina, Campbell, Rutt
VOTING NAY: None
ABSENT: Barnett, Caruso
MOTION: Carried

D. Executive Directors Report

Matthew Gibb provided an update, expressing enthusiasm about the ongoing work and conversations despite the complexities involved. He commended President Rutt and Council Member Dandalides for their hard questions and engagement. He also highlighted improvements in the relationship with Mr. McClary and emphasized the ongoing collaborative efforts. He mentioned several ancillary projects, including the discovery of rail pieces at the lumberyard, plans for repurposing grain bin parts into public art and seating areas, and brainstorming ideas for water features and pocket parks. He also noted progress on flower baskets, picnic tables, and planters, as well as preparations for street sweeping. He assured that these activities are underway.

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

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

10. Board Comments and Training Feedback

Board Member Medina shared her joy of seeing Chairperson Burgess feeling better.

Secretary Lorant welcomed Chairperson Burgess back and added that it was good seeing her.

Treasurer Shell also shared the same feelings towards Chairperson Burgess. He also thanked Executive Director Gibb, Assistant Director Bloom and Village Manager McClary for their hard work. He praised the collaboration between the Ad Hoc Committee, the Board, and the Village, and encouraged continued cooperation. Reflecting on the capital improvement fund's purpose to improve Village-DDA relations, he expressed hope that past conflicts with Council Members would end and emphasized focusing on productive efforts rather than complaints. He thanked everyone for their perseverance through recent challenges.

Board Member Campbell volunteered to help with the upcoming Spring Clean Up on May 10 and offer free ice cream for volunteers. She also mentioned refurbishing a Santa's sleigh and reindeer for future Lighted Parades. Matthew Gibb suggested gathering other historical items, including an old parade train and truck, currently with Council Member Carl Cyrowski and Rob Cavanaugh. Board Member Campbell expressed excitement about the idea of a Lumberyard-themed parade entry.

President Rutt expressed enthusiasm for the Santa's sleigh idea, suggesting it could decorate the Lumberyard beyond the Christmas parade. She also apologized for a potential snow event, joking that it was her fault due to storing shovels. She thanked the Ad Hoc Committee for their hard work and collaboration in finalizing the public infrastructure agreement.

Kidding aside, Board Member Coe said that if it snows, he will go back to Florida. He also mentioned that the Cornhole League will start in June with 44 teams and encouraged restaurants and merchants to stay open later to accommodate the large crowds. He also expressed interest in helping with the Spring Clean Up day and suggested contacting WWAM, a group from Oakland

County, for assistance. He raised concerns about the overgrown brush on the west side of M24 near the lake, suggesting it be cleaned up to improve the area's appearance. He proposed using rocks, similar to what was done by the dam, to enhance the embankment's look.
Chairperson Burgess expressed gratitude for the collaboration between the Village Manager, Executive Director, and Assistant Executive Director, praising the team's efforts to move the community forward. She highlighted the positive impact of the community attracting visitors from surrounding areas and thanked for the beautiful "We wish you healthy" flowers. She also appreciated the many upcoming local events and commended the executive director's legal expertise in handling agreements. She acknowledged the hard work of the Ad Hoc Committee and Village Council, emphasizing the importance of working together for the good of the community.

11. Next Regular Meeting – April 14, 2025

12. Adjournment

MOTION made by Treasurer Shell, Seconded by Secretary Lorant, to adjourn the March 18, 2025 Downtown Development Authority Board Regular Meeting.
VOTING YEA: Burgess, Shell, Lorant, Coe, Medina, Campbell, Rutt
VOTING NAY: None
ABSENT: Barnett, Caruso
MOTION: Carried

The March 18, 2025 Downtown Development Authority Board Regular meeting adjourned at 8:06PM.

_____
Debbie Burgess
Chairperson

_____
Lynsey Blough
Deputy Clerk/Treasurer

_____
Sonja Stout
Village Clerk/Treasurer

Date Approved: as presented on April 15, 2025.

DDA ACTION SUMMARY SHEET

MEETING DATE: April 15, 2025

TOPIC Financial Reports

See attached Reports:
248 Fund Balance Sheet (General DDA Fund)
301 Fund Balance Sheet (DDA Bond 2023 Fund)
404 Fund Balance Sheet (Property Acquisition Fund)

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

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

RECOMMENDED MOTION: Receive and File the financial reports for March 2025.

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As Of 03/31/2025
% Fiscal Year Completed: 75.07
*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Revenues						
Department: 000 REVENUE						
248-000-402-000	Current Real Property Taxes	987,129.00	962,796.76	311,670.59	24,332.24	97.54
248-000-402-100	Property Tax - Twp DDA Capture	0.00	0.00	0.00	0.00	0.00
248-000-405-000	Property Tax - Personal	0.00	0.00	0.00	0.00	0.00
248-000-412-000	Property Tax - DPPT P/Y & C/Y	0.00	3,154.02	30.15	(3,154.02)	100.00
248-000-441-000	Local Community Stabilization Share	15,000.00	14,033.68	0.00	966.32	93.56
248-000-445-000	Penalties & Interest on Taxes	2,000.00	0.00	0.00	2,000.00	0.00
248-000-539-000	State Grants	43,500.00	0.00	0.00	43,500.00	0.00
248-000-540-000	COUNTY/FEDERAL PROGRAM GRANTS PUBLIC	595,823.00	446,867.25	0.00	148,955.75	75.00
248-000-582-000	Intergovernment - Police	0.00	0.00	0.00	0.00	0.00
248-000-664-000	Interest Earned	2,500.00	10,049.68	0.00	(7,549.68)	401.99
248-000-671-999	Appropriation from Fund Balanc	0.00	0.00	0.00	0.00	0.00
248-000-673-000	Gain/Loss on Sale of Assets	0.00	0.00	0.00	0.00	0.00
248-000-676-404	Transfer From Prop Acq Fund	169,436.00	0.00	0.00	169,436.00	0.00
248-000-676-592	Reimbursment -Admin Fee - W&S	0.00	0.00	0.00	0.00	0.00
248-000-681-000	Reimburse - Insurance Claims	0.00	5,406.89	(11,550.05)	(5,406.89)	100.00
248-000-683-000	Reimbursements-Other	0.00	0.00	0.00	0.00	0.00
248-000-685-000	Sponsorships	35,000.00	2,515.00	0.00	32,485.00	7.19
248-000-685-100	Transportaion Sponsorship	17,500.00	0.00	0.00	17,500.00	0.00
248-000-686-000	Downtown Events	18,500.00	3,985.17	336.28	14,514.83	21.54
248-000-686-002	Flower Fair Revenue	0.00	0.00	0.00	0.00	0.00
248-000-686-003	New Year Resolution Run Revenue	0.00	0.00	0.00	0.00	0.00
248-000-686-004	OktoberFest Revenue	1,500.00	0.00	0.00	1,500.00	0.00
248-000-686-005	Babes On Broadway	1,500.00	0.00	0.00	1,500.00	0.00
248-000-686-006	Electrical Vehicles	500.00	1,529.49	0.00	(1,029.49)	305.90
248-000-687-000	Merchandise Sales	1,000.00	0.00	0.00	1,000.00	0.00
248-000-688-000	Gift Certificate Sales	500.00	3,375.00	250.00	(2,875.00)	675.00
248-000-692-000	Rent	0.00	0.00	0.00	0.00	0.00
248-000-694-000	Miscellaneous	2,500.00	8,756.10	0.00	(6,256.10)	350.24
248-000-696-000	PROCEEDS FROM THE SALE OF BONDS/NOTE	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - REVENUE		1,893,888.00	1,462,469.04	300,736.97	431,418.96	77.22
Revenues		1,893,888.00	1,462,469.04	300,736.97	431,418.96	77.22
Account Category: Expenditures						
Department: 260 GENERAL ACTIVITIES						
248-260-701-000	Executive Director Wages	80,000.00	58,462.24	6,153.92	21,537.76	73.08
248-260-704-000	Wages - Administrative Coordinator	37,188.00	12,323.74	1,814.50	24,864.26	33.14
248-260-706-000	Asst. Executive Director wages	71,000.00	51,885.20	5,461.60	19,114.80	73.08
248-260-706-001	Marketing Coordinator	0.00	0.00	0.00	0.00	0.00
248-260-707-000	Wages - Grounds Coordinator	5,400.00	2,276.69	0.00	3,123.31	42.16
248-260-711-013	OVERTIME	0.00	0.00	0.00	0.00	0.00
248-260-715-000	Social Security	14,810.00	9,558.51	1,027.40	5,251.49	64.54
248-260-716-000	Health Insurance- Medical	12,000.00	14,707.26	3,263.63	(2,707.26)	122.56
248-260-717-000	Life & Disability Insurance	1,320.00	1,809.42	149.90	(489.42)	137.08
248-260-718-000	Dental Insurance	770.00	343.10	147.90	426.90	44.56
248-260-719-000	Pension	5,632.00	5,427.44	546.16	204.56	96.37
248-260-720-000	Unemployment	0.00	0.00	0.00	0.00	0.00

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As Of 03/31/2025
% Fiscal Year Completed: 75.07
*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 260 GENERAL ACTIVITIES						
248-260-721-000	Vision Care	143.00	636.58	15.38	(493.58)	445.16
248-260-722-000	Worker's Comp. Insurance	0.00	0.00	0.00	0.00	0.00
248-260-801-000	Contractual Services	10,000.00	8,967.50	0.00	1,032.50	89.68
248-260-801-002	Contr Services - Police Admin Fee	60,000.00	45,000.00	0.00	15,000.00	75.00
248-260-801-003	Contract Services - DPW Admin Fee	30,000.00	22,500.00	0.00	7,500.00	75.00
248-260-801-004	Contract Services - GF Admin Fee	70,000.00	58,333.33	0.00	11,666.67	83.33
248-260-801-005	Contractual Services- Township	2,700.00	0.00	0.00	2,700.00	0.00
248-260-801-012	Contractual Services-Parking Code En	21,000.00	0.00	0.00	21,000.00	0.00
248-260-801-022	Cont Service-Police Crowd Control	20,000.00	461.90	0.00	19,538.10	2.31
248-260-801-023	Contract Services-DPW event support	10,000.00	300.00	0.00	9,700.00	3.00
248-260-801-033	Contract Services-DPW snow removal	17,000.00	0.00	0.00	17,000.00	0.00
248-260-805-000	Audit Fees	4,490.00	3,979.00	0.00	511.00	88.62
248-260-810-000	Legal Services	8,000.00	5,733.25	2,911.28	2,266.75	71.67
248-260-823-000	Website/Software	6,000.00	1,973.77	0.00	4,026.23	32.90
248-260-823-001	Municipal Software	3,800.00	0.00	0.00	3,800.00	0.00
248-260-829-000	Planner Services	3,500.00	0.00	0.00	3,500.00	0.00
248-260-851-000	Telephone	3,500.00	2,241.92	205.78	1,258.08	64.05
248-260-900-000	Printing and Publication	500.00	0.00	0.00	500.00	0.00
248-260-920-000	Utilities	6,370.00	4,927.96	432.99	1,442.04	77.36
248-260-921-000	Municipal Street Lighting	12,040.00	10,247.12	2,248.95	1,792.88	85.11
248-260-930-000	Repair and Maintenance	0.00	0.00	0.00	0.00	0.00
248-260-930-002	Building Maintenance	1,100.00	281.29	0.00	818.71	25.57
248-260-940-000	Equipment Rental	750.00	102.03	0.00	647.97	13.60
248-260-941-000	Office Rent	16,800.00	16,800.00	4,200.00	0.00	100.00
248-260-942-000	Office Expenses	4,500.00	2,415.03	823.17	2,084.97	53.67
248-260-942-019	Covid Office Expenses	0.00	0.00	0.00	0.00	0.00
248-260-946-000	Credit Card Fees	100.00	0.00	0.00	100.00	0.00
248-260-955-001	Credit Card Fees	0.00	0.00	0.00	0.00	0.00
248-260-956-000	Dues & Miscellaneous	1,545.00	1,487.88	0.00	57.12	96.30
248-260-957-000	Education & Training	5,000.00	1,470.45	0.00	3,529.55	29.41
248-260-958-000	General Activities Misc	350.00	214.31	0.00	135.69	61.23
248-260-961-000	Tax Tribunal Refunds	0.00	0.00	0.00	0.00	0.00
248-260-962-000	Mileage	1,000.00	54.42	0.00	945.58	5.44
248-260-965-101	Transfer Out - General Fund	0.00	0.00	0.00	0.00	0.00
248-260-965-401	Transfer to Capital Imp Fund	67,616.00	0.00	0.00	67,616.00	0.00
248-260-965-404	Transfer Out - DDA Property Acq Fund	0.00	0.00	0.00	0.00	0.00
248-260-974-000	Capital Outlay - Equipment	2,000.00	0.00	0.00	2,000.00	0.00
	Total Dept 260 - GENERAL ACTIVITIES	617,924.00	344,921.34	29,402.56	273,002.66	55.82
Department: 725 ORGANIZATION						
248-725-822-000	Newsletter	1,800.00	130.00	0.00	1,670.00	7.22
248-725-824-000	Volunteer Recognition & Dvp.	1,000.00	675.21	0.00	324.79	67.52
248-725-825-000	Gift Certificate Redemption	5,000.00	3,636.00	0.00	1,364.00	72.72
248-725-826-000	Historic Celebration/Education	1,000.00	290.40	0.00	709.60	29.04
248-725-827-000	Awareness Program	1,500.00	217.97	0.00	1,282.03	14.53
248-725-864-000	Grant & Scholorship Distriubution	0.00	0.00	0.00	0.00	0.00
248-725-881-000	Merchandise to Sell	1,000.00	0.00	0.00	1,000.00	0.00

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As Of 03/31/2025
% Fiscal Year Completed: 75.07
*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 725 ORGANIZATION						
	Total Dept 725 - ORGANIZATION	11,300.00	4,949.58	0.00	6,350.42	43.80
Department: 726 DESIGN						
248-726-745-000	Beautification Supplies	2,600.00	1,394.09	0.00	1,205.91	53.62
248-726-746-000	Hanging Baskets	4,000.00	0.00	0.00	4,000.00	0.00
248-726-801-000	Contractual Services	5,500.00	3,080.24	0.00	2,419.76	56.00
248-726-843-000	Facade Program	23,680.00	14,273.96	14,000.00	9,406.04	60.28
248-726-845-000	Public Art Program	2,500.00	390.69	0.00	2,109.31	15.63
248-726-883-000	Banners and Holiday Lighting	10,000.00	6,766.08	0.00	3,233.92	67.66
248-726-975-001	Capital Outlay - Beautification	5,000.00	344.47	0.00	4,655.53	6.89
248-726-975-002	Capital Outlay - Streets	500.00	0.00	0.00	500.00	0.00
248-726-980-001	PUBLIC SPACE GRANT-GENERAL	353,619.00	15,000.00	0.00	338,619.00	4.24
248-726-980-002	PUBLIC SPACE GRANT-DEVELOPMENT & PRO	242,204.00	595.00	0.00	241,609.00	0.25
	Total Dept 726 - DESIGN	649,603.00	41,844.53	14,000.00	607,758.47	6.44
Department: 728 ECONOMIC DEVELOPMENT						
248-728-801-000	Contractual Services	34,500.00	14,670.00	9,300.00	19,830.00	42.52
248-728-860-000	Trolley Expense	22,000.00	0.00	0.00	22,000.00	0.00
248-728-861-000	Survey Expense	468.00	0.00	0.00	468.00	0.00
248-728-862-000	Training Materials	500.00	57.37	0.00	442.63	11.47
248-728-864-000	Grant & Scholorship Distriubution	10,800.00	0.00	0.00	10,800.00	0.00
248-728-886-000	Marketing Materials	2,500.00	10.79	0.00	2,489.21	0.43
248-728-886-001	Blight Reduction	0.00	0.00	0.00	0.00	0.00
248-728-886-002	Social District	750.00	60.00	0.00	690.00	8.00
248-728-888-000	Brand Marketing	50,000.00	13,961.16	878.00	36,038.84	27.92
248-728-888-001	Contractual Services Brand Marketing	10,000.00	272.89	0.00	9,727.11	2.73
	Total Dept 728 - ECONOMIC DEVELOPMENT	131,518.00	29,032.21	10,178.00	102,485.79	22.07
Department: 729 PROMOTION						
248-729-880-000	Event Promotion	2,000.00	404.71	0.00	1,595.29	20.24
248-729-880-001	Event Promo - Gazebo Series	11,000.00	10,600.00	0.00	400.00	96.36
248-729-880-004	Event Promo - Halloween Parade	2,500.00	1,240.10	0.00	1,259.90	49.60
248-729-880-005	Event Promo - Hmtwn/Holiday Vill	7,500.00	2,832.22	0.00	4,667.78	37.76
248-729-880-006	Event Promo - New Years Res. Run	0.00	0.00	0.00	0.00	0.00
248-729-880-007	Event Promo - Flower Fair	0.00	0.00	0.00	0.00	0.00
248-729-880-008	Event Promo-Photo Contest	250.00	0.00	0.00	250.00	0.00
248-729-880-009	Event Promo-Lake Orion Love Shop to	0.00	0.00	0.00	0.00	0.00
248-729-880-010	Babes On Broadway	1,500.00	0.00	0.00	1,500.00	0.00
248-729-880-011	Restaurant week	2,500.00	0.00	0.00	2,500.00	0.00
248-729-880-012	Sing & Stroll Tree Lighting	12,100.00	3,890.49	0.00	8,209.51	32.15
248-729-880-013	SD Nights- Stronger Together Winter	2,500.00	384.76	0.00	2,115.24	15.39
248-729-880-014	Octoberfest	1,500.00	128.14	0.00	1,371.86	8.54
248-729-880-015	Winter Activities	12,000.00	5,669.58	0.00	6,330.42	47.25
248-729-880-016	Athletic Events-other	2,500.00	0.00	0.00	2,500.00	0.00
248-729-880-017	Movie Night	3,000.00	1,707.69	0.00	1,292.31	56.92
248-729-880-100	Stronger Together- smr fall	5,000.00	0.00	0.00	5,000.00	0.00
248-729-885-000	Port-A-Johns	2,600.00	1,007.50	0.00	1,592.50	38.75
248-729-895-000	Event Promo-Comm. Sponsorships	0.00	0.00	0.00	0.00	0.00

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As Of 03/31/2025
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GL Number	Description	24-25 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 729 PROMOTION						
248-729-975-020	Capital Outlay Parks & rec	0.00	0.00	0.00	0.00	0.00
Total Dept 729 - PROMOTION		68,450.00	27,865.19	0.00	40,584.81	40.71
Department: 730						
248-730-253-885	Knox Box Grant Program	0.00	0.00	0.00	0.00	0.00
248-730-885-100	Knox Box Grant Program	2,000.00	0.00	0.00	2,000.00	0.00
248-730-931-000	Repair & Maintenance-Equipment	0.00	0.00	0.00	0.00	0.00
248-730-965-101	Transfer Out - General Fund	0.00	0.00	0.00	0.00	0.00
248-730-965-301	Interfund TRF 2023 DDA Bond Project	419,709.00	0.00	0.00	419,709.00	0.00
248-730-965-404	Transfer Out - DDA Property Acq Fund	0.00	0.00	0.00	0.00	0.00
248-730-965-592	Transfers To Water/Sewer Fund	0.00	0.00	0.00	0.00	0.00
248-730-975-000	Capital Outlay	53,075.00	12,786.68	12,416.00	40,288.32	24.09
248-730-975-003	DDA Capital Outlay	5,500.00	4,668.94	179.96	831.06	84.89
248-730-975-005	DDA Capital Outlay- Wayfinding/Light	0.00	0.00	0.00	0.00	0.00
248-730-975-006	DDA Capital Outlay - Parking	0.00	0.00	0.00	0.00	0.00
248-730-975-009	Capital Outlay - Dumpsters	22,800.00	0.00	0.00	22,800.00	0.00
248-730-975-011	Capital Outlay - Trail Extensi	4,300.00	0.00	0.00	4,300.00	0.00
248-730-975-015	Captial Outlay- Outdoor Sound	0.00	0.00	0.00	0.00	0.00
248-730-975-020	Capital Outlay Parks & rec	0.00	0.00	0.00	0.00	0.00
248-730-992-000	Bond Principal	0.00	0.00	0.00	0.00	0.00
248-730-995-000	Bond Interest	0.00	0.00	0.00	0.00	0.00
Total Dept 730		507,384.00	17,455.62	12,595.96	489,928.38	3.44
Expenditures		1,986,179.00	466,068.47	66,176.52	1,520,110.53	23.47
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		1,893,888.00	1,462,469.04	300,736.97	431,418.96	77.22
TOTAL EXPENDITURES		1,986,179.00	466,068.47	66,176.52	1,520,110.53	23.47
NET OF REVENUES & EXPENDITURES:		(92,291.00)	996,400.57	234,560.45	(1,088,691.57)	
BEG. FUND BALANCE		356,811.12	356,811.12			
END FUND BALANCE		264,520.12	1,353,211.69			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As Of 03/31/2025
% Fiscal Year Completed: 75.07
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GL Number	Description	24-25 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023						
Account Category: Revenues						
Department: 000 REVENUE						
301-000-300-001	2023 Downtown Dev Tax Exempt Bond Pr	0.00	0.00	0.00	0.00	0.00
301-000-300-002	2023 Downtown Dev Tax Exempt Bond Pr	0.00	0.00	0.00	0.00	0.00
301-000-664-000	Interest Earnings	900.00	1,229.24	0.00	(329.24)	136.58
301-000-671-999	Appropriation from Fund Balanc	0.00	0.00	0.00	0.00	0.00
301-000-699-301	TRF in from DDA	419,709.00	0.00	0.00	419,709.00	0.00
Total Dept 000 - REVENUE		420,609.00	1,229.24	0.00	419,379.76	0.29
Revenues		420,609.00	1,229.24	0.00	419,379.76	0.29
Account Category: Expenditures						
Department: 901 905						
301-901-805-000	Audit fees	0.00	0.00	0.00	0.00	0.00
301-901-930-000	Repair and Maintenance	0.00	0.00	0.00	0.00	0.00
301-901-950-000	Demolition & Land Improvement	500,000.00	163,525.47	59,316.00	336,474.53	32.71
301-901-956-000	Dues & Miscellaneous	0.00	0.00	0.00	0.00	0.00
301-901-971-000	Capital Outlay - Buildings	0.00	0.00	0.00	0.00	0.00
Total Dept 901 - 905		500,000.00	163,525.47	59,316.00	336,474.53	32.71
Department: 905 Downtown Dev Bond 2023						
301-905-301-000	Bond Issuance Expense	0.00	0.00	0.00	0.00	0.00
301-905-731-000	2023 Bond Taxable Issuance Expenses	0.00	0.00	0.00	0.00	0.00
301-905-731-001	2023 Tax exempt Bond Issuance Expens	0.00	0.00	0.00	0.00	0.00
301-905-745-001	Property taxes-Orion Twp	0.00	0.00	0.00	0.00	0.00
301-905-920-000	Utilities	0.00	0.00	0.00	0.00	0.00
301-905-992-003	2023 DDA BONDS TAXABLE PRINCIPAL SER	60,000.00	60,000.00	21,545.50	0.00	100.00
301-905-992-004	2023 DDA BONDS TAX EXEMPT PRINCIPAL	150,000.00	150,000.00	83,600.00	0.00	100.00
301-905-993-001	2023 DDA BOND TAXABLE INTEREST SERIE	76,910.00	76,909.00	76,909.00	1.00	100.00
301-905-993-002	2023 DDA TAX EXEMPT BOND INTEREST A	132,800.00	132,800.00	132,800.00	0.00	100.00
Total Dept 905 - Downtown Dev Bond 2023		419,710.00	419,709.00	314,854.50	1.00	100.00
Expenditures		919,710.00	583,234.47	374,170.50	336,475.53	63.42
Fund 301 - DOWNTOWN DEV BOND PROJECT 2023:						
TOTAL REVENUES		420,609.00	1,229.24	0.00	419,379.76	0.29
TOTAL EXPENDITURES		919,710.00	583,234.47	374,170.50	336,475.53	63.42
NET OF REVENUES & EXPENDITURES:		(499,101.00)	(582,005.23)	(374,170.50)	82,904.23	
BEG. FUND BALANCE		2,794,812.47	2,794,812.47			
END FUND BALANCE		2,295,711.47	2,212,807.24			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As Of 03/31/2025
% Fiscal Year Completed: 75.07
*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 404 DDA PROPERTY ACQUISITION						
Account Category: Revenues						
Department: 000 REVENUE						
404-000-664-000	Interest Earnings	0.00	79.78	0.00	(79.78)	100.00
404-000-694-000	Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00
404-000-699-248	Interfund Transfer In - DDA	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - REVENUE		0.00	79.78	0.00	(79.78)	100.00
Revenues		0.00	79.78	0.00	(79.78)	100.00
Account Category: Expenditures						
Department: 901 905						
404-901-805-000	Audit Fees	0.00	0.00	0.00	0.00	0.00
404-901-901-000	Debt Service- Parking Deck	0.00	0.00	0.00	0.00	0.00
404-901-930-000	Repair & Maintenance - Bldg	0.00	0.00	0.00	0.00	0.00
404-901-950-000	Demolition & Land Improvement	0.00	0.00	0.00	0.00	0.00
404-901-956-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
404-901-971-000	Capital Outlay - Building	169,436.00	0.00	0.00	169,436.00	0.00
404-901-980-248	Prop Acq Transfer to DDA	0.00	0.00	0.00	0.00	0.00
404-901-992-000	Bond Principal	0.00	0.00	0.00	0.00	0.00
404-901-995-000	Bond Interest	0.00	0.00	0.00	0.00	0.00
Total Dept 901 - 905		169,436.00	0.00	0.00	169,436.00	0.00
Expenditures		169,436.00	0.00	0.00	169,436.00	0.00
Fund 404 - DDA PROPERTY ACQUISITION:						
TOTAL REVENUES		0.00	79.78	0.00	(79.78)	100.00
TOTAL EXPENDITURES		169,436.00	0.00	0.00	169,436.00	0.00
NET OF REVENUES & EXPENDITURES:		(169,436.00)	79.78	0.00	(169,515.78)	
BEG. FUND BALANCE		169,464.87	169,464.87			
END FUND BALANCE		28.87	169,544.65			
Report Totals:						
TOTAL REVENUES - ALL FUNDS		2,314,497.00	1,463,778.06	300,736.97	850,718.94	63.24
TOTAL EXPENDITURES - ALL FUNDS		3,075,325.00	1,049,302.94	440,347.02	2,026,022.06	34.12
NET OF REVENUES & EXPENDITURES:		(760,828.00)	414,475.12	(139,610.05)	(1,175,303.12)	

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION

Balance As Of 03/31/2025

GL Number	Description	YTD Balance 03/31/2024	YTD Balance 03/31/2025
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND			
***** Assets *****			
Account Classification: CASH CHECKING			
248-000-001-000	Cash	(125.04)	568.96
248-000-007-000	Payroll-checking	(250.00)	(250.00)
	CASH CHECKING	(375.04)	318.96
Account Classification: CASH SAVINGS			
248-000-002-000	Cash Savings	496,907.73	938,700.76
248-000-010-000	Investment/LGIP County Inv	404,832.32	417,166.88
248-000-011-000	Cash - Payroll Savings	2,771.39	(5,246.03)
	CASH SAVINGS	904,511.44	1,350,621.61
	Total Assets	904,136.40	1,350,940.57
***** Liabilities *****			
Account Classification: ACCOUNTS PAYABLE			
248-000-202-000	Accounts Payable	316.10	(2,560.00)
	ACCOUNTS PAYABLE	316.10	(2,560.00)
Account Classification: ACCRUED AND OTHER LIAB			
248-000-213-000	Accrued Property Tax - Est Chargebacks	400.00	400.00
248-000-228-001	FICA W/H - Medicare	0.00	(21.06)
248-000-228-002	FICA- Social Security Withheld	0.00	(90.06)
	ACCRUED AND OTHER LIAB	400.00	288.88
	Total Liabilities	716.10	(2,271.12)
***** Fund Equity *****			
Account Classification: FUND BALANCE			
248-000-390-000	Fund Balance - Unassigned	498,200.06	356,811.12
	FUND BALANCE	498,200.06	356,811.12
	Total Fund Equity	498,200.06	356,811.12
Total Fund 248:			
TOTAL ASSETS		904,136.40	1,350,940.57
BEG. FUND BALANCE		498,200.06	356,811.12
+ NET OF REVENUES & EXPENDITURES		405,220.24	996,400.57
+ FUND BALANCE ADJUSTMENTS		2,559.00	0.00
= ENDING FUND BALANCE		905,979.30	1,353,211.69
+ LIABILITIES		716.10	(2,271.12)
= TOTAL LIABILITIES AND FUND BALANCE		904,136.40	1,350,940.57

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION

Balance As Of 03/31/2025

GL Number	Description	YTD Balance 03/31/2024	YTD Balance 03/31/2025
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023			
***** Assets *****			
Account Classification: CASH CHECKING			
301-000-001-000	Cash	56,386.80	56,386.80
	CASH CHECKING	56,386.80	56,386.80
Account Classification: CASH SAVINGS			
301-000-002-000	CASH	2,340,968.07	2,159,180.06
301-000-011-000	Cash - Payroll Savings	0.00	(790.44)
	CASH SAVINGS	2,340,968.07	2,158,389.62
	Total Assets	2,397,354.87	2,214,776.42
***** Liabilities *****			
Account Classification: ACCOUNTS PAYABLE			
301-000-202-000	Accounts Payable	95.53	0.00
	ACCOUNTS PAYABLE	95.53	0.00
Account Classification: DUE TO INTERFUND			
301-000-214-101	Due to General Fund	6.15	1,969.18
	DUE TO INTERFUND	6.15	1,969.18
	Total Liabilities	101.68	1,969.18
***** Fund Equity *****			
Account Classification: FUND BALANCE			
301-000-390-000	Fund Balance - Unassigned	4,944,949.68	2,794,812.47
	FUND BALANCE	4,944,949.68	2,794,812.47
	Total Fund Equity	4,944,949.68	2,794,812.47
Total Fund 301:			
TOTAL ASSETS		2,397,354.87	2,214,776.42
BEG. FUND BALANCE		4,944,949.68	2,794,812.47
+ NET OF REVENUES & EXPENDITURES		(2,547,696.49)	(582,005.23)
= ENDING FUND BALANCE		2,397,253.19	2,212,807.24
+ LIABILITIES		101.68	1,969.18
= TOTAL LIABILITIES AND FUND BALANCE		2,397,354.87	2,214,776.42

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION

Balance As Of 03/31/2025

GL Number	Description	YTD Balance 03/31/2024	YTD Balance 03/31/2025
Fund: 404 DDA PROPERTY ACQUISITION			
***** Assets *****			
Account Classification: CASH SAVINGS			
404-000-002-000	Cash-Savings-DDA Property Acq.	169,435.53	169,544.65
	CASH SAVINGS	169,435.53	169,544.65
	Total Assets	169,435.53	169,544.65
***** Fund Equity *****			
Account Classification: FUND BALANCE			
404-000-390-000	Fund Balance - Unassigned	326,840.70	169,464.87
	FUND BALANCE	326,840.70	169,464.87
	Total Fund Equity	326,840.70	169,464.87
Total Fund 404:			
TOTAL ASSETS		169,435.53	169,544.65
BEG. FUND BALANCE		326,840.70	169,464.87
+ NET OF REVENUES & EXPENDITURES		(157,405.17)	79.78
= ENDING FUND BALANCE		169,435.53	169,544.65
+ LIABILITIES		0.00	0.00
= TOTAL LIABILITIES AND FUND BALANCE		169,435.53	169,544.65

DDA ACTION SUMMARY SHEET

MEETING DATE: April 15, 2025

TOPIC Bill Approval

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

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

RECOMMENDED MOTION: (Roll Call)

To approve disbursements in the amount of $441,757.78 for March 2025.

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 03/01/2025 - 03/31/2025
POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 000 REVENUE					
248-000-228-000	Remittance	MICHIGAN DEPARTMENT OF TRE	Remittance Check	540.22	34398
248-000-228-001	Remittance	IRS	Remittance Check	97.44	383
248-000-228-001	Remittance	IRS	Remittance Check	97.44	383
248-000-228-001	Remittance	IRS	Remittance Check	97.30	384
248-000-228-001	Remittance	IRS	Remittance Check	97.30	384
248-000-228-002	Remittance	IRS	Remittance Check	416.62	383
248-000-228-002	Remittance	IRS	Remittance Check	416.62	383
248-000-228-002	Remittance	IRS	Remittance Check	416.04	384
248-000-228-002	Remittance	IRS	Remittance Check	416.04	384
248-000-230-000	Remittance	IRS	Remittance Check	440.33	383
248-000-230-000	Remittance	IRS	Remittance Check	439.38	384
248-000-232-000	Remittance	AMERICAN UNITED LIFE INSUR	Remittance Check	149.90	34444
248-000-237-002	Remittance	ALERUS FINANCIAL	Remittance Check	136.54	34339
248-000-237-002	Remittance	ALERUS FINANCIAL	Remittance Check	136.54	34395
248-000-247-000	Remittance	PRINCIPAL LIFE INSURANCE C	Remittance Check	15.38	34403
248-000-247-000	Remittance	BLUE CARE NETWORK OF MICHI	Remittance Check	1,203.63	34396
248-000-247-000	Remittance	PRINCIPAL LIFE INSURANCE C	Remittance Check	147.90	34401
248-000-681-000	INV TM25014	ELECTRICAL SYSTEMS, INC.		1,172.88	34360
248-000-681-000	INV TM25016	ELECTRICAL SYSTEMS, INC.		3,101.29	34360
248-000-681-000	INV TM 25015-01	ELECTRICAL SYSTEMS, INC.		1,067.88	34360
248-000-681-000	INV D24056	ELECTRICAL SYSTEMS, INC.		6,208.00	34360
			Total Department 000 REVENUE	16,814.67	
Department: 260 GENERAL ACTIVITIES					
248-260-719-000	DC VILLAGE CONTRIBUTIONS	ALERUS FINANCIAL	DC VILLAGE CONTRIBUTIONS FEBRUARY 202	546.16	34342
248-260-810-000	INV 11670	DAVIS LISTMAN PLLC	LEGAL FEES	2,911.28	34355
248-260-851-000	ACCT 8529101420028897	COMCAST	TELEPHONE/INTERNET	205.78	34411
248-260-920-000	INV 910018071613 - 118 N B	DTE ENERGY	UTILITY	91.42	34359
248-260-920-000	ACCT 100062995376	CONSUMERS ENERGY	FEB 7 - MARCH 7 2025	341.57	34412
248-260-921-000	ACCT 920009543389 - 910 S	DTE ENERGY	STREET LIGHTS	179.32	34415
248-260-921-000	ACCT 910018071993 - 165 S	DTE ENERGY	STREET LIGHTS	25.46	34415
248-260-921-000	ACCT 920009680652 - 24 FR	DTE ENERGY	STREET LIGHTS	19.35	34415
248-260-921-000	ACCT 910040951824 - 380 S	DTE ENERGY	STREET LIGHTS	79.59	34415
248-260-921-000	ACCT 910040951774 - 38 S W	DTE ENERGY	STREET LIGHTS	111.71	34415
248-260-921-000	ACCT 910040951725 - 22 SHA	DTE ENERGY	STREET LIGHTS	533.34	34415
248-260-921-000	ACCT 910040951659 - 38 E F	DTE ENERGY	STREET LIGHTS	1,105.77	34415
248-260-921-000	ACCT 910040951600 - 491 BR	DTE ENERGY	STREET LIGHTS	194.41	34415
248-260-941-000	OFFICE RENT - APRIL, MAY J	NICK SCHILLACE	RENT - APRIL-JUNE	4,200.00	34427
248-260-942-000	INV 1GMG-FPDC-6T4P	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	35.89	34344
248-260-942-000	WTAER JUG REPLACEMENTS	CRYSTAL WATER COMPANY	WATER STATION	12.00	34353
248-260-942-000	INV 93581 - 118 N BROADWAY	DarWel ENTERPRISES LLC	FLOOR MATS	25.28	34354
248-260-942-000	STATEMENT 1027	CARPET SHINE	OFFICE CLEANING	725.00	34347
248-260-942-000	LAKE ORION DDA	CRYSTAL WATER COMPANY	WATER	25.00	34413
			Total Department 260 GENERAL ACTIVITIES	11,368.33	
Department: 726 DESIGN					
248-726-843-000	FACADE GRANT PROGRAM	SPRESSER OGDEN PLLC	FACADE GRANT PROGRAM	10,000.00	34388
248-726-843-000	FACADE GRANT PROGRAM	ORION ART CENTER	FACADE GRANT PROGRAM	2,000.00	34381
248-726-843-000	FACADE GRANT PROGRAM	LAKE ORION OPERATIONS LLC	FACADE GRANT PROGRAM	2,000.00	34370
			Total Department 726 DESIGN	14,000.00	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 03/01/2025 - 03/31/2025
POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 728 ECONOMIC DEVELOPMENT					
248-728-801-000	CONTRACT AND DEV. STUDIES	DIRT REALTY LLC	CONTRACT MARKETABILITY & DEVELOPMENT	9,300.00	34357
248-728-888-000	INV 373814 - MARKETING	VIEW NEWSPAPER GROUP	MARKETING	878.00	34393
			Total Department 728 ECONOMIC DEVELOPMENT	10,178.00	
Department: 730					
248-730-975-000	INV D24055	ELECTRICAL SYSTEMS, INC.		6,208.00	34360
248-730-975-000	INV 24054	ELECTRICAL SYSTEMS, INC.		6,208.00	34360
248-730-975-003	INV 11JV-4QGX-FPDC-6T4P	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	179.96	34344
			Total Department 730	12,595.96	
			Total Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND	64,956.96	
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023					
Department: 901 905					
301-901-950-000	BOARD APPROVED CONTRACT-DE	PETERSON BROTHERS CO	BOARD APPROVED CONTRACT-DEMOLITION	40,000.00	34384
301-901-950-000	FINAL DEMOLITION	PETERSON BROTHERS CO	FINAL DEMOLITION	19,316.00	34432
			Total Department 901 905	59,316.00	
Department: 905 Downtown Dev Bond 2023					
301-905-992-003	TAXABLE SERIES B PRINCIPAL	HUNTINGTON NATIONAL BANK	TAXABLE SERIES B ACCT#3584310103	60,000.00	34367
301-905-992-004	TAX EXEMPT SERIES A PRINCI	HUNTINGTON NATIONAL BANK	TAX EXEMPT SERIES A ACCT#3584310005	150,000.00	34367
301-905-993-001	TAXABLE SERIES B INTEREST	HUNTINGTON NATIONAL BANK	TAXABLE SERIES B ACCT#3584310103	38,454.50	34367
301-905-993-002	TAX EXEMPT SERIES A INTERE	HUNTINGTON NATIONAL BANK	TAX EXEMPT SERIES A ACCT#3584310005	66,400.00	34367
			Total Department 905 Downtown Dev Bond 2023	314,854.50	
			Total Fund 301 DOWNTOWN DEV BOND PROJECT 2023	374,170.50	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 03/01/2025 - 03/31/2025
POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY FUND ---					
		248	DOWNTOWN DEVELOPMENT AUTHORITY FUND	64,956.96	
		301	DOWNTOWN DEV BOND PROJECT 2023	374,170.50	
		Total For All Funds:		439,127.46	

(Feb Transactions) Credit Card Report -			
Trans Date	**Merchant**	**GL#**	**Explanation**
1/31/2025	Canva	248-260-823-000	INV 04414-1160272
1/31/2025	Great Lakes Ace	248-729-880-015	Patio Heater
2/1/2025	MiSwitch	248-260-851-000	Telephone
2/3/2025	GFS Store	248-729-880-015	Reimb for IceFest
2/5/2025	Dollar Tree	248-728-888-000	Ribbon Cutting Frames
2/6/2025	DTE Energy	248-260-920-000	ACC# 90009680652 24 Front St
2/7/2025	Flowcode	248-260-823-000	INV BC2953D1-0035 Software
2/12/2025	SnapRetail	248-260-823-000	INV 18022 Software
2/13/2025	Clickup	248-260-823-000	Software
2/17/2025	The UPS Store	248-728-888-000	Copies
2/18/2025	Ionos	248-260-823-000	INV 202053862602 Software
2/19/2025	Zazzle	248-728-888-000	Playing Cards St Paddy's
2/19/2025	Great Lakes Ace	301-901-950-000	Work Light
2/20/2025	A Bean To Go	248-000-686-000	Mainstreet Assessment
2/20/2025	Irish Tavern	248-000-686-000	Mainstreet Assessment
2/20/2025	Dunkin Donuts	248-000-686-000	Mainstreet Assessment
2/22/2025	Adobe	248-260-823-000	INV 3022403470 Software
2/25/2025	Office Depot	248-260-942-000	Printer
2/26/2025	Office Depot	248-260-942-000	Printer
			Total:

Amount	
$	119.40
$	402.78
$	90.34
$	(105.88)
$	2.65
$	19.24
$	9.95
$	65.00
$	57.00
$	128.81
$	25.00
$	254.14
$	105.99
$	66.25
$	167.59
$	31.94
$	21.19
$	109.99
$	1,058.94
$	**2,630.32**

DDA ACTION SUMMARY SHEET

MEETING DATE: April 15, 2025

TOPIC Lumber Yard – Concept Plan Discussion

BACKGROUND BRIEF:

The advisory board for the public space aspects of the Lumber Yard Project is finally ready to be called together. This board will tackle the space design, art, use and other questions surrounding the long term plan for bringing impact and feasibility to the site.

Attached to this summary sheet are examples of the types of concepts starting to formulate for consideration. Also attached is the initial concept plan developed in concert with the research work going on around what users might be attracted to diversify our retail in downtown.

It is encouraged that the Board bring their own thoughts and ideas, interest in joining the advisory board, and questions.

FINANCIAL IMPACT:

None at this time

RECOMMENDED MOTION

TBD - Based upon discussion and identified readiness and need

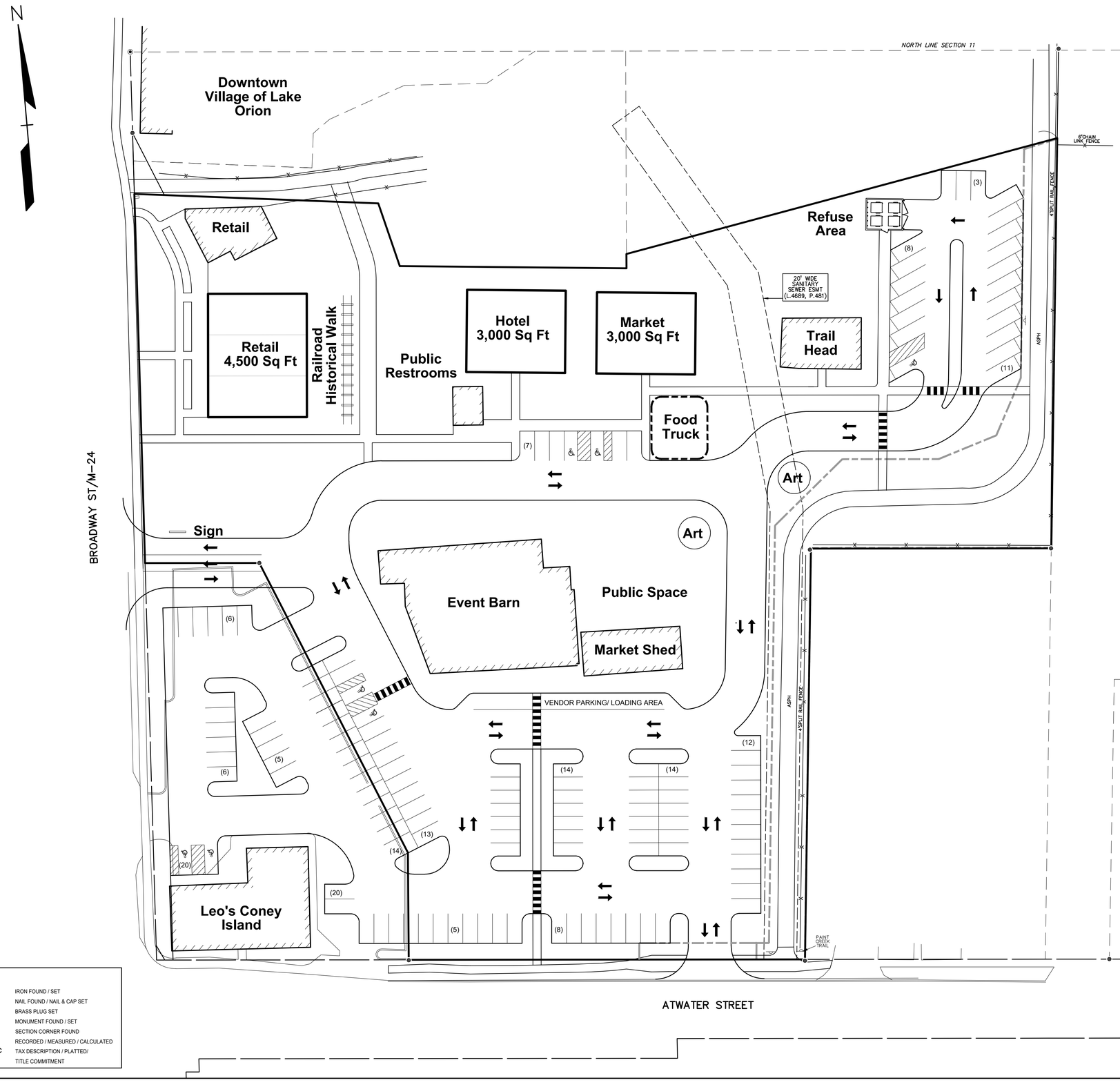
POSSIBLE PROTOTYPE FOR

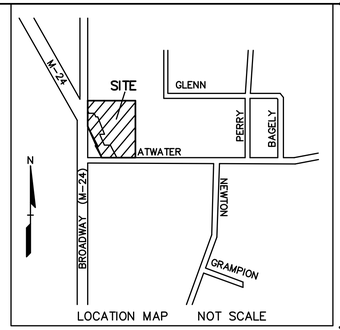
FREE STANDING RETAIL

POSSIBLE PROTOTYPE FOR

BIKE AND ADVENTURE STORE

CONCEPTS FOR THE TRAILHEAD





LOCATION MAP NOT SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

0 15 30 60

SCALE: 1" = 30'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

LEGEND:

● ⊠	IRON FOUND / SET
◪ ⌀	NAIL FOUND / NAIL & CAP SET
⌁	BRASS PLUG SET
◉ ⊡	MONUMENT FOUND / SET
✪	SECTION CORNER FOUND
R M C	RECORDED / MEASURED / CALCULATED
TAX P TC	TAX DESCRIPTION / PLATTED/ TITLE COMMITMENT

DDA LAKE ORION DOWNTOWN DEVELOPMENT AUTHORITY

PROJECT TITLE

LAKE ORION LUMBER

215 SOUTH BROADWAY
LAKE ORION, MI

REVISIONS
- -

ORIGINAL ISSUE DATE:
MARCH 27, 2025

DRAWING TITLE

CONCEPT PLAN

PEA JOB NO.	20-0164
P.M.	JPB
DN.	JPB
SUR.	JPB

DRAWING NUMBER:

C-2.0

S:\PROJECTS\2020\20-0164 LAKE ORION LUMBER- JPB\DWG\CONCEPTUAL\20164 SKETCH PLAN R2.dwg

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LUMBER YARD
AT PAINT CREEK

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LUMBER YARD

at Paint Creek

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Lumber Yard
at Paint Creek

LUMBER YARD
at Paint Creek

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DDA ACTION SUMMARY SHEET

MEETING DATE: April 15, 2025

TOPIC Lumber Yard - Contracts

BACKGROUND BRIEF:

The Lumber Yard Project now moves into the next phase; concept planning and repair/reconstruction.

There are several contracts that require review and consideration

MAIN OFFICE BUILDING. In accordance with the adopted procurement policy for the Lumber Yard Project, the Executive Director has engaged MI Remodelers to perform assessment and preparation of the building for the replacement of the existing and former window locations. This results in three initial contracts;

1. Repair and Preparation. Four sources were contacted regarding the necessary repairs and preparation for replacement of the windows. This work includes interior removal and repair of rotten wood areas, and the repair of framing.

   Recommendation: Approve the agreement from MI Remodelers at a cost not to exceed $9,740, subject to all negotiated credits/change orders for adjusted work resulting from conditions found after commencement and not available during initial inspections.

2. Window Material Package. It was discovered that all of the firms contacted for pricing on replacing the windows in the office were charging a surcharge for the actual windows. The lowest secured price was in excess of $17,000. The Director elected to price the window package directly and this lowered the material price to $6,261.24

   Recommendation: Approve the window package and quote from Dillman & Upton in Rochester Michigan, in the amount of $6,261.24, plus all tabs and hangers necessary for installation, resulting in a estimated cost not to exceed of $6,600.

3. Window Installation: In the same manner as when TBD Construction was onsite, there is a cost saving for mobilization and timing to retain MI Remodelers for the installation of the window package. This work would also include further inspections for the roofing, clear out of the extra debris, and recommendations for foundation and parapet work.

   Recommendation: Award a single source contract to MI Remodelers for the installation of the window package at a cost not to exceed $6,700, including all necessary materials.

MAIN BARN, SUPPLY SHED, MARKET PAVILIAN. The Public Space Grant accepted by the Board calls for the repair and reconstruction of three areas that are in addition to the Main Office Building. These areas were budgeted within the original scope for the grant, and have been include in design phases of the revenue and public programming aspects deriving from the pre-purchase charettes and input from the community. To get this work moving, and to avoid the expected up-charging upon a blind proposal process, the Director has invited multiple firms to inspect and propose necessary work to repair and perform necessary carpentry work to allow for the structures to stabilized and re-roofed. This work would include repairs to foundations, beams, roof supports, truss sistering, re-sheating, and material reclamation. The work would be fully performed according to permits and inspection from the building department and in accord with the Zoning Compliance Permit issued by the village.

This is not site planning, which is also concurrently moving forward, rather, the necessary repair work to stabilize and get the structures to the point where the public use(s) can be defined and final plans developed.

There are three main quotes:

ELS CONSTRUCTION, INC. Ed Sickmiller Lake Orion, Michigan	$478,430 total cost, includes all materials and labor
AMERICAN METIAL ROOFS, INC Clare Marble Flint, Michigan	$398,864 excludes foundations, materials and structural
MICKEYS CONSTRUCTION Mike Bartos Ortonville, Michigan	$407,000 MIKES FULL PROPOSAL IS COMING SUNDAY

THE DIRECTOR WILL MAKE A RECOMMENDATION FOLLOWING

CONFIRMATION OF THE FINAL SCOPE AND BOARD DISCUSSION AT THE MEETING

FINANCIAL IMPACT:

Funding for the repairs and windows in the Main Office will be a charged to the grant line of GL 248-726-980-001 at a cost not to exceed

Funding for the Main Barn and other structure repairs will be allocated in part to the grant GL 248-726-980-002 and in part from the tax exempt fund balance.

RECOMMENDED MOTION(S)

WINDOWS.

1. To accept and approve an agreement with MI Remodelers LLC for the all necessary repair and preparation work in the Main Office at a cost not to exceed $9,740, with funding from GL 248-726-980-001

2. To accept and approve the quote of Dillman & Upton for a complete window package for the Main Office at a cost not to exceed $6,600 with funding from GL 248-726-980-001.

3. To accept and approve an agreement with MI Remodelers LLC for the installation of windows, including all additional materials and coordinating repairs, at a cost not to exceed $6,700 with funding from GL 248-726-980-001

RECONSTRUCTION CONTRACT

RECOMMENDATION TO BE MADE AT THE MEETING

Village of Lake Orion
EST 1859

Village of Lake Orion
21 E. Church Street
Lake Orion, Michigan 48362
Tel 248.693.8391
Fax 248.693.5874
www.lakeorion.org

PERMIT: ZONING COMPLIANCE

215 S. Broadway (Orion Lumberyard)

Zoning District: MU, Mixed Use
Land Use: Vacant / Mixed-Use / Public
Parcel ID: 09-11-228-020 & 09-11-228-016

Permit #: Z-25-06

Permitted Project:

1. "Retail" (former office building) – Remove and replace siding, doors, and windows only.
2. "Event Barn," "Market Shed," and "Trailhead" – Repair / replace roof only, including decking and sheathing.

Conditions of Approval:

1. The work shall be limited to the four (4) areas described in the application, as noted above, and highlighted on the plans received by the Village on April 1, 2025.
2. No site work, change of use or occupancy, or structural changes are permitted that would modify the size or significantly alter the character of the existing structures or site; **any such work beyond minor repairs or permitted, above-ground demolition and site clearing activities shall be reviewed and approved as necessary by the Village Planning Commission and/or Zoning Administrator.**
3. The applicant shall obtain the necessary building and/or trades permits from the Orion Township Building Department prior to commencing any work and adhere to all registration, application, design, construction, and inspection requirements of the Building Official.
4. The applicant shall contact MISS DIG at least 72 hours before beginning any excavation; **no excavation is permitted at this time.**
5. **The applicant shall notify the Village of any modifications to the proposed work**.

Issued to: Owner
Lake Orion Downtown Development Authority
118 N. Broadway
Lake Orion, MI 48362

Issued by:

Darwin McClary
Village Manager / Zoning Administrator

Date: April 3, 2025

Questions? Contact the Village Planning & Zoning Coordinator: zoning@lakeorion.org or (248)-693-8391 x 107

MI REMODELERS
THE INTEGRITY GUYS
www.miremodelers.com

Builder's Agreement 13739-9

Issue Date March 25, 2025

APPROVED

PREPARED BY

Gary Muehling
MI Remodelers - The Integrity Guys
(888) 544-7366
mail@miremodelers.com
125 Walnut Blvd, Rochester, MI 48307, USA

PREPARED FOR

Matthew
Matthew Gibb (Lake Orion)
(248) 464-0307
gibb@downtownlakeorion.org
215 South Broadway Street, Lake Orion MI 48362

BUILDER'S AGREEMENT DETAILS

215 South Broadway Street, Lake Orion MI 48362

Owner and Contractor agree as follows:
(project continues on additional sheets)

Owner(s) agrees that this Agreement, in its entirety (including the terms and conditions on the back page and attached sheets) constitutes the entire understanding between the parties, and there are no verbal understandings or changes that modify any of the terms of this Agreement. This agreement may not be changed, or its terms modified or varied in any way unless such changes are in writing and signed by both Owner(s) and the Contractor. Owner hereby acknowledges that Owner(s) has/have read the entire Agreement and has received a completed, signed and dated copy of this Agreement, including the two accompanying Notice of Cancellation forms, on the date first written above. Owner(s) acknowledge that he or she was orally informed of his or her right to cancel this transaction. Pdf or other electronic signature is the same as an original signature.

Buyers Right to Cancel: You, the Buyer(s) may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the accompanying Notice of Cancellation form for an explanation of this right. Additionally, the seller is prohibited from having an independent courier or other third party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction.

MICHIGAN HOME SOLICITATION SALES ACT rescission cut off date: 28th day of March 2025

IN WITNESS WHEREOF the parties have here unto signed their name(s) this: 25th day of March 2025

DESCRIPTION	TOTAL

Demolition, Structural Carpentry & Window / Door Package
Choose from the following options

Rough Carpentry & Demolition

- Install temporary walls to support load bearing walls being altered
- Carefully remove existing windows for changes specified below
- Cut out wall studs & sheathing to accomplish window / wall changes
- Cut out entire 14ft back facing wall to open for large patio door / accordion door
- Install 2 ply headers for 5 - 7ft x 5ft rough openings on wall facing trail
- Install 2 ply header for 13ft x 7ft rough opening
- Install jack / king studs
- Install OSB on exterior / temp weather in with house wrap / tape
- Cleanup / haul away

Discount

TOTAL **$9,790.00**

Contract Terms:
50% due upon acceptance
25% due at completion of demo
15% due at 50% point
10% due at 100% completion

Payment Options: We accept cash, check, CashApp, PayPal, Zelle and credit. If using a credit card, PayPal or CashApp a 5% fee will be applied to the total amount being charged. Financing also available upon request.

Lead Time: We are currently 8-12 weeks out from acceptance to beginning work depending on the type of project, size, material availability, weather and our timeliness in completing projects we have already committed to.

Job Duration: We expect the project to take roughly 4-6 weeks, from start to finish.

Additional costs that may be required and are outside of our control: Permit Fees, Design Fees, Blueprint Fees, Rendering/Visualization Fees, Survey Fees, Structural Engineering and Administrative Fees are in addition to the price. Any additional work that is not mentioned is in addition to the price and will require a change order. Actual costs vary.

Change Orders: all changes or additional work must be requested, approved, and documented prior to beginning of job. Additional work requested during job will be subject to price increases depending on scale of work requested. Change orders can delay completion, change flow of projects, and create scheduling issues with customers on the calendar. Payment for change orders are due in full upon acceptance.

Unforeseen Additional Cost: Pre-existing structures that have unforeseen expenses may result in an increase in final costs.
Costs will be discussed and explained to customer prior to additional work being started. Due to liability concern, all necessary work and material structurally needed is non-negotiable.

Scheduling: Start dates can vary due to current projects being delayed or ahead of schedule. Scheduling will be communicated to customer as start date becomes closer. The customer upholds the promise to pay for work agreed upon and is subject to a 10% of total job penalty if work agreement is terminated after work begins. Beginning of work includes but not limited to: blueprints, drawings, permitting, material ordered, material delivered, or physical workers on site to begin work.

We cannot be responsible for delays that are outside of our control including but not limited to delays caused by: building department and inspection availability, plan review, material suppliers, material manufacturers, COVID, weather and other unforeseen circumstances (natural disasters, shortage of materials, etc.). These situations are out of our control and the delays will not be considered breach of contract. We reserve the right to stop work if payments are not received up to date and will be entitled to keep any payment already received.

Quote cost is based on approximate measurements taken during the time of initial estimate. A trained project manager will do a site visit and confirm all measurements. Additional cost may apply for variations. Owner agrees that if during the course of this contract the cost of materials increases because of tariffs or governmental action or for any reason not in the direct control of contractor, contractor may adjust the price of this contract and pass on the increased cost to owner.

A residential builder or a residential maintenance and alteration contractor is required to be licensed under article 24 of the occupational code, 1980 PA 299, MCL 339.2401 to 339.2412. MI Remodelers, LLC is a licensed residential builder with License Numbers 262000426 & 262100103.

Upon acceptance, this Estimate becomes an accepted Offer (a contract) for services and all parties are bound to the terms and conditions stated herein.

1. Entire Agreement — This document states the entire agreement between the Owner and Contractor. NO REPRESENTATIONS, PROMISES, OR WARRANTIES, EXPRESS OR IMPLIED, HAVE BEEN MADE BY THE CONTRACTOR TO THE OWNERS EXCEPT THOSE THAT ARE STATED IN THIS CONTRACT. This agreement cannot be changed by any conversations between the Owner and Contractor. Any changes in this contract must be in writing and signed by the Owner and Contractor, MI Remodelers, LLC.
2. Assignment — It is further agreed that the Contractor shall have the right at any time to sell, transfer or assign this contract and the monies to be paid under the contract. In the event of such assignment, the Owner hereby agrees that he has no defense in whole or in part to the payment of the sum agreed by him as evidenced by his signature hereon. Upon failure to pay as agreed, the entire balance shall accelerate and become due and payable immediately.
3. Resultant Damages / Contractor Liability — Contractor shall not be liable for the following: (l) any resultant damages to premises or material located on the premises, (2) any damage to trees, shrubs, flowers, grass, or landscaping, (3) shades, blinds, or any other window treatments not fitting into the openings after work is completed; however, this does not mean that they will not fit, but it does happen on certain types of installations, (4) any caulk fumes or any other fumes caused by building materials Contractor provides, (5) any code violations existing at the time of this Agreement, (6) any window AC units, alarms, or security bars, and Contractor is not responsible for reconnecting or fitting these items, (7) alarms or doorbells except that in the event that Contractor damages Owner's doorbell, Contractor will attempt to replace it with a wireless doorbell kit. Contractor will reinstall satellite dishes to the best of its ability, but Owner is responsible for contacting provider to restore service. Many homes are not square. It is not Contractor's responsibility to change the structure of Owner's home. Some homes have rafters that do not line up, creating an appearance of sagging, Contractor is not responsible for correcting this look.

Contractor does not warranty against any paint dings, dents, nicks, nail pops, paint scraping, or flaking. Contractor is not responsible for cleaning debris or resultant damage to unprotected property in attic. Contractor does not do any painting, decorating or wood finishing. If replacement of joists or beams is necessary, there will be an additional charge for this labor and materials. Owner shall expect to lose a certain amount of glass space/daylight opening when installing replacement windows. If, due to size limitations, we are unable to make the windows with triple panes, we will substitute with double pane energy efficient Energy Star compliant glass. The U-Value could be higher. When any work is performed, Owner shall expect paint, plaster, drywall to crack or loosen. Owner shall expect a certain amount of debris in attic associated with roof work. Michigan Uniform Energy Code requires a thermal barrier with a minimum R-Value of 3 for roof/ceiling assemblies of any new construction homes in zones 2 & 3, and a minimum R-Value of 30 for all new construction homes in zone 1. Because the aforementioned Energy Code is the accepted standard for new construction, MI Remodelers will not be responsible for any moisture transfer that may occur, or ice damming caused by insufficient insulation, in any attic area located under a roof system installed by MI Remodelers, LLC. Measurements contained in the Agreement are good for pricing ONLY. Doorwalls come in standard sizes. At the time of install, there could be adjustments made to your opening. If Owner requests a special order doorwall at the time of install, they agree to pay an additional price. Trained measure-men take actual measurements. In the event that a dumpster is needed for removal of debris, Owner agrees to have such dumpster placed in his or her driveway. Contractor is not responsible for any damage the dumpster may cause to the driveway. In order to install a roof properly, if Owner has existing gutter protection, we will reinstall to the best of our ability. Gutter helmet warranty will be voided. We are not responsible for manufacturer’s warranty issues.

Contractor is not responsible for reconnecting alarms or security bars. From time to time, drilling through or removal of aluminum/wood siding/brick may be necessary. MI Remodelers, LLC will, in its judgment, use the closest matching mortar for brick and a wood plug for some types of siding/drywall (where needed).

4. WARRANTY

A. MI Remodelers, LLC warrantees its workmanship pursuant to the job specifications for up to one year from completion. Materials are warranted pursuant to the manufacturer’s limited warranty. CONTRACTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED AND EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

B. Exclusivity — The parties agree that the sole and exclusive remedy against Contractor for any defective work shall be limited to the repair or replacement of defective labor and/ or materials, provided Contractor is promptly notified in writing of any defect as required herein and contractor has been paid in full. This exclusive remedy shall not be deemed to have failed its essential purpose so long as Contractor is willing and able to repair and replace the defective labor and/or materials.

C. Scope — The warranty described in this paragraph shall be IN LIEU OF any other warranty, express or implied, including but not

limited to any implied warranty of MERCHANTABILITY or FITNESS for a particular purpose. Furthermore, the following ite
expressly excluded from coverage by this warranty:

D. Claim by owner — If the Owner has a claim under this warranty, the Owner must notify MI Remodelers, LLC, in writing within 30 (thirty) days of the first appearance of the defect.

E. Effective date — Full payment of all amounts due under this contract is a condition precedent to Contractor's duty to perform any work under this warranty.

F. Due to changes in technology, colors, and styles, MI Remodelers, LLC may, at its option, change to a product line of similar or higher quality. Colors may vary slightly.

G. This warranty is not transferable.

5. Contraction or expansion of building or grade shall not be construed as defects under this warranty. MI Remodelers, LLC cannot be responsible for cracked/damaged concrete. Cracks that might appear in the PreCast Stone or cement work following installation which is caused by weather conditions and/or any other act of nature outside of the reasonable control of Contractor, MI Remodelers, LLC are not covered.
6. Gutters are designed to divert water. A small amount of water escaping is part of the normal operation of a gutter. Drip edge is not part of siding and trim, it is part of the roof. It diverts water into the gutters.
7. MI Remodelers is not responsible for normal wear and tear, and failures caused by Owner's failure to perform ordinary maintenance.
8. MI Remodelers, LLC is not a licensed electrical contractor and although in the course of performance of this contract we may disconnect or pull away an electrical outlet or box, it is the responsibility of the owner to have a licensed electrical contractor or utility restore it.
9. MI Remodelers, LLC cannot be responsible for ICE DAMS. Ice dams are formed on the roof and are not a result of the gutter guard product. Debris settling on top of the gutter guard is normal operation. Leaves, helicopters, etc. settling on top of the gutter guard will not impede the performance of the product and should decompose over time. See Ice Dam brochure for more information.
10. MI Remodelers, LLC is not responsible for any nail pops or drywall damage due to the installation of any roofing, siding, windows, gutters, or insulation. This agreement does not include, unless expressly specified, any and all mold, asbestos and lead testing, abatement, removal or cleaning. If mold, asbestos or lead are found existing on the premises, any and all cost to test, abate, remove, or clean shall be paid by Owner as an extra. In addition, any warranty given to Owner under this contract does not include the cost to abate, remove, or clean mold, asbestos and lead that may be found on the premises in the future.
11. If satellite dish must be removed in order to complete the specified work, homeowner may need to have dish re-aligned. MI Remodelers, LLC cannot be responsible for any fees charged by your service provider.
12. Time for performance — It is understood by all parties that time is of the essence for this project, and all work contracted for shall be performed at a mutually agreeable time as soon as scheduling, materials, and weather conditions permit. Contractor shall not be liable for delays caused by strikes, weather conditions, delay in obtaining material, illness, transportation failure, permits, governmental orders or other causes beyond its control. Owner agrees to make available to the Contractor access to electrical service and running water. Owner further agrees that they are responsible for any electrical service charges, or water costs that are used by Contractor in the course of performance of this contract.
13. Stipulated Damages — If the Owner cancels, rescinds, or otherwise terminates this contract after the expiration of the applicable cancellation period provided for in this contract, if any, then the Contractor will incur (l) costs in preparation, and (2) damages, including lost profits that are difficult to determine. The parties agree that the following formula is a reasonable estimate of the actual damages that the Contractor will suffer if the Owner does not allow Contractor to perform this contract. Owner agrees to pay as liquidated damages:

A. 1/3 of the contract price and

B. Contractor's actual cost for any custom ordered products made for Owner's job, if any.

C. Interest — Any sums herein, which are not paid when due shall bear interest at the highest legal rate, not to exceed one and one half percent per month (18% per annum).

14. Arbitration of Disputes — Contractor and Owner agree that any and all disputes, claims, or controversies (hereafter referred to as a "Claim") arising under or relating to this agreement and any related documents, loans, security instruments, accounts or notes, including by way of example and not as a limitation: (i) the relationships resulting from this Agreement and the transactions arising as a result thereof; (ii) the terms of this Agreement; or (iii) the validity of this Agreement or the validity or enforceability of this arbitration agreement, shall be subject to binding arbitration to be determined by one (1) arbitrator, in accordance with and pursuant to the American Arbitration Association under its construction industry arbitration rules of the American Arbitration Association ("AAA"), to be held and arbitrated in the judicial district in which Owner resides. Owner agrees that he or she will not assert a Claim on behalf of, or as a member of, any group or class. The findings of the arbitrator shall be final and binding on all parties to this Agreement. Each party shall otherwise be responsible for its own fees and costs, unless otherwise determined by the arbitrator. This agreement to arbitrate and any award, finding, or verdict of or from the arbitration, will be specifically enforceable under the prevailing law of any court having jurisdiction. Notice of the demand for arbitration will be filed by the party asserting the Claim with the other party to this Agreement and with AAA. The demand for arbitration shall be made within a reasonable time after the Claim in question has arisen, and in no event shall any such demand be made after one year from the date contractor stops working on the project or the completion of the project, whichever is sooner. Any arbitration proceeding brought under this Agreement, and any award, finding, or verdict of or from such proceeding shall remain confidential among the parties and shall not

be made public. Further information may he obtained and claims may be filed at any office of the American Arbitrati 1-800-778-7879, www.adr.org, or by mail at 1633 Broadway, New York, NY 10019. For purposes of this arbitration paragraph "Contractor" includes all of Contractor's employees and officers.

Both Owner and Contractor are hereby agreeing to choose arbitration, rather than litigation or some other means of dispute resolution, to address their grievances or alleged grievances. The parties believe this will allow a faster and more cost-effective method of addressing a Claim. By entering into this Agreement and this arbitration provision, both parties are giving up their constitutional right to have any dispute decided in a court of law before a jury, and instead are accepting the use of arbitration, other than as set forth immediately below.

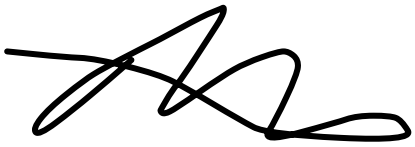
Notwithstanding anything herein to the contrary, Contractor retains the option to use judicial or non-judicial relief to enforce the monetary obligation represented by this Agreement. Such judicial relief would take the form of a lawsuit. The institution and maintenance of such an action for judicial relief in a court to foreclose upon any collateral or to enforce or collect upon a monetary debt or judgment shall not constitute a waiver of the right of any party to compel arbitration of any Claim subject to arbitration in this Agreement, including the filing of a counterclaim by Owner in a suit brought by Contractor pursuant to this arbitration provision.

15. Permits — Contractor agrees to pull any necessary permits for the work described in this Agreement. Owner agrees to pay for the actual costs of the permit and any necessary inspections. Contractor will bill Owner for these charges. Owner authorizes Contractor to apply for building permits on Owner's behalf from the city, village or township where the property is located. Owner gives Contractor permission, and appoints Contractor, to sign Owner's name to the building permit application for the work in this Agreement. Owner authorizes Contractor to proceed with the installation while the application for a permit is pending. If the city, village, or township where the property is located requires code updates (such as smoke detectors) Owner must pay for those expenses. The current price for smoke detectors including installation is $200.00. Contractor is not responsible for code violations that exist prior to the date of installation. If the property is subject to other regulations that would affect the ability of the Owner to install the materials covered by this Agreement because of deed restrictions, a homeowners' association, a Historic District Commission or any other reason, then Owner is solely responsible for notifying Contractor of these restrictions and assuring that those regulations or restrictions have been satisfied.
16. Notices — All notices and other communications required or permitted under this agreement will be in writing and will be deemed given when delivered personally or by mail, addressed as follows: If to Contractor, 90 Creekwood Dr, Lake Orion, 48362. If to Purchaser, to the name and address on the reverse on this contract.
17. I/we authorize MI Remodelers, LLC to obtain a copy of my/our credit file. This information will be used for obtaining credit for a loan or for a possible refinance through one or more of MI Remodelers, LLC preferred financial lenders.
18. I/we authorize MI Remodelers, LLC, its affiliates, and financial lenders to call at any time for the purpose of soliciting home improvements and/or possible loans through one or more of MI Remodelers, LLC preferred financial lenders and/or home improvement partners. I/we understand that our phone number may be on the National Do Not Call list and I/we give our permission to be contacted by MI Remodelers, LLC, its home improvement partners, and preferred financial lenders.
19. Contractor's rights upon discovering estimating error — If Contractor finds upon final measure that an estimating mistake has been made by Contractor's sales person, Contractor reserves the right to cancel this contract by giving owner notice of cancellation within 15 business days of discovery of the error.
20. Existing code violations — Contractor shall not be responsible for any code violations existing at the time of this contract.
21. Financing denial — Contract is voidable if credit is denied by all MI Remodelers, LLC financing resources. This does not include cash orders. If order was originally written as a cash order and Owner wants to secure financing at a later date, the cash contract remains in full force until credit is approved and all specifications and requirements of the financial institution have been met.
22. Severability — Whenever possible, each provision of this agreement shall be interpreted in such a way as to be effective and valid under applicable law. If any provision is prohibited by or invalid under applicable law, it shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this agreement.
23. Attorney Fees — Should Contractor require the services of an attorney for the enforcement of any provision of this agreement, Owner agrees to pay Contractor's actual attorney fees and costs.
24. Interest — Any sums herein, which are not paid when due shall bear interest at the highest legal rate not to exceed 1.5% per month from the date of original installation.
25. Owner agrees not to commence any action or suit (whether Statutory, Common Law, Federal, State, or otherwise) or arbitration proceeding relating to this agreement or arising under this contract or any cause of action whatsoever more than ONE YEAR after the accrual of the cause of action whichever is earlier, and waive any Statute of Limitations to the contrary.

NOTICE OF CANCELLATION - You may cancel this transaction, without any penalty or obligation, within 3 (three) business days from the date on this contract as indicated on the reverse side. If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 (ten) business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled. If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you do make the goods available to the seller and the

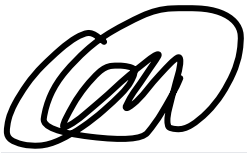
seller does not pick them up within 20 (twenty) days of the date of your notice of cancellation, you or dispose of the goods without any further obligation. If you fail to make the goods available to the seller or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice to MI Remodelers, LLC, 90 Creekwood Dr., Lake Orion, MI 48362, not later than Midnight on the third business day following the signing of the contract.

The above specifications, costs, and terms are hereby accepted.



March 25, 2025 at 1:14 PM EDT

MATTHEW GIBB | **DATE**



March 25, 2025 at 1:15 PM EDT

GARY MUEHLING | **DATE**

ANDERSEN WINDOWS & DOORS

SOLD BY:

Dillman & Upton Lumber Rochester
607 Woodward Ave
Rochester, MI 48307-1175
Fax: 248-651-0757

SOLD TO:

CREATED DATE
3/31/2025

LATEST UPDATE
4/1/2025

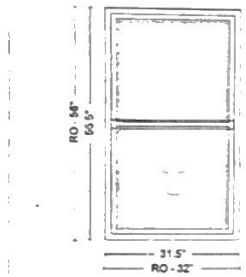
OWNER
Kyle Misener

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
MI Remodelers	MI Remodelers	7292846		

ORDER NOTES:

DELIVERY NOTES:



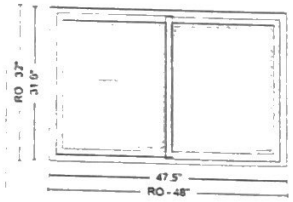
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	4	Fixed/Active	32x56 Single Hung	$571.92	$2,287.68

RO Size: 32" x 56" **Unit Size: 31 1/2" x 55 1/2"**

100SHS 2' 7 1/2"X4' 7 1/2", Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS 31.5 x 55.5 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	28.0000	24.0390	4.67420



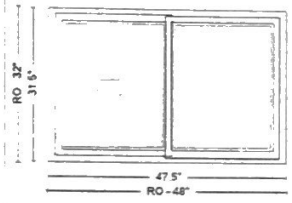
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	Active/Stationary (XO)	48x32 Slider	$516.94	$516.94

RO Size: 48" x 32" **Unit Size: 47 1/2" x 31 1/2"**

100GXO 3' 11 1/2"X2' 7 1/2", Unit, 100 Series Gliding XO/OX, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Active/Stationary (XO), Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Gliding XO/OX, 100GXO 47.5 x 31.5 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	20.0390	28.0000	3.89650



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	5	Active/Stationary (XO)	72x56 Slider	$516.94	$2,584.70

RO Size: 48" x 32" **Unit Size: 47 1/2" x 31 1/2"**

100GXO 3' 11 1/2"X2' 7 1/2", Unit, 100 Series Gliding XO/OX, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Active/Stationary (XO), Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Full Screen, Fiberglass

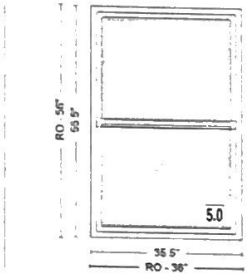
Insect Screen 1: 100 Series Gliding XO/OX, 100GXO 47.5 x 31.5 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	20.0390	28.0000	3.89650

Item	Qty	Operation	Location	Unit Price	Ext. Price
400	1		None Assigned	$300.00	$300.00

RO Size: **Unit Size:**

Flashing Allowance
Flashing Tape and Flex Tape



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	1	Fixed/Active	36x56	$571.92	$571.92

RO Size: 36" x 56" **Unit Size: 35 1/2" x 55 1/2"**

100SHS 2' 11 1/2"X4' 7 1/2", Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS 35.5 x 55.5 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	32.0000	24.0390	5.34200

SUB-TOTAL:	$6,261.24
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	~~$357.67~~
TOTAL:	~~$6,618.91~~

CUSTOMER SIGNATURE_____ DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

The Home Depot Special Order Quote

Customer Agreement #: H2743-198419
Printed Date: 3/31/2025

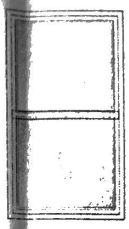
Customer:	JEREMY RICHERT
Address:	21 E.CHURCH ST. LAKE ORION, MI 48362
Phone:	248-693-8391
Email:	RICHERTJ@LAKEORION.ORG

Store:	2743
Associate:	ALAINA
Address:	2600 S Lapeer Rd Lake Orion, MI 48360
Phone:	(248)393-9990

Pre-Savings Total:	$6,042.96
Total Savings:	($0.00)
Pre-Tax Price:	$6,042.96

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

ANDERSEN WINDOWS & DOORS



RO Size = 32 1/2" x 56 1/2"
Unit Size = 32" x 56"

Catalog Version 274

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	100 Series Single-Hung Equal Sash, Fixed/Active, 32 x 56, Black w/Black Sash / Frame: Black Black, Auto Lock Hardware	32 x 56 Hung	$514.71	$514.71	4	$0.00	$2,058.84
	Unit 100 Total:		$514.71	$514.71		$0.00	$2,058.84

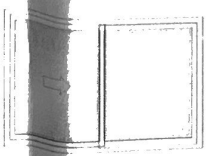
Begin Line 100 Description

---- Line 100-1 ----

100 Series Single-Hung
Overall Rough Opening = 32 1/2" x 56 1/2"
Overall Unit = 32" x 56"
Installation Zip Code = 48362
U.S. ENERGY STAR® Climate Zone = Northern
Enhanced Performance = No
Search by Unit Code = No
Standard Width = Custom
Standard Height = Custom
Frame Width = 32
Frame Height = 56
Frame Option = 1 3/8" Setback
Venting / Handing = Fixed/Active
Drywall Access = No
Exterior Frame Color = Black
Exterior Sash / Panel Color = Black
Interior Frame Finish Color = Black
Interior Sash / Panel Finish Color = Black
Glass Construction Type = Dual Pane
Glass Option = Low-E
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Glass / Grille Spacer Color = Stainless
None
Hardware Style = Auto Lock
Lock Hardware Style = Andersen 100 Series
Number of Sash Locks = 1
Lock Hardware Color/Finish = Black
Window Opening Control Device = No
Insect Screen Type = None
Installation Material Options = No
Re-Order Item = No
Room Location = 32 x 56 Hung
Unit U-Factor = 0.3
Unit Solar Heat Gain Coefficient (SHGC) = 0.31
Unit CPD Number = AND-N-80-02533-00001
U.S. ENERGY STAR® Certified = No
Clear Opening Width = 28.5
Clear Opening Height = 24.289
Clear Opening Area = 4.8072
SKU = 1008729623
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 02/24/2025
SKU Description = S/O 100S
SINGLEHUNG/GLIDING WINDOW

End Line 100 Description

ANDERSEN WINDOWS & DOORS



RO Size = 48 1/2" x 32 1/2"
Unit Size = 48" x 32"

Catalog Version 274

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	100 Series Gliding XO/OX, Active/Stationary (XO), 48 x 32, Black w/Black Sash / Frame: Black Black, Auto Lock Hardware	48 x 32 Slider	$465.57	$465.57	1	$0.00	$465.57
	Unit 200 Total:		$465.57	$465.57		$0.00	$465.57

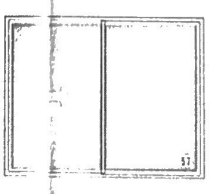
Begin Line 200 Description

---- Line 200-1 ----

100 Series Gliding XO/OX
Overall Rough Opening = 48 1/2" x 32 1/2"
Overall Unit = 48" x 32"
Installation Zip Code = 48362
U.S. ENERGY STAR® Climate Zone = Northern
Enhanced Performance = No
Search by Unit Code = No
Standard Width = Custom
Standard Height = Custom
Frame Width = 48
Frame Height = 32
Frame Option = 1 3/8" Setback
Venting / Handing = Active/Stationary (XO)
Exterior Frame Color = Black
Exterior Sash / Panel Color = Black
Interior Frame Finish Color = Black
Interior Sash / Panel Finish Color = Black
Glass Construction Type = Dual Pane
Glass Option = Low-E
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Glass / Grille Spacer Color = Stainless
None
Hardware Style = Auto Lock
Lock Hardware Style = Andersen 100 Series
Number of Sash Locks = 1
Lock Hardware Color/Finish = Black
Window Opening Control Device = No
Insect Screen Type = None
Installation Material Options = No
Re-Order Item = No
Room Location = 48 x 32 Slider
Unit U-Factor = 0.3
Unit Solar Heat Gain Coefficient (SHGC) = 0.31
Unit CPD Number = AND-N-81-02597-00001
U.S. ENERGY STAR® Certified = No
Clear Opening Width = 20.289
Clear Opening Height = 28.5
Clear Opening Area = 4.0155
SKU = 1008729623
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 02/24/2025
SKU Description = S/O 100S
SINGLEHUNG/GLIDING WINDOW

End Line 200 Description

ANDERSEN WINDOWS & DOORS



RO Size = 72" x 56 1/2"
Unit Size = 71 1/2" x 56"

Catalog Version 274

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	100 Series Gliding XO/OX, Active/Stationary (XO), 71.5 x 56, Black w/Black Sash / Frame: Black Black, Auto Lock Hardware	72 x 56 Slider	$703.71	$703.71	5	$0.00	$3,518.55
	Unit 300 Total:		$703.71	$703.71		$0.00	$3,518.55

Begin Line 300 Description

---- Line 300-1 ----

100 Series Gliding XO/OX
Overall Rough Opening = 72" x 56 1/2"
Overall Unit = 71 1/2" x 56"
Installation Zip Code = 48362
Interior Sash / Panel Finish Color = Black
Glass Construction Type = Dual Pane
Glass Option = Low-E
High Altitude Breather Tubes = No
Installation Material Options = No
Re-Order Item = No
Room Location = 72 x 56 Slider
Unit U-Factor = 0.3

MI REMODELERS
THE INTEGRITY GUYS
www.miremodelers.com

Builder's Agreement 13739-15

Issue Date March 27, 2025
Expires March 28, 2025
DECLINED

PREPARED BY
Gary Muehling
MI Remodelers - The Integrity Guys
(888) 544-7366
mail@miremodelers.com
125 Walnut Blvd, Rochester, MI 48307, USA

PREPARED FOR
Matthew Gibb, Executive Director
Lake Orion Downtown District Authority
(248) 464-0307
gibb@downtownlakeorion.org
215 South Broadway Street, Lake Orion MI 48362

BUILDER'S AGREEMENT DETAILS

Lumberyard Project
215 South Broadway Street, Lake Orion MI 48362

Owner and Contractor agree as follows:
(project continues on additional sheets)

Owner(s) agrees that this Agreement, in its entirety (including the terms and conditions on the back page and attached sheets) constitutes the entire understanding between the parties, and there are no verbal understandings or changes that modify any of the terms of this Agreement. This agreement may not be changed, or its terms modified or varied in any way unless such changes are in writing and signed by both Owner(s) and the Contractor. Owner hereby acknowledges that Owner(s) has/have read the entire Agreement and has received a completed, signed and dated copy of this Agreement, including the two accompanying Notice of Cancellation forms, on the date first written above. Owner(s) acknowledge that he or she was orally informed of his or her right to cancel this transaction. Pdf or other electronic signature is the same as an original signature.

Buyers Right to Cancel: You, the Buyer(s) may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the accompanying Notice of Cancellation form for an explanation of this right. Additionally, the seller is prohibited from having an independent courier or other third party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction.

MICHIGAN HOME SOLICITATION SALES ACT rescission cut off date: 1st day of April 2025

IN WITNESS WHEREOF the parties have here unto signed their name(s) this: 27th day of March 2025

DESCRIPTION	TOTAL

Window Packages (Material Only)
Choose from the following window material packages

Prices below include all material required to complete the exterior installation including:

- Low pressure foam insulation
- Shims
- Fasteners
- Window asphalt sill wrap
- Butyl tape
- Window tape
- Exterior trim
- Caulking

Please select 0 - 1 options

☐ Window Package - Economy +$11,250.00
ECONOMY window / package includes:
- All material to complete the installation
- Vinyl windows
- (4) 32x56 Hung
- (1) 48x32 Slider
- (5) 72x56 Slider
- White on White
- Double Pane
- Glass Package upgrade for energy efficiency
- Energy Star qualifiers

☐ Window Package - Integrity +$15,830.00
INTEGRITY window / package includes:
- All material to complete the installation
- Premium vinyl windows
- Made in Michigan
- Steel reinforced frames
- Beige on Beige
- Foam filled frames
- (4) 32x56 Hung
- (1) 48x32 Slider
- (5) 72x56 Slider
- White on White
- Triple Pane
- Glass Package upgrade for energy efficiency
- Energy Star qualifiers
- 50 Year Warranty
- These are the windows a big name company on TV refers to as SUPER WINDOWS

☐ Window Package - Integrity + +$17,674.00
INTEGRITY + window / package includes:
- All material to complete the installation
- Andersen 100 composite windows
- (4) 32x56 Hung
- (1) 48x32 Slider
- (5) 72x56 Slider
- Black on Black
- Double Pane
- Glass pack upgrades to meet Energy Star criteria (rebates available)

☐ Window Package - Ultimate +$23,190.00
ULTIMATE window / package includes:
- All material to complete the installation
- Andersen 400 wood windows
- Aluminum exterior clad
- Wood interior
- (4) 32x56 Hung
- (1) 48x32 Slider
- (5) 72x56 Slider
- Black exterior
- Double Pane
- Glass pack upgrades to meet Energy Star criteria (rebates available)

Contract Terms:
Payment due upon acceptance

17. I/we authorize MI Remodelers, LLC to obtain a copy of my/our credit file. This information will be used for obtaining or for a possible refinance through one or more of MI Remodelers, LLC preferred financial lenders.
18. I/we authorize MI Remodelers, LLC, its affiliates, and financial lenders to call at any time for the purpose of soliciting home improvements and/or possible loans through one or more of MI Remodelers, LLC preferred financial lenders and/or home improvement partners. I/we understand that our phone number may be on the National Do Not Call list and I/we give our permission to be contacted by MI Remodelers, LLC, its home improvement partners, and preferred financial lenders.
19. Contractor's rights upon discovering estimating error — If Contractor finds upon final measure that an estimating mistake has been made by Contractor's sales person, Contractor reserves the right to cancel this contract by giving owner notice of cancellation within 15 business days of discovery of the error.
20. Existing code violations — Contractor shall not be responsible for any code violations existing at the time of this contract.
21. Financing denial — Contract is voidable if credit is denied by all MI Remodelers, LLC financing resources. This does not include cash orders. If order was originally written as a cash order and Owner wants to secure financing at a later date, the cash contract remains in full force until credit is approved and all specifications and requirements of the financial institution have been met.
22. Severability — Whenever possible, each provision of this agreement shall be interpreted in such a way as to be effective and valid under applicable law. If any provision is prohibited by or invalid under applicable law, it shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this agreement.
23. Attorney Fees — Should Contractor require the services of an attorney for the enforcement of any provision of this agreement, Owner agrees to pay Contractor's actual attorney fees and costs.
24. Interest — Any sums herein, which are not paid when due shall bear interest at the highest legal rate not to exceed 1.5% per month from the date of original installation.
25. Owner agrees not to commence any action or suit (whether Statutory, Common Law, Federal, State, or otherwise) or arbitration proceeding relating to this agreement or arising under this contract or any cause of action whatsoever more than ONE YEAR after the accrual of the cause of action whichever is earlier, and waive any Statute of Limitations to the contrary.

NOTICE OF CANCELLATION - You may cancel this transaction, without any penalty or obligation, within 3 (three) business days from the date on this contract as indicated on the reverse side. If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 (ten) business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled. If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you do make the goods available to the seller and the seller does not pick them up within 20 (twenty) days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice to MI Remodelers, LLC, 90 Creekwood Dr., Lake Orion, MI 48362, not later than Midnight on the third business day following the signing of the contract.

The above specifications, costs, and terms are hereby accepted.

MATTHEW	**DATE**
GARY MUEHLING	**DATE**

Builder's Agreement 15759-17

Issue Date April 11, 2025
Expires April 12, 2025

PREPARED BY
Gary Muehling
MI Remodelers - The Integrity Guys
(888) 544-7366
mail@miremodelers.com
125 Walnut Blvd, Rochester, MI 48307, USA

PREPARED FOR
Matthew
Matthew Gibb (Lake Orion)
(248) 464-0307
gibb@downtownlakeorion.org
215 South Broadway Street, Lake Orion MI 48362

BUILDER'S AGREEMENT DETAILS

215 South Broadway Street, Lake Orion MI 48362

Owner and Contractor agree as follows:
(project continues on additional sheets)

Owner(s) agrees that this Agreement, in its entirety (including the terms and conditions on the back page and attached sheets) constitutes the entire understanding between the parties, and there are no verbal understandings or changes that modify any of the terms of this Agreement. This agreement may not be changed, or its terms modified or varied in any way unless such changes are in writing and signed by both Owner(s) and the Contractor. Owner hereby acknowledges that Owner(s) has/have read the entire Agreement and has received a completed, signed and dated copy of this Agreement, including the two accompanying Notice of Cancellation forms, on the date first written above. Owner(s) acknowledge that he or she was orally informed of his or her right to cancel this transaction. Pdf or other electronic signature is the same as an original signature.

Buyers Right to Cancel: You, the Buyer(s) may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the accompanying Notice of Cancellation form for an explanation of this right. Additionally, the seller is prohibited from having an independent courier or other third party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction.

MICHIGAN HOME SOLICITATION SALES ACT rescission cut off date: 11th day of April 2025

IN WITNESS WHEREOF the parties have here unto signed their name(s) this: 16th day of April 2025

DESCRIPTION

Professional Installation Services
Install client provided window units & lap siding

Including to supply all remaining materials for a complete job

Please select 0 - 2 options

☑ Window Installation
Assuming new construction windows were ordered with nail fin fixed

11 openings to set

Siding Installation
Wrap building with MI exclusive house wrap

No opening trims included

☐ Install LP SmartSide lap siding primed

Custom bend parapet wall metal flashing

Caulk & Seal

TOTAL **$6,600.00**

Contract Terms:
50% due upon acceptance
25% due at completion of windows
25% due at completion of siding

Payment Options: We accept cash, check, CashApp, PayPal, Zelle and credit. If using a credit card, PayPal or CashApp a 5% fee will be applied to the total amount being charged. Financing also available upon request.

Lead Time: We are currently 4-6 weeks out from acceptance to beginning work depending on the type of project, size, material availability, weather and our timeliness in completing projects we have already committed to.

Job Duration: We expect the project to take roughly 2-4 weeks, from start to finish.

Additional costs that may be required and are outside of our control: Permit Fees, Design Fees, Blueprint Fees, Rendering/Visualization Fees, Survey Fees, Structural Engineering and Administrative Fees are in addition to the price. Any additional work that is not mentioned is in addition to the price and will require a change order. Actual costs vary.

Change Orders: all changes or additional work must be requested, approved, and documented prior to beginning of job. Additional work requested during job will be subject to price increases depending on scale of work requested. Change orders can delay completion, change flow of projects, and create scheduling issues with customers on the calendar. Payment for change orders are due in full upon acceptance.

Unforeseen Additional Cost: Pre-existing structures that have unforeseen expenses may result in an increase in final costs.
Costs will be discussed and explained to customer prior to additional work being started. Due to liability concern, all necessary work and material structurally needed is non-negotiable.

Scheduling: Start dates can vary due to current projects being delayed or ahead of schedule. Scheduling will be communicated to customer as start date becomes closer. The customer upholds the promise to pay for work agreed upon and is subject to a 10% of total job penalty if work agreement is terminated after work begins. Beginning of work includes but not limited to: blueprints, drawings, permitting, material ordered, material delivered, or physical workers on site to begin work.

We cannot be responsible for delays that are outside of our control including but not limited to delays caused by: building department and inspection availability, plan review, material suppliers, material manufacturers, COVID, weather and other unforeseen circumstances (natural disasters, shortage of materials, etc.). These situations are out of our control and the delays will not be considered breach of contract. We reserve the right to stop work if payments are not received up to date and will be entitled to keep any payment already received.

Quote cost is based on approximate measurements taken during the time of initial estimate. A trained project manager will do a site visit and confirm all measurements. Additional cost may apply for variations. Owner agrees that if during the course of this contract the cost of materials increases because of tariffs or governmental action or for any reason not in the direct control of contractor, contractor may adjust the price of this contract and pass on the increased cost to owner.

A residential builder or a residential maintenance and alteration contractor is required to be licensed under article 24 of the occupational code, 1980 PA 299, MCL 339.2401 to 339.2412. MI Remodelers, LLC is a licensed residential builder with License Numbers 262000426 & 262100103.

Upon acceptance, this Estimate becomes an accepted Offer (a contract) for services and all parties are bound to the terms and

conditions stated herein.

1. Entire Agreement — This document states the entire agreement between the Owner and Contractor. NO REPRESENTATIONS, PROMISES, OR WARRANTIES, EXPRESS OR IMPLIED, HAVE BEEN MADE BY THE CONTRACTOR TO THE OWNERS EXCEPT THOSE THAT ARE STATED IN THIS CONTRACT. This agreement cannot be changed by any conversations between the Owner and Contractor. Any changes in this contract must be in writing and signed by the Owner and Contractor, MI Remodelers, LLC.
2. Assignment — It is further agreed that the Contractor shall have the right at any time to sell, transfer or assign this contract and the monies to be paid under the contract. In the event of such assignment, the Owner hereby agrees that he has no defense in whole or in part to the payment of the sum agreed by him as evidenced by his signature hereon. Upon failure to pay as agreed, the entire balance shall accelerate and become due and payable immediately.
3. Resultant Damages / Contractor Liability — Contractor shall not be liable for the following: (l) any resultant damages to premises or material located on the premises, (2) any damage to trees, shrubs, flowers, grass, or landscaping, (3) shades, blinds, or any other window treatments not fitting into the openings after work is completed; however, this does not mean that they will not fit, but it does happen on certain types of installations, (4) any caulk fumes or any other fumes caused by building materials Contractor provides, (5) any code violations existing at the time of this Agreement, (6) any window AC units, alarms, or security bars, and Contractor is not responsible for reconnecting or fitting these items, (7) alarms or doorbells except that in the event that Contractor damages Owner's doorbell, Contractor will attempt to replace it with a wireless doorbell kit. Contractor will reinstall satellite dishes to the best of its ability, but Owner is responsible for contacting provider to restore service. Many homes are not square. It is not Contractor's responsibility to change the structure of Owner's home. Some homes have rafters that do not line up, creating an appearance of sagging, Contractor is not responsible for correcting this look.

Contractor does not warranty against any paint dings, dents, nicks, nail pops, paint scraping, or flaking. Contractor is not responsible for cleaning debris or resultant damage to unprotected property in attic. Contractor does not do any painting, decorating or wood finishing. If replacement of joists or beams is necessary, there will be an additional charge for this labor and materials. Owner shall expect to lose a certain amount of glass space/daylight opening when installing replacement windows. If, due to size limitations, we are unable to make the windows with triple panes, we will substitute with double pane energy efficient Energy Star compliant glass. The U-Value could be higher. When any work is performed, Owner shall expect paint, plaster, drywall to crack or loosen. Owner shall expect a certain amount of debris in attic associated with roof work. Michigan Uniform Energy Code requires a thermal barrier with a minimum R-Value of 3 for roof/ceiling assemblies of any new construction homes in zones 2 & 3, and a minimum R-Value of 30 for all new construction homes in zone 1. Because the aforementioned Energy Code is the accepted standard for new construction, MI Remodelers will not be responsible for any moisture transfer that may occur, or ice damming caused by insufficient insulation, in any attic area located under a roof system installed by MI Remodelers, LLC. Measurements contained in the Agreement are good for pricing ONLY. Doorwalls come in standard sizes. At the time of install, there could be adjustments made to your opening. If Owner requests a special order doorwall at the time of install, they agree to pay an additional price. Trained measure-men take actual measurements. In the event that a dumpster is needed for removal of debris, Owner agrees to have such dumpster placed in his or her driveway. Contractor is not responsible for any damage the dumpster may cause to the driveway. In order to install a roof properly, if Owner has existing gutter protection, we will reinstall to the best of our ability. Gutter helmet warranty will be voided. We are not responsible for manufacturer’s warranty issues.

Contractor is not responsible for reconnecting alarms or security bars. From time to time, drilling through or removal of aluminum/wood siding/brick may be necessary. MI Remodelers, LLC will, in its judgment, use the closest matching mortar for brick and a wood plug for some types of siding/drywall (where needed).

4. WARRANTY

A. MI Remodelers, LLC warrantees its workmanship pursuant to the job specifications for up to one year from completion. Materials are warranted pursuant to the manufacturer’s limited warranty. CONTRACTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED AND EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

B. Exclusivity — The parties agree that the sole and exclusive remedy against Contractor for any defective work shall be limited to the repair or replacement of defective labor and/ or materials, provided Contractor is promptly notified in writing of any defect as required herein and contractor has been paid in full. This exclusive remedy shall not be deemed to have failed its essential purpose so long as Contractor is willing and able to repair and replace the defective labor and/or materials.

C. Scope — The warranty described in this paragraph shall be IN LIEU OF any other warranty, express or implied, including but not limited to any implied warranty of MERCHANTABILITY or FITNESS for a particular purpose. Furthermore, the following items are expressly excluded from coverage by this warranty:

D. Claim by owner — If the Owner has a claim under this warranty, the Owner must notify MI Remodelers, LLC, in writing within 30 (thirty) days of the first appearance of the defect.

E. Effective date — Full payment of all amounts due under this contract is a condition precedent to Contractor’s duty to perform any work under this warranty.

F. Due to changes in technology, colors, and styles, MI Remodelers, LLC may, at its option, change to a product line of similar or higher quality. Colors may vary slightly.

G. This warranty is not transferable.

5. Contraction or expansion of building or grade shall not be construed as defects under this warranty. MI Remodelers, LLC cannot be responsible for cracked/damaged concrete. Cracks that might appear in the PreCast Stone or cement work following installation

which is caused by weather conditions and/or any other act of nature outside of the reasonable control of Contracto Remodelers, LLC are not covered.

6. Gutters are designed to divert water. A small amount of water escaping is part of the normal operation of a gutter. Drip edge is not part of siding and trim, it is part of the roof. It diverts water into the gutters.
7. MI Remodelers is not responsible for normal wear and tear, and failures caused by Owner's failure to perform ordinary maintenance.
8. MI Remodelers, LLC is not a licensed electrical contractor and although in the course of performance of this contract we may disconnect or pull away an electrical outlet or box, it is the responsibility of the owner to have a licensed electrical contractor or utility restore it.
9. MI Remodelers, LLC cannot be responsible for ICE DAMS. Ice dams are formed on the roof and are not a result of the gutter guard product. Debris settling on top of the gutter guard is normal operation. Leaves, helicopters, etc. settling on top of the gutter guard will not impede the performance of the product and should decompose over time. See Ice Dam brochure for more information.
10. MI Remodelers, LLC is not responsible for any nail pops or drywall damage due to the installation of any roofing, siding, windows, gutters, or insulation. This agreement does not include, unless expressly specified, any and all mold, asbestos and lead testing, abatement, removal or cleaning. If mold, asbestos or lead are found existing on the premises, any and all cost to test, abate, remove, or clean shall be paid by Owner as an extra. In addition, any warranty given to Owner under this contract does not include the cost to abate, remove, or clean mold, asbestos and lead that may be found on the premises in the future.
11. If satellite dish must be removed in order to complete the specified work, homeowner may need to have dish re-aligned. MI Remodelers, LLC cannot be responsible for any fees charged by your service provider.
12. Time for performance — It is understood by all parties that time is of the essence for this project, and all work contracted for shall be performed at a mutually agreeable time as soon as scheduling, materials, and weather conditions permit. Contractor shall not be liable for delays caused by strikes, weather conditions, delay in obtaining material, illness, transportation failure, permits, governmental orders or other causes beyond its control. Owner agrees to make available to the Contractor access to electrical service and running water. Owner further agrees that they are responsible for any electrical service charges, or water costs that are used by Contractor in the course of performance of this contract.
13. Stipulated Damages — If the Owner cancels, rescinds, or otherwise terminates this contract after the expiration of the applicable cancellation period provided for in this contract, if any, then the Contractor will incur (l) costs in preparation, and (2) damages, including lost profits that are difficult to determine. The parties agree that the following formula is a reasonable estimate of the actual damages that the Contractor will suffer if the Owner does not allow Contractor to perform this contract. Owner agrees to pay as liquidated damages:

A. 1/3 of the contract price and

B. Contractor's actual cost for any custom ordered products made for Owner's job, if any.

C. Interest — Any sums herein, which are not paid when due shall bear interest at the highest legal rate, not to exceed one and one half percent per month (18% per annum).

14. Arbitration of Disputes — Contractor and Owner agree that any and all disputes, claims, or controversies (hereafter referred to as a "Claim") arising under or relating to this agreement and any related documents, loans, security instruments, accounts or notes, including by way of example and not as a limitation: (i) the relationships resulting from this Agreement and the transactions arising as a result thereof; (ii) the terms of this Agreement; or (iii) the validity of this Agreement or the validity or enforceability of this arbitration agreement, shall be subject to binding arbitration to be determined by one (1) arbitrator, in accordance with and pursuant to the American Arbitration Association under its construction industry arbitration rules of the American Arbitration Association ("AAA"), to be held and arbitrated in the judicial district in which Owner resides. Owner agrees that he or she will not assert a Claim on behalf of, or as a member of, any group or class. The findings of the arbitrator shall be final and binding on all parties to this Agreement. Each party shall otherwise be responsible for its own fees and costs, unless otherwise determined by the arbitrator. This agreement to arbitrate and any award, finding, or verdict of or from the arbitration, will be specifically enforceable under the prevailing law of any court having jurisdiction. Notice of the demand for arbitration will be filed by the party asserting the Claim with the other party to this Agreement and with AAA. The demand for arbitration shall be made within a reasonable time after the Claim in question has arisen, and in no event shall any such demand be made after one year from the date contractor stops working on the project or the completion of the project, whichever is sooner. Any arbitration proceeding brought under this Agreement, and any award, finding, or verdict of or from such proceeding shall remain confidential among the parties and shall not be made public. Further information may he obtained and claims may be filed at any office of the American Arbitration Association, 1-800-778-7879, www.adr.org, or by mail at 1633 Broadway, New York, NY 10019. For purposes of this arbitration paragraph “Contractor” includes all of Contractor’s employees and officers.

Both Owner and Contractor are hereby agreeing to choose arbitration, rather than litigation or some other means of dispute resolution, to address their grievances or alleged grievances. The parties believe this will allow a faster and more cost-effective method of addressing a Claim. By entering into this Agreement and this arbitration provision, both parties are giving up their constitutional right to have any dispute decided in a court of law before a jury, and instead are accepting the use of arbitration, other than as set forth immediately below.

Notwithstanding anything herein to the contrary, Contractor retains the option to use judicial or non-judicial relief to enforce the monetary obligation represented by this Agreement. Such judicial relief would take the form of a lawsuit. The institution and maintenance of such an action for judicial relief in a court to foreclose upon any collateral or to enforce or collect upon a monetary debt

or judgment shall not constitute a waiver of the right of any party to compel arbitration of any Claim subject to arbitration Agreement, including the filing of a counterclaim by Owner in a suit brought by Contractor pursuant to this arbitration provision.

15. Permits — Contractor agrees to pull any necessary permits for the work described in this Agreement. Owner agrees to pay for the actual costs of the permit and any necessary inspections. Contractor will bill Owner for these charges. Owner authorizes Contractor to apply for building permits on Owner's behalf from the city, village or township where the property is located. Owner gives Contractor permission, and appoints Contractor, to sign Owner's name to the building permit application for the work in this Agreement. Owner authorizes Contractor to proceed with the installation while the application for a permit is pending. If the city, village, or township where the property is located requires code updates (such as smoke detectors) Owner must pay for those expenses. The current price for smoke detectors including installation is $200.00. Contractor is not responsible for code violations that exist prior to the date of installation. If the property is subject to other regulations that would affect the ability of the Owner to install the materials covered by this Agreement because of deed restrictions, a homeowners' association, a Historic District Commission or any other reason, then Owner is solely responsible for notifying Contractor of these restrictions and assuring that those regulations or restrictions have been satisfied.
16. Notices — All notices and other communications required or permitted under this agreement will be in writing and will be deemed given when delivered personally or by mail, addressed as follows: If to Contractor, 90 Creekwood Dr, Lake Orion, 48362. If to Purchaser, to the name and address on the reverse on this contract.
17. I/we authorize MI Remodelers, LLC to obtain a copy of my/our credit file. This information will be used for obtaining credit for a loan or for a possible refinance through one or more of MI Remodelers, LLC preferred financial lenders.
18. I/we authorize MI Remodelers, LLC, its affiliates, and financial lenders to call at any time for the purpose of soliciting home improvements and/or possible loans through one or more of MI Remodelers, LLC preferred financial lenders and/or home improvement partners. I/we understand that our phone number may be on the National Do Not Call list and I/we give our permission to be contacted by MI Remodelers, LLC, its home improvement partners, and preferred financial lenders.
19. Contractor's rights upon discovering estimating error — If Contractor finds upon final measure that an estimating mistake has been made by Contractor's sales person, Contractor reserves the right to cancel this contract by giving owner notice of cancellation within 15 business days of discovery of the error.
20. Existing code violations — Contractor shall not be responsible for any code violations existing at the time of this contract.
21. Financing denial — Contract is voidable if credit is denied by all MI Remodelers, LLC financing resources. This does not include cash orders. If order was originally written as a cash order and Owner wants to secure financing at a later date, the cash contract remains in full force until credit is approved and all specifications and requirements of the financial institution have been met.
22. Severability — Whenever possible, each provision of this agreement shall be interpreted in such a way as to be effective and valid under applicable law. If any provision is prohibited by or invalid under applicable law, it shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this agreement.
23. Attorney Fees — Should Contractor require the services of an attorney for the enforcement of any provision of this agreement, Owner agrees to pay Contractor's actual attorney fees and costs.
24. Interest — Any sums herein, which are not paid when due shall bear interest at the highest legal rate not to exceed 1.5% per month from the date of original installation.
25. Owner agrees not to commence any action or suit (whether Statutory, Common Law, Federal, State, or otherwise) or arbitration proceeding relating to this agreement or arising under this contract or any cause of action whatsoever more than ONE YEAR after the accrual of the cause of action whichever is earlier, and waive any Statute of Limitations to the contrary.

NOTICE OF CANCELLATION - You may cancel this transaction, without any penalty or obligation, within 3 (three) business days from the date on this contract as indicated on the reverse side. If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 (ten) business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled. If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you do make the goods available to the seller and the seller does not pick them up within 20 (twenty) days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice to MI Remodelers, LLC, 90 Creekwood Dr., Lake Orion, MI 48362, not later than Midnight on the third business day following the signing of the contract.

The above specifications, costs, and terms are hereby accepted.

MATTHEW

DATE

E.L.S. CONSTRUCTION, INC.

Licensed Builder • Waterproofing • Poured Walls • Foundations • Flatwork • Earthwork • Site Utilities

To: Matthew Gibbs
Lake Orion DDA

4/2/2025

Project: Lake Orion Lumber Yard
Ref: Phase 1 Quote

Total = $478,430.00

Includes:

- All Tear off and Disposal of Roofing Systems
- Standing Seam Roof (Main Barn)
- Steel Roof (Flea Market)
- Steel Roof (Pavillion)
- Steel Roof (Bathroom Building)
- New Plywood on Main Barn Roof
- New Plywood on Flea Market Roof
- New Plywood on Pavillion Roof
- New Plywood on Bathroom Building Roof
- Concrete Foundations at Pavillion (Main Beams)
- Concrete Foundations at Main Barn
- Support Beams for Main Barn Floor
- Removal of Block Supports (Main Barn)
- Reinforce Main Barn Rafters
- Straighten All Building and Level Prior to Roof Installation
- New Rafters on Main Barn North Addition
- New Rafters on Flea Market Building
- Remove and Salvage all Existing Steel Roof Material

Excludes:

- Siding
- Interior Renovation
- Bonds
- Permits
- Inspection Fees

Edward Sickmiller
President, Owner
248-563-9438

Corporate Office

Flint Showroom
6140 Taylor Dr.
Flint, MI 48507
(800) 287-0677
Fax: (810)762-5411

Charlotte Showroom
1875 Lansing Rd
Charlotte, MI 48813
(517) 541-0284

Service
(517)541-2047

Contractor is licensed as a Residential Builder under Michigan Law #2102158513

Website
www.americanmetalroofs.com

American Metal Roofs, Inc.

"Stunning, Permanent Metal Roofs...Custom Crafted on Time, Guaranteed"

Project Address Date: _____

Matthew Gibb
Names of Owners, Co-Owner

215. S. Broadway | Lake Orion | MI | 48362
Street Address | City | State | Zip Code

Home Telephone Number | Email Address

Cell Phone (His) | Cell Phone (Hers) | Work Phone

Mailing Address | Mailing Address | Mailing Address

1. AMR roof systems to be installed: ☐ Oxford ☐ Steel ☐ House ☐ Rustic ☐ Barn ☐ Garage ☐ Country Manor ☐ Centurian SS ☐ Out Building(s) ☐ Standing Seam ☐ Clipless SS ☐ Partial House Work ☐ Imperial Armour ☐ Pinnacle Copper
   Color: TBD
2. Structures included in agreement:
3. **Ventilation** ☐ No work included
   Intake ☐ Use existing Soffit ☐ Install Hi Flow Eave Edge
   Exhaust ☐ Can ☐ Power ☐ Peak ☐ Wall ☐ Hi Flow Ridge ☐ None
   MISC: Notes AMR to install Steel Standing Seam on Big Barn, AMR to install Brutus Rib on Farmers Market + Coffee House

ROOF PREPARATION

☐ Install over existing roof material Areas: _____
☐ Clean Deck (free of nails and debris). Additional labor charges will apply at _____/hour if deck is not free of debris and nails.
☑ Remove 1 + 1 Layers of Asphalt metal roofing. Additional layers charged at the rate of $_____/Square/Layer.
☑ Inspect for bad sheathing. Replace at a cost of $ 133 / 4x8 sheet or $ 20 / Lineal Ft. of 1x6.
☑ Premium Ice and Water Shield ☐ Complete ☑ 8 FT up from Eave Edge ☐ In all Valleys ☐ Around all protrusions
☑ Install Super Talon Shield 8' rolls over all areas not covered by Ice and Water Shield using Plastic Cap Nails.
MISC: Notes The price below includes Tear off but NO wood, IF you have your Contractors tear off. And ~~be~~ replace wood AS needed - The Price of $ Tear off will be refunded

4. **Metal** ☑ Steel ☐ Aluminum ☐ Copper **Sealants** ☐ Butyl ☐ Silicone ☑ Talon Seal
   (describe areas)
5. **Finish** SI ☑ Polypaint ☐ Stone Coat ☐ Kynar ☐ Hi-R Kynar ☐ Majestic Gold
6. **Transitions** ☐ Custom Crafted and Interlocking
7. **Valleys** ☐ Open, free flowing, self cleaning, triple pan ☐ Snow Country Valley
8. **Wall Flashings** ☐ Custom Hi-Reach ☐ Wall Material: _____
9. **Chimney Flashings** ☐ Build Saddle ☐ Custom Curfed Hi-Reach ☐ Chimney Type: _____
10. **Ridge Detail** ☑ Lineal ☐ Decorative Cap
11. **Hip Detail** ☐ Lineal ☐ Decorative Cap
12. **Gable Edge Detail** ☑ Lineal ☐ Decorative Cap ☐ Snow Country/Flying Gable
13. **Eave Edge Detail** ☑ Standard ☐ Snow Country ☐ Vented
14. **Traffic Backer** ☐ Locations
15. **Ice Guards** ☐ Locations _____ Ice Guards No.
16. All pipes to be custom flashed with rubber sealed pipe flashing covered in aluminum for UV protection.
17. Price includes daily jobsite cleanup, dump fees and sales tax. Homeowner agrees to reimburse AMR for the cost of the permit if needed.
18. American Metal Roofs will not be responsible for leaks due to ice buildup. _____Initial
19. Workmanship warranty - AMR warrants the workmanship to the original owner for 5 years
    Commercial buildings 20 years. All products will be installed to manufacturers specifications and in accordance to local building codes.
20. Manufacturers warranty 30 YEAR NON Prorated
21. Installation Approximately _____to_____weeks from corporate approval; weather permitting; Install early if possible Yes / No
22. Prices determined off of prints or drawings will be recalculated by actual field measurements and the price will be adjusted accordingly.
23. Customer to paint or stain as needed.
24. Customer acknowleges that Standing Seam roofs will exhibit oil canning and is not a defect or reason for rejection.

☐ I have received a copy of the lead hazard information pamphlet informing me of the potential risk of lead hazard exposure from renovation activity to be performed in my dwelling unit before the work began.

Buyer's Signature Date

Terms - All balances over 30 days will be charged 1½% interest per month. ☐ Cash ☐ **Finance with approx.**_____**payment per month.**

"You the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. Additionally, the seller is prohibited from having an independent courier service or other third party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction."

No oral representation shall become part of this agreement. This agreement including the general terms and conitions on the reverse side is acceped by:

Buyer's Signature Date

Buyer's Signature Date

Buyer acknowledges delivery of 2 completed copies of this contract, which include Notice of Rights to Cancel.

Buyer's Signature Date

Buyer's Signature Date

Clare Marble 5176149446
American Metal Roofs Consultant Cell #

Clare Marble

Total Sale Price 398864

Payment on Date of Sale _____

Payment on Start of Installation _____

Payment Upon Completion of Work _____

Down Payment Paid By_____ Final Payment Paid By_____

CC # _____

Exp. Date _____ Securiy Code _____

X
Customer Signature

©American Metal Roofs, Inc

DDA ACTION SUMMARY SHEET

MEETING DATE: April 15, 2025

TOPIC Budget – 2025-2026

BACKGROUND BRIEF:

The Board approved and adopted a budget process policy that follows the statutory recommendation of legal counsel. This requires that the Board review and adopt a recommended budget for the upcoming fiscal year based on a proposed budget from the Executive Director. Upon approval of a recommended budget for the upcoming fiscal year, the Executive Director shall then refer the recommendation to the Village Manager for presentation to the Village Council.

The Village Council, in consideration of the recommended budget, may do one of three options; (1) approve the budget as submitted, (2) reject the budget and return it to the Board for reconsideration, (3) adopt the budget as presented but adding a reasonable administrative fee for delivery of services in administering the TIF.

The Executive Director is proposing the attached Budget Recommendation for fiscal year 2025-2026.

FINANCIAL IMPACT:

AREAS OF NOTE IN THE PROPOSED BUDGET RECOMMENDATION:

1. At its March 2025 Meeting, the Board adopted a "contract" approach to all service and administrative fees and appropriations involving and between the DDA and the Village.
2. The budget is presented as a working draft for comparison against a running revenue and expenditure report to reflect the recommended changes to GL line references/titles. The new language and amounts will more accurately track the budget to the new and permanent approach creating clarity in cost and requisition.

GENERAL REVENUE NOTES:

3. Tax Capture. The capture amount is estimated from County equalization reports. It is important to note that the Michigan recession is causing a draw down of actual capture as taxes are unpaid. This will eventually "catch up" but is a noted trend.
4. County Grant. We are noting the actual total grant as revenue with an offsetting expenditure. This was improperly placed in the budget following the County's recommendation, but can be

accounted for in this fashion until we correct how this is shown. After budget adoption, we will change this to an inter-fund transfer process, moving the revenue funds into a capital account for the grant purposes.

5. Transfer from Fund Balance. We are estimating the need to transfer $171,128 from fund balance to balance the budget. This is due to several factors, including the continuing carry of debt service on the bonds. It is important to note that we are tracking far less expenses in marketing and promotion to intentionally lower appropriations until the lumber yard can be moved to revenue generation and the Moceri project rolls onto the assessing schedule.

6. Sponsor Revenue. The DDA current has zero dedicated sponsor revenue. **This must change**, but a much smaller target for revenue in this area has been estimated.

GENERAL NOTES ON VILLAGE FEES

Following a meeting with the Village Manager and Department Heads, the following was determined:

7. Public Works. The Village prefers that the DPW keeps separate the traditional work it would perform regardless of the DDA's existence, and all other needs would be by paid requisition. Therefore, the recommendation seeks to re-title the DPW admin line to reflect Contracted Services Downtown. A reasonable amount of $20,000 has been placed for those services that may be needed to maintain the DDA authorized improvements downtown, and approximately $50,000 has been spread over other maintenance lines within the budget. This does not mean that all appropriated sums would be spent through the DPW, each item would be assessed for service by the most effective source.

8. Public Safety. This area is re-titled from the traditional pass through approach of the Village, which has called it a Police Admin fee. The Chief recognizes that the DDA cannot reimburse the police for captured millage revenue as a pass through. He has proposed that the DDA support public safety by appropriating the cost of an additional officer to provide an evening and weekend presence in the district. Additionally, there would be a mutual approach to code enforcement and other public safety concepts included in a final contract, if the budget is adopted. To accommodate the cost of public safety, and assist in event safety, two GL lines will reflect a total cost of approximately $113,864.

9. PA 57 Admin Fee. As recommended by legal counsel, the DDA should expect to compensate the Village for the cost of administering the TIF. The Village Manager has indicated that the clerk/treasurer expends four (4) hours of time per week, staff wide, and he expends two (2) bours of time per week in administering our TIF. This would represent 10% of the clerks total budget, and 5% of the managers compensation package. Calculating that fee from the current budget(s) results in an appropriation of $74,384. This will increase when the village adopts a final budget for the next fiscal year. NOTE, any increase will correspondingly increase our use of fund balance in the revenue line.

10. Capital Improvement. This item has been decided and is estimated at $99,301.

Presently, if this recommendation is approved, it will mean $320,057 is appropriated as direct expense into the Village budget. This represents 31% of the entire DDA Capture. That means there

is absolutely no room to move this any higher, the recommendation is at the maximum the DDA can appropriate to the Village.

GENERAL NOTES ON GENERAL BUDGET EXPENSES

11. Compensation. The Director and Assistant Director appropriation includes an anticipated three percent (3%) compensation increase. This is aligned with the anticipated increase to employees village wide, and reflective of industry standards.
12. Street Lights. The DDA will continue to absorb more than $15,000 in electric expense for the municipal street lighting.
13. Façade Program. This is enhanced slightly to focus on diversifying investment through the new two tiered approach.
14. Marketing. The lack of substantial spending in marketing in the present fiscal year is good in that it has built additional fund balance which is needed right now. It is bad in the sense we have not maximized our power in bringing traffic and sustainability to the district. The budget recommendation reflects a balance of that issue throughout several line items.

RECOMMENDED MOTION

FOLLOWING DISCUSSION

To approve the recommended budget for fiscal year 2025-2026, subject to the negotiation and execution of all necessary contractual agreements between the DDA and the Village, referring the recommendation to the Village Manager for presentment to Village Council for their consideration in accord with statutory policy.

DDA Budget	2023-2024			2025-26	2026-27	2027-28		
				Board Request	PROJECTION	PROJECTION		Notes
GL NUMBER	DESCRIPTION							
FUND 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
ESTIMATED REVENUES								
Dept 000 - REVENUE					1.00%	1.00%		Projection increase (1%) per Oak Cty Equalization Best Practice
248-000-402-000	Property Tax - Current Real			1,029,190	1,039,482	1,049,877		Tax rebate for 120 S. Broadway (PA210) until 2030, Land Bank payment from taxes until 2025, Property sales affect tax income
248-000-402-100	Property Tax - Twp DDA Capture							
248-000-405-000	Property Tax - Personal							
248-000-412-000	Property Tax - DPPT P/Y & C/Y			3,000				
248-000-441-000	Local Community Stabilization Share Tax			15,000	10,000	10,000		
248-000-445-000	Penalties & Interest on Taxes			2,000	2,000	2,000		
248-000-539-000	State Grants			10,000	15,000	15,000		
248-000-540-000	COUNTY/FEDERAL PROG GRANT			595,823				
248-000-582-000	Intergovernment - Police			0				
248-000-664-000	Interest Earned			12,060	2,500	2,500		
248-000-671-999	Appropriation from Fund Balanc			171,128				
248-000-673-000	Sale Of Fixed Assets							
248-000-681-000	Reimburse - Insurance Claims			17,000	17,000	17000		
248-000-683-000	Reimbursements-Other							
248-000-685-000	Sponsorships			30,000	37,500	37,500		
248-000-685-100	Transportation sponsorship			5,000	28,000	28,000		
248-000-686-000	Downtown Events			8,000	18,500	18,500		
248-000-686-002	Flower Fair Revenue			2,500	4,025	4427.5		
248-000-686-004	ST Event Revenue			3,500	3,500	3,500		
248-000-686-006	Electrical Vehicles			3,400	3,700	4,200		
248-000-687-000	Merchandise Sales			3,500	1,000	1,000		
248-000-688-000	Gift Certificate Sales			4,000	500	500		

DDA Budget	2023-2024			2025-26	2026-27	2027-28		
				Board Request	PROJECTION	PROJECTION		Notes
GL NUMBER	DESCRIPTION							
248-000-694-000	Miscellaneous			8,000	8,000	8,000		
248-000-696-000	PROCEEDS FROM THE SALE OF BONDS/NOTES							
Totals for dept 000 - REVENUE				1,923,101	1,190,707	1,202,004		
TOTAL ESTIMATED REVENUES				1,923,101	1,190,707	1,202,004		

DDA Budget	2023-2024			2025-26	2026-27	2027-28		
				Board Request	PROJECTION	PROJECTION		Notes
GL NUMBER	DESCRIPTION							
APPROPRIATIONS								
Dept 260 - GENERAL ACTIVITIES								
248-260-701-000	Executive Director Wages			82,400	85,119	87,928		
248-260-704-000	Wages - Administrative Coordinator			32,000	33,056	34,147		
248-260-706-000	Assistant Exec Dir Wages			73,130	75,543	78,036		
248-260-707-000	Wages - Grounds Coordinator			5,400	5,400	5400		
248-260-715-000	Social Security			15,254	16,779	18,457		
248-260-716-000	Health Insurance- Medical			14,820	16,302	17,932		
248-260-717-000	Life & Disability Insurance			0	0	0		
248-260-718-000	Dental Insurance			1,132	1,245	1,370		
248-260-719-000	Pension			5,800	6,380	7,018		
248-260-721-000	Vision Care			720	792	871		
248-260-722-000	Worker's Comp. Insurance							
248-260-801-000	Contractual Services - Downtown			20,000	20,600	21,218		
248-260-801-002	Contractual Services - Public Safety			96,472	99,366	102,347		
248-260-801-003	Contractual Services - Ordinance			17,000	20,000	20,000		
248-260-801-004	Contractual Services - PA 57 Admin			74,384	76,616	78,914		
248-260-801-005	Contractual Services - Township			6,700	6,901	7,108		
248-260-801-012								
248-260-801-022								
248-260-801-023								
248-260-801-033								
248-260-805-000	Audit Fees			7,900	8,400	5,000		
248-260-810-000	Legal Services			3,500	3,500	3,500		
248-260-823-000	Website/Software			8,100	8,505	8,930		
248-260-823-001	Municipal Software			5,000	5,000	5,000		
248-260-829-000	Planner Services			1,000	1,000	1,000		
248-260-851-000	Telephone			3,500	3,535	3,570		
248-260-900-000	Printing and Publication			100	100	100		
248-260-920-000	Utilities			7,800	7,878	7,957		

DDA Budget	2023-2024			2025-26	2026-27	2027-28		
				Board Request	PROJECTION	PROJECTION		Notes
GL NUMBER	DESCRIPTION							
248-260-921-000	Municipal Street Lighting			14,900	15,049	15,199		
248-260-930-000	Repair and Maintenance			1,870	1,964	2061.675		
248-260-930-002	Building Maintenance			1,200	1,200	1,200		
248-260-940-000	Equipment Rental			2,500	3,000	4,500		
248-260-941-000	Office Rent			16,800	20,400	20,400		
248-260-942-000	Office Expenses			5,000	5,050	5,101		
248-260-946-000	Credit Card Fees			175	175	175		
248-260-956-000	Dues & Miscellaneous			1,900	1,919	1,938		
248-260-957-000	Education & Training			8,000	8,400	8,820		
248-260-958-000	General Activities & Maintenance			17,500	18,025	18,566		
248-260-961-000	Tax Tribunal Refunds							
248-260-962-000	Mileage			500	700	700		
248-260-965-101	Transfer Out - General Fund							
248-260-965-401	Transfer to Capital Imp Fund							
248-260-965-404	Transfer Out - DDA Property Acq Fund							
248-260-974-000	Capital Outlay - Equipment			2,000	2,020	2,040		
Totals for dept 260 - GENERAL ACTIVITIES				554,457	579,919	596,505		

DDA Budget	2023-2024			2025-26	2026-27	2027-28		
				Board Request	PROJECTION	PROJECTION		Notes
GL NUMBER	DESCRIPTION							
Dept 725 - ORGANIZATION								
248-725-822-000	Newsletter			1,800	1,800	1,800		
248-725-824-000	Volunteer Recognition & Dvp.			1,700	1,751	1,804		
248-725-825-000	Gift Certificate Redemption			5,000	5,000	5,000		
248-725-826-000	Historic Celebration/Education			2,500	2,575	2,652		
248-725-827-000	Awareness Program			1,500	1,515	1,530		
248-725-864-000	Grant & Scholorship Distriubution			1,000	1,000	1000		
248-725-881-000	Merchandise to Sell			1,200	1,212	1,224		
Totals for dept 725 - ORGANIZATION				14,700	14,853	15,010		
Dept 726 - DESIGN								
248-726-745-000	Beautification Supplies			7,620	8,001	8,401		
248-726-746-000	Hanging Baskets			4,120	4,244	4,371		
To be added	Seasonal Décor			2,780	2,863	2,949		
248-726-801-000	Contractual Services			5,780	5,838	5,896		
248-726-843-000	Facade Program			25,480	28,028	30,831		
248-726-845-000	Public Art Program			2,100	2,121	2,142		
248-726-883-000	Banners and Holiday Lighting			8,100	8,910	11,138		
248-726-975-001	Capital Outlay - Beautification			2,300	2,323	2,346		
248-726-975-002	Capital Outlay - Streets			2,790	2,818	2,846		
248-726-980-001	Public Space Grant - General			353,619				
248-726-980-002	Public Space Grant - Development			242,204				
Totals for dept 726 - DESIGN				656,893	65,146	70,920		

DDA Budget	2023-2024			2025-26	2026-27	2027-28		
				Board Request	PROJECTION	PROJECTION		Notes
GL NUMBER	DESCRIPTION							
Dept 728 - ECONOMIC DEVELOPMENT								
248-728-801-000	Contractual Services			17,800	19,580	24,475		
248-728-802-000	Trolley Expense			18,900	21,000	22,000		
248-728-861-000	Data and Metrics			1,460	1,475	1,489		
248-728-862-000	Training Materials			500	505	510		
248-728-864-000	Grant & Scholorship Distriubution			4,000	4,040	4,080		
248-728-886-000	Marketing Materials			2,500	2,525	2,550		
248-728-886-001	Blight Reduction							
248-728-886-002	Social District			2,350	2,350	2350		
248-728-888-000	Brand Marketing			23,700	27,255	31,343		
248-728-888-001	Contractual Services Brand Marketing			12,000	13,800	15,870		
Totals for dept 728 - ECONOMIC DEVELOPMENT				83,210	92,530	104,668		

DDA Budget	2023-2024			2025-26	2026-27	2027-28		
				Board Request	PROJECTION	PROJECTION		Notes
GL NUMBER	DESCRIPTION							
Dept 729 - PROMOTION								
248-729-880-000	Event Promotion			2,500	2,525	2,550		
248-729-880-001	Event Promo - Gazebo Series			14,500	15,225	16,748		
248-729-880-004	Event Promo - Halloween Parade			2,500	2,525	2,550		
+	Event Promo - Hmtwn/Holiday Vill			3,000	3,030	3,060		
248-729-880-006	Event Promo - New Years Res. Run			0	0			
248-729-880-007	Event Promo - Flower Fair			2,500	2,575	2703.75		
248-729-880-008	Event Promo - Ice Fest			3,500	3,850	4,428		
248-729-880-010	Event Promo - Partnered Events			1,500	1,650	1815		
248-729-880-011	Restaurant week			1,000	1,300	1,313		
248-729-880-012	Sing & Stroll Tree Lighting			7,000	7,350	8,453		
248-729-880-013	Stronger Together - Winter			2,500	2,525	2,550		
248-729-880-100	Stronger Together - Summer Fall			2,500	2,575	2,704		
**248-729-880-015	Winter Activities			4,500	4,725	5,434		
248-729-880-016	Misc Events - other			2,500	2,525	2,550		
248-729-880-017	Movie Night			3,500	3,535	3,570		
248-729-885-000	Port-A-Johns			2,400	2,424	2,448		
248-729-895-000	Event Promo-Comm. Sponsorships			0	0	0		
Totals for dept 729 - PROMOTION				55,900	58,339	62,877		

DDA Budget	2023-2024			2025-26	2026-27	2027-28		
				Board Request	PROJECTION	PROJECTION		Notes
GL NUMBER	DESCRIPTION							
Dept 730 - CAPITAL PROJECTS								
248-730-253-885	Knox Box Grant Program							
248-730-885-100	Knox Box Grant Program			2,000	2,000	2,000		
248-730-931-000	Repair & Maintenance-Equipment			1,800	1,854	1,947		
248-730-965-101	Transfer Out - General Fund							
248-730-965-301	Interfund TRF 2023 DDA Bond Project			420,840	419,000	420,000		
248-730-965-404	Transfer Out - DDA Prop Acq Fund							
248-730-965-592	Transfers To Water/Sewer Fund							
248-730-975-000	Capital Outlay			99,301	104,266	109,479		
248-730-975-003	DDA Capital Outlay			0	0	0		
248-730-975-005	DDA Capital Outlay - Wayfinding/Lighting			0	0	0		
248-730-975-006	DDA Capital Outlay - Parking			10,000	0	0		
248-730-975-009	Capital Outlay - Dumpsters			19,000	30,000	30000		
248-730-975-011	Capital Outlay - Trail Extensi			5,000	5,050	5,101		
248-730-975-015	Capital Outlay - Outdoor Sound							
248-730-975-020	Capital Outlay Parks & rec							
248-730-992-000	Bond Principal							
248-730-995-000	Bond Interest							
Totals for dept 730 - CAPITAL PROJECTS				557,941	562,170	568,527		
TOTAL APPROPRIATIONS				**1,923,101**	**1,372,957**	**1,418,507**		
NET OF REVENUES/APPROPRIATIONS - FUND 248				0	(182,250)	(216,503)		
BEGINNING FUND BALANCE				0	0	(182,250)		
FUND BALANCE ADJUSTMENTS								
ENDING FUND BALANCE				0	(182,250)	(398,752)		

DDA Budget	2023-2024			2025-26	2026-27	2027-28		
				Board Request	PROJECTION	PROJECTION		Notes
GL NUMBER	DESCRIPTION							
Fund 301 - DOWNTOWN DEV BOND PROJECT 2023								
Revenues								
Dept 000 - REVENUE								
301-000-300-001	2023 Downtown Dev Tax Exempt							
301-000-300-002	2023 Downtown Dev Taxable Bond							
301-000-664-000	Interest Earnings			0	-	-		
301-000-671-999	Appropriation from Fund Balance			500,000	500,000	500,000		
ADD	Capital Campaign Fundraising			419,709	420,721	421,333		
301-000-699-301	TRF in from DDA							
Total Dept 000 -	Revenue			919,709	920,721	921,333		
TOTAL REVENUES				919,709	920,721	921,333		
Dept 901-905								
301-901-930-000	Repair and Maintenance							
301-901-950-000	Demolition & Land Improvement			500,800				
301-901-956-000	Dues & Miscellaneous							
301-901-971-000	Capital Outlay - Buildings					500,512		
ADD	Capital Outlay - Parking				250,640			
ADD	Capital Outlay - Infrastructure				250,000			
Total Dept 901-905				500,800	500,640	500,512		
Expenditures								
Dept 905 -	Downtown Dev Bond 2023							
301-905-301-000	Bond Issuance Expenses			-	-			
301-905-731-000	2023 Bond Taxable Issuance							
301-905-731-001	2023 Tax exempt Bond Issuance							
301-905-992-003	2023 DDA bonds Taxable			60,000	60,000	65,000		
301-905-992-004	2023 DDA BONDS TAX EXEMPT			150,000	160,000	165,000		

DDA Budget	2023-2024			2025-26	2026-27	2027-28		
				Board Request	PROJECTION	PROJECTION		Notes
GL NUMBER	DESCRIPTION							
301-905-993-001	2023 DDA bond taxable interest			76,909	73,921	70,933		
301-905-993-002	2023 DDA tax exempt bond interest			132,800	126,800	120,400		
Total Dept 905 - Downtown Dev Bond 2023				419,709	420,721	421,333		
TOTAL EXPENDITURES				920,509	921,361	921,845		
Fund 301 - DOWNTOWN DEV BOND PROJECT 2023:								
TOTAL REVENUES				919,709	920,721	921,333		
NET OF REVENUES & EXPENDITURES				(800)	(640)	(512)		
BEG. FUND BALANCE				0	(500,800)	(1,001,440)		
Adjustment to fund balance				(500,000)	(500,000)	(500,000)		
END FUND BALANCE				(500,800)	(1,001,440)	(1,501,952)		

DDA Budget	2023-2024			2025-26	2026-27	2027-28		
				Board Request	PROJECTION	PROJECTION		Notes
GL NUMBER	DESCRIPTION							
Fund 404 - DDA PROPERTY ACQUISITION & IMPROVEMENTS								
ESTIMATED REVENUES								
Dept 000 - REVENUE								
404-000-664-000	Interest Earnings			0	0	0		
404-000-699-248	Interfund Transfer In - DDA			0	0	0		
Totals for dept 000 - REVENUE				0	0	0		
TOTAL ESTIMATED REVENUES				0	0	0		
APPROPRIATIONS								
Dept 901 - CAPITAL OUTLAY								
248-901-971-000	Captial Outlay - Building							
404-901-901-000	Debt Service - Parking Deck			0	0	0		
404-901-992-000	Bond Principal			0	0	0		
404-901-995-000	Bond Interest			0	0	0		
Totals for dept 901 - CAPITAL OUTLAY				0	0	0		
TOTAL APPROPRIATIONS				0	0	0		
NET OF REVENUES/APPROPRIATIONS - FUND 404				0	0	0		
BEGINNING FUND BALANCE				0	0	0		
Fund Balance Adjustments								
ENDING FUND BALANCE				0	0	0		

DDA Budget	2023-2024			2025-26	2026-27	2027-28		
				Board Request	PROJECTION	PROJECTION		Notes
GL NUMBER	DESCRIPTION							
ALL FUNDS - 248, 301 AND 404								
ESTIMATED REVENUES - ALL FUNDS				2,842,810	2,111,428	2,123,337		
APPROPRIATIONS - ALL FUNDS				2,843,610	2,294,318	2,340,352		
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS				(800)	(182,890)	(217,015)		
BEGINNING FUND BALANCE - ALL FUNDS				0	(500,800)	(1,183,690)		
FUND BALANCE ADJUSTMENTS - ALL FUNDS				(500,000)	(500,000)	(500,000)		
ENDING FUND BALANCE - ALL FUNDS				(500,800)	(1,183,690)	(1,900,704)		

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As Of 03/31/2025
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GL Number	Description	24-25 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Revenues						
Department: 000 REVENUE						
248-000-402-000	Current Real Property Taxes	987,129.00	962,796.76	311,670.59	24,332.24	97.54
248-000-402-100	Property Tax - Twp DDA Capture	0.00	0.00	0.00	0.00	0.00
248-000-405-000	Property Tax - Personal	0.00	0.00	0.00	0.00	0.00
248-000-412-000	Property Tax - DPPT P/Y & C/Y	0.00	3,154.02	30.15	(3,154.02)	100.00
248-000-441-000	Local Community Stabilization Share	15,000.00	14,033.68	0.00	966.32	93.56
248-000-445-000	Penalties & Interest on Taxes	2,000.00	0.00	0.00	2,000.00	0.00
248-000-539-000	State Grants	43,500.00	0.00	0.00	43,500.00	0.00
248-000-540-000	COUNTY/FEDERAL PROGRAM GRANTS PUBLIC	595,823.00	446,867.25	0.00	148,955.75	75.00
248-000-582-000	Intergovernment - Police	0.00	0.00	0.00	0.00	0.00
248-000-664-000	Interest Earned	2,500.00	10,049.68	0.00	(7,549.68)	401.99
248-000-671-999	Appropriation from Fund Balanc	0.00	0.00	0.00	0.00	0.00
248-000-673-000	Gain/Loss on Sale of Assets	0.00	0.00	0.00	0.00	0.00
248-000-676-404	Transfer From Prop Acq Fund	169,436.00	0.00	0.00	169,436.00	0.00
248-000-676-592	Reimbursment -Admin Fee - W&S	0.00	0.00	0.00	0.00	0.00
248-000-681-000	Reimburse - Insurance Claims	0.00	5,406.89	(11,550.05)	(5,406.89)	100.00
248-000-683-000	Reimbursements-Other	0.00	0.00	0.00	0.00	0.00
248-000-685-000	Sponsorships	35,000.00	2,515.00	0.00	32,485.00	7.19
248-000-685-100	Transportaion Sponsorship	17,500.00	0.00	0.00	17,500.00	0.00
248-000-686-000	Downtown Events	18,500.00	3,985.17	336.28	14,514.83	21.54
248-000-686-002	Flower Fair Revenue	0.00	0.00	0.00	0.00	0.00
248-000-686-003	New Year Resolution Run Revenue	0.00	0.00	0.00	0.00	0.00
248-000-686-004	OktoberFest Revenue	1,500.00	0.00	0.00	1,500.00	0.00
248-000-686-005	Babes On Broadway	1,500.00	0.00	0.00	1,500.00	0.00
248-000-686-006	Electrical Vehicles	500.00	1,529.49	0.00	(1,029.49)	305.90
248-000-687-000	Merchandise Sales	1,000.00	0.00	0.00	1,000.00	0.00
248-000-688-000	Gift Certificate Sales	500.00	3,375.00	250.00	(2,875.00)	675.00
248-000-692-000	Rent	0.00	0.00	0.00	0.00	0.00
248-000-694-000	Miscellaneous	2,500.00	8,756.10	0.00	(6,256.10)	350.24
248-000-696-000	PROCEEDS FROM THE SALE OF BONDS/NOTE	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - REVENUE		1,893,888.00	1,462,469.04	300,736.97	431,418.96	77.22
Revenues		1,893,888.00	1,462,469.04	300,736.97	431,418.96	77.22
Account Category: Expenditures						
Department: 260 GENERAL ACTIVITIES						
248-260-701-000	Executive Director Wages	80,000.00	58,462.24	6,153.92	21,537.76	73.08
248-260-704-000	Wages - Administrative Coordinator	37,188.00	12,323.74	1,814.50	24,864.26	33.14
248-260-706-000	Asst. Executive Director wages	71,000.00	51,885.20	5,461.60	19,114.80	73.08
248-260-706-001	Marketing Coordinator	0.00	0.00	0.00	0.00	0.00
248-260-707-000	Wages - Grounds Coordinator	5,400.00	2,276.69	0.00	3,123.31	42.16
248-260-711-013	OVERTIME	0.00	0.00	0.00	0.00	0.00
248-260-715-000	Social Security	14,810.00	9,558.51	1,027.40	5,251.49	64.54
248-260-716-000	Health Insurance- Medical	12,000.00	14,707.26	3,263.63	(2,707.26)	122.56
248-260-717-000	Life & Disability Insurance	1,320.00	1,809.42	149.90	(489.42)	137.08
248-260-718-000	Dental Insurance	770.00	343.10	147.90	426.90	44.56
248-260-719-000	Pension	5,632.00	5,427.44	546.16	204.56	96.37
248-260-720-000	Unemployment	0.00	0.00	0.00	0.00	0.00

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

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GL Number	Description	24-25 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 260 GENERAL ACTIVITIES						
248-260-721-000	Vision Care	143.00	636.58	15.38	(493.58)	445.16
248-260-722-000	Worker's Comp. Insurance	0.00	0.00	0.00	0.00	0.00
248-260-801-000	Contractual Services	10,000.00	8,967.50	0.00	1,032.50	89.68
248-260-801-002	Contr Services - Police Admin Fee	60,000.00	45,000.00	0.00	15,000.00	75.00
248-260-801-003	Contract Services - DPW Admin Fee	30,000.00	22,500.00	0.00	7,500.00	75.00
248-260-801-004	Contract Services - GF Admin Fee	70,000.00	58,333.33	0.00	11,666.67	83.33
248-260-801-005	Contractual Services- Township	2,700.00	0.00	0.00	2,700.00	0.00
248-260-801-012	Contractual Services-Parking Code En	21,000.00	0.00	0.00	21,000.00	0.00
248-260-801-022	Cont Service-Police Crowd Control	20,000.00	461.90	0.00	19,538.10	2.31
248-260-801-023	Contract Services-DPW event support	10,000.00	300.00	0.00	9,700.00	3.00
248-260-801-033	Contract Services-DPW snow removal	17,000.00	0.00	0.00	17,000.00	0.00
248-260-805-000	Audit Fees	4,490.00	3,979.00	0.00	511.00	88.62
248-260-810-000	Legal Services	8,000.00	5,733.25	2,911.28	2,266.75	71.67
248-260-823-000	Website/Software	6,000.00	1,973.77	0.00	4,026.23	32.90
248-260-823-001	Municipal Software	3,800.00	0.00	0.00	3,800.00	0.00
248-260-829-000	Planner Services	3,500.00	0.00	0.00	3,500.00	0.00
248-260-851-000	Telephone	3,500.00	2,241.92	205.78	1,258.08	64.05
248-260-900-000	Printing and Publication	500.00	0.00	0.00	500.00	0.00
248-260-920-000	Utilities	6,370.00	4,927.96	432.99	1,442.04	77.36
248-260-921-000	Municipal Street Lighting	12,040.00	10,247.12	2,248.95	1,792.88	85.11
248-260-930-000	Repair and Maintenance	0.00	0.00	0.00	0.00	0.00
248-260-930-002	Building Maintenance	1,100.00	281.29	0.00	818.71	25.57
248-260-940-000	Equipment Rental	750.00	102.03	0.00	647.97	13.60
248-260-941-000	Office Rent	16,800.00	16,800.00	4,200.00	0.00	100.00
248-260-942-000	Office Expenses	4,500.00	2,415.03	823.17	2,084.97	53.67
248-260-942-019	Covid Office Expenses	0.00	0.00	0.00	0.00	0.00
248-260-946-000	Credit Card Fees	100.00	0.00	0.00	100.00	0.00
248-260-955-001	Credit Card Fees	0.00	0.00	0.00	0.00	0.00
248-260-956-000	Dues & Miscellaneous	1,545.00	1,487.88	0.00	57.12	96.30
248-260-957-000	Education & Training	5,000.00	1,470.45	0.00	3,529.55	29.41
248-260-958-000	General Activities Misc	350.00	214.31	0.00	135.69	61.23
248-260-961-000	Tax Tribunal Refunds	0.00	0.00	0.00	0.00	0.00
248-260-962-000	Mileage	1,000.00	54.42	0.00	945.58	5.44
248-260-965-101	Transfer Out - General Fund	0.00	0.00	0.00	0.00	0.00
248-260-965-401	Transfer to Capital Imp Fund	67,616.00	0.00	0.00	67,616.00	0.00
248-260-965-404	Transfer Out - DDA Property Acq Fund	0.00	0.00	0.00	0.00	0.00
248-260-974-000	Capital Outlay - Equipment	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 260 - GENERAL ACTIVITIES		617,924.00	344,921.34	29,402.56	273,002.66	55.82
Department: 725 ORGANIZATION						
248-725-822-000	Newsletter	1,800.00	130.00	0.00	1,670.00	7.22
248-725-824-000	Volunteer Recognition & Dvp.	1,000.00	675.21	0.00	324.79	67.52
248-725-825-000	Gift Certificate Redemption	5,000.00	3,636.00	0.00	1,364.00	72.72
248-725-826-000	Historic Celebration/Education	1,000.00	290.40	0.00	709.60	29.04
248-725-827-000	Awareness Program	1,500.00	217.97	0.00	1,282.03	14.53
248-725-864-000	Grant & Scholorship Distriubution	0.00	0.00	0.00	0.00	0.00
248-725-881-000	Merchandise to Sell	1,000.00	0.00	0.00	1,000.00	0.00

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

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GL Number	Description	24-25 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 725 ORGANIZATION						
	Total Dept 725 - ORGANIZATION	11,300.00	4,949.58	0.00	6,350.42	43.80
Department: 726 DESIGN						
248-726-745-000	Beautification Supplies	2,600.00	1,394.09	0.00	1,205.91	53.62
248-726-746-000	Hanging Baskets	4,000.00	0.00	0.00	4,000.00	0.00
248-726-801-000	Contractual Services	5,500.00	3,080.24	0.00	2,419.76	56.00
248-726-843-000	Facade Program	23,680.00	14,273.96	14,000.00	9,406.04	60.28
248-726-845-000	Public Art Program	2,500.00	390.69	0.00	2,109.31	15.63
248-726-883-000	Banners and Holiday Lighting	10,000.00	6,766.08	0.00	3,233.92	67.66
248-726-975-001	Capital Outlay - Beautification	5,000.00	344.47	0.00	4,655.53	6.89
248-726-975-002	Capital Outlay - Streets	500.00	0.00	0.00	500.00	0.00
248-726-980-001	PUBLIC SPACE GRANT-GENERAL	353,619.00	15,000.00	0.00	338,619.00	4.24
248-726-980-002	PUBLIC SPACE GRANT-DEVELOPMENT & PRO	242,204.00	595.00	0.00	241,609.00	0.25
	Total Dept 726 - DESIGN	649,603.00	41,844.53	14,000.00	607,758.47	6.44
Department: 728 ECONOMIC DEVELOPMENT						
248-728-801-000	Contractual Services	34,500.00	14,670.00	9,300.00	19,830.00	42.52
248-728-860-000	Trolley Expense	22,000.00	0.00	0.00	22,000.00	0.00
248-728-861-000	Survey Expense	468.00	0.00	0.00	468.00	0.00
248-728-862-000	Training Materials	500.00	57.37	0.00	442.63	11.47
248-728-864-000	Grant & Scholorship Distriubution	10,800.00	0.00	0.00	10,800.00	0.00
248-728-886-000	Marketing Materials	2,500.00	10.79	0.00	2,489.21	0.43
248-728-886-001	Blight Reduction	0.00	0.00	0.00	0.00	0.00
248-728-886-002	Social District	750.00	60.00	0.00	690.00	8.00
248-728-888-000	Brand Marketing	50,000.00	13,961.16	878.00	36,038.84	27.92
248-728-888-001	Contractual Services Brand Marketing	10,000.00	272.89	0.00	9,727.11	2.73
	Total Dept 728 - ECONOMIC DEVELOPMENT	131,518.00	29,032.21	10,178.00	102,485.79	22.07
Department: 729 PROMOTION						
248-729-880-000	Event Promotion	2,000.00	404.71	0.00	1,595.29	20.24
248-729-880-001	Event Promo - Gazebo Series	11,000.00	10,600.00	0.00	400.00	96.36
248-729-880-004	Event Promo - Halloween Parade	2,500.00	1,240.10	0.00	1,259.90	49.60
248-729-880-005	Event Promo - Hmtwn/Holiday Vill	7,500.00	2,832.22	0.00	4,667.78	37.76
248-729-880-006	Event Promo - New Years Res. Run	0.00	0.00	0.00	0.00	0.00
248-729-880-007	Event Promo - Flower Fair	0.00	0.00	0.00	0.00	0.00
248-729-880-008	Event Promo-Photo Contest	250.00	0.00	0.00	250.00	0.00
248-729-880-009	Event Promo-Lake Orion Love Shop to	0.00	0.00	0.00	0.00	0.00
248-729-880-010	Babes On Broadway	1,500.00	0.00	0.00	1,500.00	0.00
248-729-880-011	Restaurant week	2,500.00	0.00	0.00	2,500.00	0.00
248-729-880-012	Sing & Stroll Tree Lighting	12,100.00	3,890.49	0.00	8,209.51	32.15
248-729-880-013	SD Nights- Stronger Together Winter	2,500.00	384.76	0.00	2,115.24	15.39
248-729-880-014	Octoberfest	1,500.00	128.14	0.00	1,371.86	8.54
248-729-880-015	Winter Activities	12,000.00	5,669.58	0.00	6,330.42	47.25
248-729-880-016	Athletic Events-other	2,500.00	0.00	0.00	2,500.00	0.00
248-729-880-017	Movie Night	3,000.00	1,707.69	0.00	1,292.31	56.92
248-729-880-100	Stronger Together- smr fall	5,000.00	0.00	0.00	5,000.00	0.00
248-729-885-000	Port-A-Johns	2,600.00	1,007.50	0.00	1,592.50	38.75
248-729-895-000	Event Promo-Comm. Sponsorships	0.00	0.00	0.00	0.00	0.00

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GL Number	Description	24-25 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 729 PROMOTION						
248-729-975-020	Capital Outlay Parks & rec	0.00	0.00	0.00	0.00	0.00
Total Dept 729 - PROMOTION		68,450.00	27,865.19	0.00	40,584.81	40.71
Department: 730						
248-730-253-885	Knox Box Grant Program	0.00	0.00	0.00	0.00	0.00
248-730-885-100	Knox Box Grant Program	2,000.00	0.00	0.00	2,000.00	0.00
248-730-931-000	Repair & Maintenance-Equipment	0.00	0.00	0.00	0.00	0.00
248-730-965-101	Transfer Out - General Fund	0.00	0.00	0.00	0.00	0.00
248-730-965-301	Interfund TRF 2023 DDA Bond Project	419,709.00	0.00	0.00	419,709.00	0.00
248-730-965-404	Transfer Out - DDA Property Acq Fund	0.00	0.00	0.00	0.00	0.00
248-730-965-592	Transfers To Water/Sewer Fund	0.00	0.00	0.00	0.00	0.00
248-730-975-000	Capital Outlay	53,075.00	12,786.68	12,416.00	40,288.32	24.09
248-730-975-003	DDA Capital Outlay	5,500.00	4,668.94	179.96	831.06	84.89
248-730-975-005	DDA Capital Outlay- Wayfinding/Light	0.00	0.00	0.00	0.00	0.00
248-730-975-006	DDA Capital Outlay - Parking	0.00	0.00	0.00	0.00	0.00
248-730-975-009	Capital Outlay - Dumpsters	22,800.00	0.00	0.00	22,800.00	0.00
248-730-975-011	Capital Outlay - Trail Extensi	4,300.00	0.00	0.00	4,300.00	0.00
248-730-975-015	Captial Outlay- Outdoor Sound	0.00	0.00	0.00	0.00	0.00
248-730-975-020	Capital Outlay Parks & rec	0.00	0.00	0.00	0.00	0.00
248-730-992-000	Bond Principal	0.00	0.00	0.00	0.00	0.00
248-730-995-000	Bond Interest	0.00	0.00	0.00	0.00	0.00
Total Dept 730		507,384.00	17,455.62	12,595.96	489,928.38	3.44
Expenditures		1,986,179.00	466,068.47	66,176.52	1,520,110.53	23.47
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		1,893,888.00	1,462,469.04	300,736.97	431,418.96	77.22
TOTAL EXPENDITURES		1,986,179.00	466,068.47	66,176.52	1,520,110.53	23.47
NET OF REVENUES & EXPENDITURES:		(92,291.00)	996,400.57	234,560.45	(1,088,691.57)	
BEG. FUND BALANCE		356,811.12	356,811.12			
END FUND BALANCE		264,520.12	1,353,211.69			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As Of 03/31/2025
% Fiscal Year Completed: 75.07
*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023						
Account Category: Revenues						
Department: 000 REVENUE						
301-000-300-001	2023 Downtown Dev Tax Exempt Bond Pr	0.00	0.00	0.00	0.00	0.00
301-000-300-002	2023 Downtown Dev Tax Exempt Bond Pr	0.00	0.00	0.00	0.00	0.00
301-000-664-000	Interest Earnings	900.00	1,229.24	0.00	(329.24)	136.58
301-000-671-999	Appropriation from Fund Balanc	0.00	0.00	0.00	0.00	0.00
301-000-699-301	TRF in from DDA	419,709.00	0.00	0.00	419,709.00	0.00
Total Dept 000 - REVENUE		420,609.00	1,229.24	0.00	419,379.76	0.29
Revenues		420,609.00	1,229.24	0.00	419,379.76	0.29
Account Category: Expenditures						
Department: 901 905						
301-901-805-000	Audit fees	0.00	0.00	0.00	0.00	0.00
301-901-930-000	Repair and Maintenance	0.00	0.00	0.00	0.00	0.00
301-901-950-000	Demolition & Land Improvement	500,000.00	163,525.47	59,316.00	336,474.53	32.71
301-901-956-000	Dues & Miscellaneous	0.00	0.00	0.00	0.00	0.00
301-901-971-000	Capital Outlay - Buildings	0.00	0.00	0.00	0.00	0.00
Total Dept 901 - 905		500,000.00	163,525.47	59,316.00	336,474.53	32.71
Department: 905 Downtown Dev Bond 2023						
301-905-301-000	Bond Issuance Expense	0.00	0.00	0.00	0.00	0.00
301-905-731-000	2023 Bond Taxable Issuance Expenses	0.00	0.00	0.00	0.00	0.00
301-905-731-001	2023 Tax exempt Bond Issuance Expens	0.00	0.00	0.00	0.00	0.00
301-905-745-001	Property taxes-Orion Twp	0.00	0.00	0.00	0.00	0.00
301-905-920-000	Utilities	0.00	0.00	0.00	0.00	0.00
301-905-992-003	2023 DDA BONDS TAXABLE PRINCIPAL SER	60,000.00	60,000.00	21,545.50	0.00	100.00
301-905-992-004	2023 DDA BONDS TAX EXEMPT PRINCIPAL	150,000.00	150,000.00	83,600.00	0.00	100.00
301-905-993-001	2023 DDA BOND TAXABLE INTEREST SERIE	76,910.00	76,909.00	76,909.00	1.00	100.00
301-905-993-002	2023 DDA TAX EXEMPT BOND INTEREST A	132,800.00	132,800.00	132,800.00	0.00	100.00
Total Dept 905 - Downtown Dev Bond 2023		419,710.00	419,709.00	314,854.50	1.00	100.00
Expenditures		919,710.00	583,234.47	374,170.50	336,475.53	63.42
Fund 301 - DOWNTOWN DEV BOND PROJECT 2023:						
TOTAL REVENUES		420,609.00	1,229.24	0.00	419,379.76	0.29
TOTAL EXPENDITURES		919,710.00	583,234.47	374,170.50	336,475.53	63.42
NET OF REVENUES & EXPENDITURES:		(499,101.00)	(582,005.23)	(374,170.50)	82,904.23	
BEG. FUND BALANCE		2,794,812.47	2,794,812.47			
END FUND BALANCE		2,295,711.47	2,212,807.24			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As Of 03/31/2025
% Fiscal Year Completed: 75.07
*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 404 DDA PROPERTY ACQUISITION						
Account Category: Revenues						
Department: 000 REVENUE						
404-000-664-000	Interest Earnings	0.00	79.78	0.00	(79.78)	100.00
404-000-694-000	Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00
404-000-699-248	Interfund Transfer In - DDA	0.00	0.00	0.00	0.00	0.00
	Total Dept 000 - REVENUE	0.00	79.78	0.00	(79.78)	100.00
	Revenues	0.00	79.78	0.00	(79.78)	100.00
Account Category: Expenditures						
Department: 901 905						
404-901-805-000	Audit Fees	0.00	0.00	0.00	0.00	0.00
404-901-901-000	Debt Service- Parking Deck	0.00	0.00	0.00	0.00	0.00
404-901-930-000	Repair & Maintenance - Bldg	0.00	0.00	0.00	0.00	0.00
404-901-950-000	Demolition & Land Improvement	0.00	0.00	0.00	0.00	0.00
404-901-956-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
404-901-971-000	Capital Outlay - Building	169,436.00	0.00	0.00	169,436.00	0.00
404-901-980-248	Prop Acq Transfer to DDA	0.00	0.00	0.00	0.00	0.00
404-901-992-000	Bond Principal	0.00	0.00	0.00	0.00	0.00
404-901-995-000	Bond Interest	0.00	0.00	0.00	0.00	0.00
	Total Dept 901 - 905	169,436.00	0.00	0.00	169,436.00	0.00
	Expenditures	169,436.00	0.00	0.00	169,436.00	0.00
Fund 404 - DDA PROPERTY ACQUISITION:						
TOTAL REVENUES		0.00	79.78	0.00	(79.78)	100.00
TOTAL EXPENDITURES		169,436.00	0.00	0.00	169,436.00	0.00
NET OF REVENUES & EXPENDITURES:		(169,436.00)	79.78	0.00	(169,515.78)	
BEG. FUND BALANCE		169,464.87	169,464.87			
END FUND BALANCE		28.87	169,544.65			
Report Totals:						
TOTAL REVENUES - ALL FUNDS		2,314,497.00	1,463,778.06	300,736.97	850,718.94	63.24
TOTAL EXPENDITURES - ALL FUNDS		3,075,325.00	1,049,302.94	440,347.02	2,026,022.06	34.12
NET OF REVENUES & EXPENDITURES:		(760,828.00)	414,475.12	(139,610.05)	(1,175,303.12)	

DDA ACTION SUMMARY SHEET

MEETING DATE: April 15, 2025

TOPIC Lumber Yard Progress Report – Bid Review

BACKGROUND BRIEF:

To better keep the board and Public informed as to progress, events, and next steps in the Lumber Yard at Paint Creek project, a monthly Progress Report will be provided and then published on the DDA website.

FINANCIAL IMPACT:

As outlined in the Report

RECOMMENDED MOTION

Move to Receive and File the Progress Report dated April 15, 2025.

LUMBER YARD at PAINT CREEK

PROGRESS REPORT

PHASE 2 – CONCEPT

Report to the Board

For the Period 3/15/25 – 4/15/2025

April 15, 2025 @ 6:30pm

By: Matthew Gibb, Executive Director

The project is nearly complete as to initial clean up and deconstruction. The entire demolition contract has bene fulfilled and the site regraded to provide safe access, next steps in topographical survey work, environmental inspection, and site/concept planning. This report outlines what has been done in the immediately prior work period and concludes with next steps.

DEMOLITION AND SITE GRADING

Final removal of all concrete, pads, footings and foundations was completed. As this work involved the surface disruption of soil, it was decided to complete the soil erosion and sediment permit process through Oakland County and install sediment barrier fencing around the affected areas. This silt fence will remain in place during planning, to be adjusted to areas of affect or concern. Following removal of obsolete concrete areas, and awaiting the lifting of frost laws, the site was regarded to provide a safe working surface and provide sediment/runoff protection.

> **Environmental Note:** We appeared for the Orion Township ERC to respond to a question raised by a committee member concerning our management of the identified contaminants shown in the Baseline Environmental Report. All details were discuss, including that the former underground storage tanks were removed and cleared by the state more than 40 years ago. That the only soil issues that require attention are found in the southeast corner (along Atwater) and we have taken great care not to disturb any topsoil. The remainder of the site is being managed through our soils management plan provided by the original testing firm and in accord

with applicable state and federal rules. All hazardous materials identified as part of demolition were properly removed and disposed of according to the required manifests.

NORTH BOUNDARY - FENCING

The survey revealed that our Northern Boundary lies within the existing fenced area of the MDOT spillway. There is a gate covering the public sanitary easement, and extending from the gate westward, the staking revealed the actual location of our boundary. This staked line will be re-fenced with a matching black chain-link. The area must be fenced for both safety and regulatory reasons, and the area will connect to the existing fencing along the south side of the bypass bike lane between our property and the Oat Soda building.

The RED line is our boundary line, where new fencing will be placed.

ORIGINAL RETAIL OFFICE

The original office was stripped of salvageable materials and prepped for rehabilitation in January. The building is now being prepped for further repairs and the replacement of windows and siding. At the April meeting, the board will receive and consider ratifying an agreement for the repair of structural elements and installation of windows, such windows in the style of the original widows of the era that the building was constructed (1917).

NEXT STEPS

1. Temporary, safe, parking areas will be reintroduced pending plan and construction development.
2. Repair of the Main Barn, Supply House and Lumber Rack. Detailed quotes are being gathered that will allow a single contractor to repair and make safe the three buildings included in the grant obligation of the public space project. This includes:
    a. Correcting the block supports of the main barn annex and repairing the beams under the original flooring.
    b. Using existing/historical materials to shore up the lumber rack and stabilize the structure.
    c. Repairing the roof sheating and sistering the truss' to prepare for a replacement roof.
    d. Stabilizing the supply shed, repairing the beam work, and saving the façade to allow for a permanent roof.
    e. Completing all other repair and safety work on the structures.
3. Site Design. Move from concept to actual site plan design with PEA.
4. Public Space Plan. Call the advisory board for the start and planning of public space.

ADDITIONAL CURRENT PHOTOGRAPHS

DDA ACTION SUMMARY SHEET

MEETING DATE: April 15, 2025

TOPIC Retail Attraction Strategy

BACKGROUND BRIEF:

The Board previously accepted and approved the retention of Robert Waun, Dirt Realty, for the research and preparation of a collaborative approach to attracting a base for the lumber yard that would begin to support and diversify the existing shops and storefront in the downtown.

Mr Wuan will be present to provide a summary report and enter a discussion/question period. He is attending the ICSC annual program in Nevada in May, taking our strategy and target list, so now it the time to make suggestions and ask questions.

It is encouraged that the Board bring their own thoughts and ideas, interest in joining the advisory board, and questions.

FINANCIAL IMPACT:

None at this time

RECOMMENDED MOTION

To receive and file the draft report.

POSSIBLE PROTOTYPE FOR

FREE STANDING RETAIL

POSSIBLE PROTOTYPE FOR

BIKE AND ADVENTURE STORE

CONCEPTS FOR THE TRAILHEAD

Retail Attraction Strategy

THE LUMBERYARD AT PAINT CREEK – LAKE ORION, MICHIGAN

1. Executive Summary

The Lumberyard at Paint Creek project represents a pivotal opportunity to reimagine Lake Orion's downtown district with a focus on walkable mixed-use development and unique retail experiences. This comprehensive strategy outlines the key demographic, economic, and planning factors that support the attraction of both national and local retailers to this iconic redevelopment site.

New Urbanism, Human-Scale Design & Placemaking: The Art of Building Beloved Places

New Urbanism is more than an architectural trend—it is a proven strategy to build resilient, prosperous, and beloved communities. At its core, New Urbanism calls for **walkable, mixed-use neighborhoods** that prioritize people over cars, community over conformity, and design that sparks **emotional connection** over sterile efficiency.

"A place is not a place until people have been there."
—William H. Whyte, urbanist and author of *The Social Life of Small Urban Spaces*

The Need for Human-Scale Design

Human-scale design ensures that **streets, storefronts, public spaces, and buildings feel welcoming and navigable** to pedestrians—not just vehicles. Features of human-scale communities include:

- Narrow streets and small blocks that calm traffic and invite exploration
- Shopfronts with variety, detail, and purpose—not long blank walls
- Buildings between 1–3 stories with architectural rhythm and variation
- Shaded sidewalks, benches, planters, public art, and wayfinding signage

Such environments create **psychological comfort** and **economic magnetism**. According to the **National Main Street Center**, communities that adopt human-centered design and placemaking strategies report:

- **Average annual retail sales increases of 10–15%**
- **Downtown property value growth of 7–15%**
- **Increased tourism and community engagement** through festivals, pop-up markets, and events

📎 Source: Main Street America Impact Data

The Power of Placemaking

Placemaking transforms physical spaces into memorable destinations. It involves not only good design but also **community storytelling, culture, events, and artistry** that foster pride and identity.

"Placemaking is about turning a neighborhood, town, or city from a place you can't wait to get through into one you never want to leave."
—Fred Kent, founder of Project for Public Spaces

Placemaking unlocks tourism, local spending, and investor confidence. In **Petoskey, Michigan**, placemaking efforts like historical signage, local business curation, and trail integration have helped generate:

- A 19% increase in foot traffic from 2018 to 2022
- A 17% rise in tourism-related retail spending
  📎 Source: Michigan Economic Development Corporation

Examples of New Urbanist Communities

1. **Seaside, Florida** – Designed in the 1980s as a fully walkable beach town, Seaside features pastel homes, pedestrian-only zones, and a thriving outdoor retail and cultural scene. It has become a tourist icon and real estate benchmark.
2. **Celebration, Florida** – Developed by Disney, this community uses human-scale streets, local retail, and classical architecture to foster high quality of life. Home values and retail leases remain strong due to its distinct identity.
3. **Birmingham, Michigan** – A suburban model of human-scaled downtown revitalization. With narrow storefronts, active sidewalks, and events like "Day on the Town," it draws tens of thousands of visitors annually and supports a retail vacancy rate under 4%.
4. **Old Pasadena, California** – Saved through New Urbanist redevelopment, Old Pasadena turned its vacant storefronts into vibrant local businesses through adaptive reuse and streetscape redesign. Today, it generates more than **$500 per sq. ft. in retail sales**, outperforming typical suburban malls.
   📎 Source: Urban Land Institute Case Studies

Median Household Income Comparison

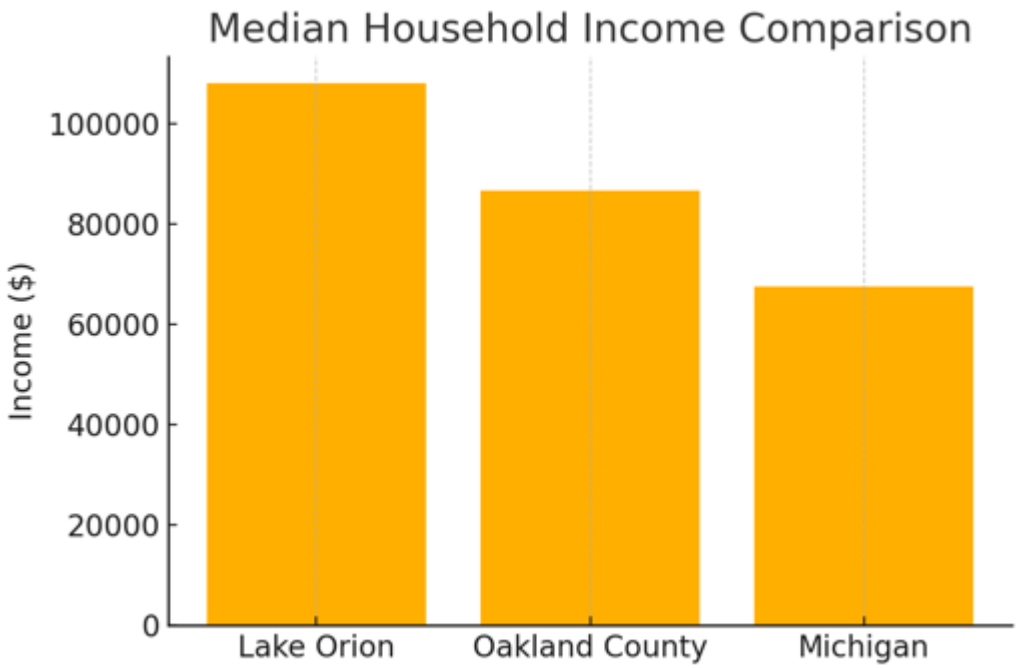
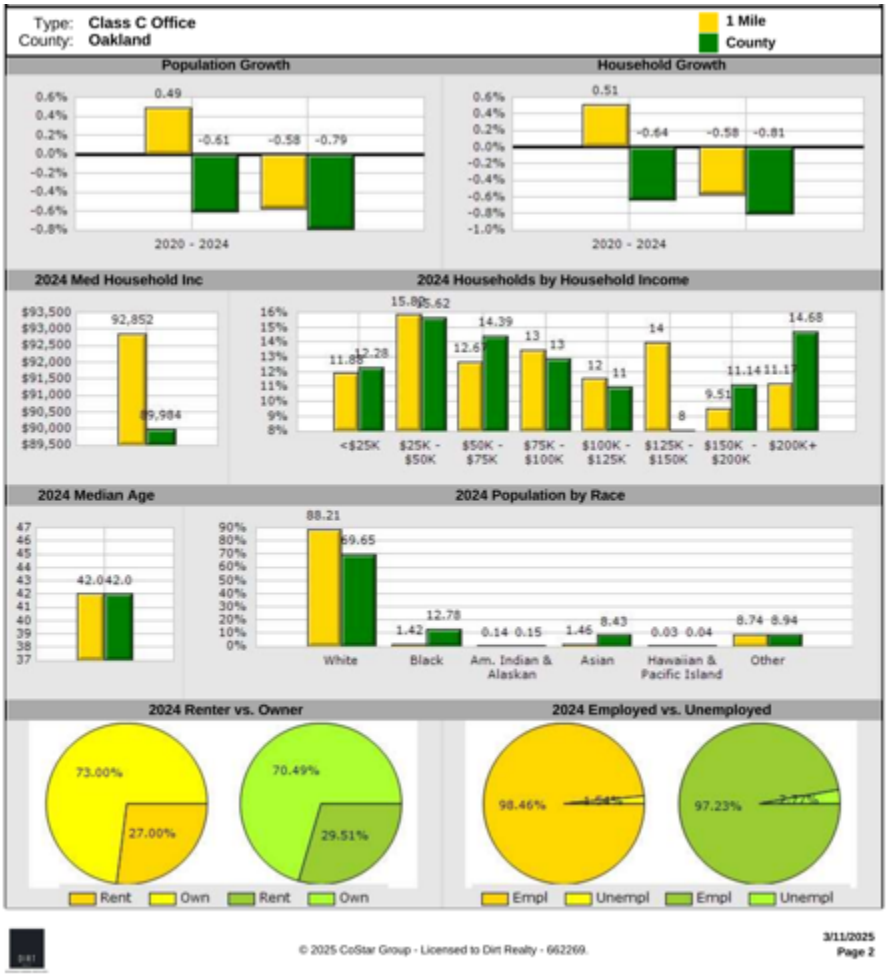


Figure 2: Comparison of median household income between Lake Orion, Oakland County, and Michigan.

Why This Matters for Lake Orion

Lake Orion has an **authentic village core**, a **picturesque trail**, and **historic architecture**—the raw ingredients of a standout destination. The Lumberyard can capitalize on this by designing for people, not parking. When streets are walkable,

when shops feel unique, and when public spaces invite interaction, people stay longer, spend more, and come back.



Tourism in Michigan generates over **$26.3 billion in economic activity annually**, much of it centered in small towns with charm, trail access, and pedestrian-scale shopping streets.
📎 Source: Pure Michigan 2023 Annual Report

2. Regional Context and Market Overview

Lake Orion is a vibrant and strategically located community in Northern Oakland County, Michigan. Nestled among lakes, woodlands, and the historic Paint Creek Trail, it blends small-town character with metropolitan access—just 15 minutes from Auburn Hills and 40 minutes from downtown Detroit. The community sits at the convergence of major travel corridors including I-75 and M-24, drawing day-trippers, families, and regional visitors seeking authentic charm without long-distance travel.

Historically, Lake Orion was known as the "Venice of the Midwest"—a lakeside vacation destination where metro Detroiters arrived by train for summer stays in cottages and resort hotels. Today, that legacy of escape and relaxation remains embedded in the town's DNA. With the right investments in thoughtful development, Lake Orion is uniquely positioned to reclaim its role as the **Charlevoix of Southeastern Michigan**—a walkable destination where quality of life and local experiences drive sustained prosperity.

"Lake Orion was a resort town before cars were common. People arrived by rail to escape the city. There's no reason why it can't become a treasured getaway again—especially with the rising appeal of trail towns and boutique destinations."
—Michigan Travel Historian, *Detroit Free Press*

A Renaissance in Upscale Residential Development

One of the clearest indicators of Lake Orion's resurgence is the development of high-end residential communities that emphasize **New Urbanist design principles**: density without congestion, walkability, architectural variation, and proximity to trails, shops, and waterfront.

Examples:

- **The Peninsula at Starboard** and **Mystic Cove**, developed by Moceri, feature luxury lakeside living with walkable connections to downtown. These developments combine townhomes, stacked flats, and green space with private docks, pedestrian paths, and pocket parks—offering residents a **European-style lifestyle experience**.
  📎 The Peninsula at Starboard – Lake Orion Planning
  📎 Moceri Developments

These communities are attracting high-income earners, remote workers, and active retirees, all of whom bring **discretionary income and social networks** that elevate the customer base for retail, dining, and cultural attractions. Moreover, such developments align with trends seen in vibrant small

towns across the country that are drawing in affluent urban escapees without sacrificing identity.

Demand for a Boutique Hotel: Scaled to Fit

Lake Orion currently lacks a boutique lodging option that aligns with its upscale potential and small-town character. A **10–35 room boutique hotel**, ideally independent and inspired by **European inn-style hospitality**, would offer a compelling solution—providing visitors with a charming place to stay without the incongruity of a chain-branded product.

Supporting Data:

- Boutique hotels under 50 rooms report **higher per-room revenue** than larger chain hotels in walkable communities.
  📎 Source: The Boutique Hotel Report – CBRE, 2023
- In Traverse City, Charlevoix, and Harbor Springs, boutique properties average 85%+ occupancy during the travel season, driven by regional tourism and events.
- Travelers increasingly seek **experiential, walkable destinations**—a trend that Lake Orion is well-poised to leverage, especially with Paint Creek Trail, lake access, and seasonal events.

"In small destinations, scale is everything. A right-sized boutique hotel complements the local economy—it doesn't overwhelm it."
—Small Lodging Association of America

DIRT REALTY

Tourism as a Driver of Prosperity

Tourism in Michigan is a **$26.3 billion** industry, with small-town and trail-based tourism growing faster than large urban destinations. According to Pure Michigan, visitors are seeking "**authentic downtowns with nature access, historic charm, and unique shopping or dining experiences.**"
📎 Pure Michigan Travel Research

Communities along trails (like the **Kalamazoo River Valley Trail** or **Sleeping Bear Heritage Trail**) have reported:

- 25–40% boosts in retail sales
- 15–30% growth in new business formation within 3 years of investment in trail-oriented development
  📎 Michigan Trails Economic Impact Study – MTGA

DIRT REALTY

Lake Orion, with its connection to the **Paint Creek Trail**, is perfectly positioned to benefit from this trend—especially when paired with the right mix of boutique retail, community programming, and visitor accommodations.

National Models of Scaled New Urbanism

Communities that have embraced **right-sized, New Urbanist development** while maintaining unique character include:

- **Leiper's Fork, Tennessee** – Just outside Nashville, this tiny town became a national destination by curating upscale but rustic retail, music venues, and a European-style inn. No chain stores. No traffic lights.
- **Beaufort, South Carolina** – Preserved its waterfront and walkable downtown with historic inn lodging and townhomes rather than hotel towers.
- **Carmel-by-the-Sea, California** – Prohibits chain stores. Every building has to be unique. Tourism and local retail thrive due to the place's distinct personality.

These communities succeeded because they understood that **scale, authenticity, and detail** matter more than square footage or brand presence.

The Lake Orion Advantage

With trail access, a historic waterfront, public art programs, seasonal festivals, and the natural beauty of Paint Creek and Lake Orion itself, this community doesn't need to *manufacture* charm—it only needs to preserve and polish it. The Lumberyard project represents the opportunity to do just that: not just attract retail, but invite a lifestyle, a vision, and a new chapter in Lake Orion's historic identity.

3. Demographic Profile

Ideal Retailers for Lake Orion's Evolving Market

Based on Lake Orion's demographic profile and its lakeside resort-town character, the community is ideally positioned to attract a unique set of **boutique, upscale, and experiential retailers** that appeal to both affluent residents and destination-seeking visitors. With a median household income of $108,042 and high educational attainment, Lake Orion fits the profile for **recreational, lifestyle, and heritage-focused retail concepts**—especially those that align with leisure, boating, wellness, and outdoor living.

🚤 Boating & Waterfront Lifestyle Retailers

These brands offer marine accessories, lake apparel, and products appealing to seasonal boaters, anglers, and luxury pontoon or wakeboard enthusiasts.

1. West Marine – Marine gear, supplies, and watercraft accessories
2. Boater's World – Electronics, anchors, and dock gear
3. Yeti – High-end coolers, drinkware, and lake lifestyle accessories
4. Pelican Outdoor – Recreational kayaks, dry bags, and waterproof storage
5. Costa Del Mar – Performance sunglasses for water sports
6. Columbia Sportswear – Boating jackets, UV wear, and water gear
7. Grundéns – Fishing outerwear and footwear
8. Overton's – Towables, water skis, and marine recreation gear
9. Sea Bags – Handcrafted sailcloth bags and beach accessories
10. Tucker Hibbert's Power Shop – High-performance lake and snow gear

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Outdoor & Sporting Goods Retailers

Targeting the active outdoor lifestyle, these brands appeal to hikers, trail users, runners, cyclists, and families enjoying Paint Creek Trail or lake-centered fitness.

1. REI Co-op – National outdoor gear and community-based events
2. Patagonia – Environmentalist outdoor apparel and accessories
3. The North Face – Trail-ready outerwear and footwear
4. Arc'teryx – Premium technical outerwear for hiking and trail running
5. L.L. Bean – Heritage brand for trail gear, boots, and backpacks
6. On Running – High-end Swiss-engineered running shoes
7. Thule – Bike racks, cargo carriers, and travel accessories
8. Solo Stove – Fire pits, camp cookware, and portable luxury camping
9. Backcountry – Outdoor gear curated for performance and lifestyle
10. Vuori – Performance clothing blending yoga, trail, and leisure

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Resort Wear & Boutique Fashion Retailers

Appealing to vacationers, weekenders, and affluent residents, these fashion-forward retailers blend casual elegance with relaxed sophistication.

1. Tommy Bahama – Upscale island-inspired apparel and home goods
2. Anthropologie – Boho-chic resortwear, home décor, and gifts
3. Marine Layer – California-style casual wear with a sustainable mission
4. Lilly Pulitzer – Iconic resort dresses and accessories
5. Faherty Brand – Coastal-inspired fashion for men and women
6. LoveShackFancy – Vintage romance meets upscale resort
7. Sundry – French-Californian minimalist loungewear
8. Alo Yoga – Stylish athleisure crossing into resortwear
9. Tasc Performance – Sustainable active/resort hybrid wear
10. Frank & Eileen – Luxury cotton resort shirts and casualwear

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Emerging Lifestyle Brands for Experiential Retail

These trendy upscale brands and concepts are ideal candidates for boutique shops, showroom spaces, or trail-side activations that provide unique customer experiences.

1. Public Lands – REI-style outdoor retailer with community focus
2. Terrain – Garden, home, and outdoor living retail from Anthropologie
3. Paravel – Sustainable travel gear and luggage
4. Filson – Rugged heritage brand with upscale outdoor accessories
5. Shinola – Detroit-born watches, leather, and bicycles
6. Rumpl – Technical blankets and camp textiles for upscale glamping
7. Beis – Celebrity-driven travel bags and accessories
8. Cotopaxi – Do-good adventure gear and color-block style
9. Huckberry – Curated outdoor and everyday adventure fashion
10. Allbirds – Sustainable, comfortable shoes for travel and leisure

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How Lake Orion Fits the National Retail Picture

While not ranked among the top 10 metros nationally for retail, Lake Orion distinguishes itself through a **hyper-targeted, lifestyle-aligned opportunity zone**—similar to how smaller communities like **Petoskey, MI**, **Hudson, NY**, or **Leiper's Fork, TN** reinvented their downtowns with niche, high-end, and story-driven retail experiences.

Retailers increasingly seek **"vibe-driven" destinations** over raw population counts. Affluent micromarkets like Lake Orion present:

- High spend per capita (as seen in CoStar consumer spend data)
- A growing base of remote workers and second-home owners
- Unique events and natural assets (Paint Creek Trail, lake access, historic core)

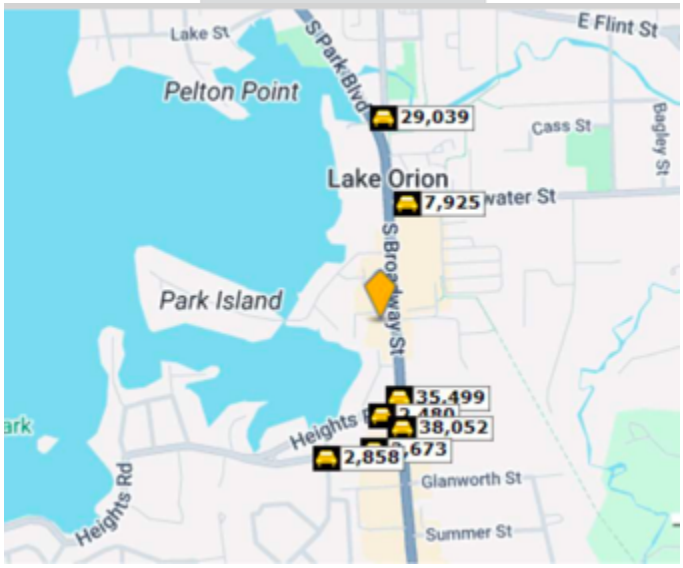
📎 Retail Trends 2024 – McKinsey Sporting Goods Report
https://www.mckinsey.com/industries/retail/our-insights/why-sporting-goods-are-booming-again

📎 CBRE Boutique Hotel & Lifestyle Lodging Insights
https://www.cbrehotels.com/en/research

📎 Pure Michigan – Lake Orion https://www.michigan.org/city/lake-orion

ICSC report on Retail Trends: https://www.icsc.com/uploads/research/general/US-Economic-Impact-of-Retail.pdf

Traffic Statistics show this is a good location for retail:



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Broadway St	Congress Ct	0.11 N	2022	42,081	MPSI	.11
2	S Broadway St	Congress Ct	0.11 N	2018	35,499	MPSI	.11
3	Heights Rd	S Lapeer Rd	0.03 E	2022	2,480	MPSI	.13
4	M-24 LAPEER RD	Heights Rd	0.02 N	2020	32,966	AADT	.15
5	S Lapeer Rd	Heights Rd	0.02 N	2022	38,052	MPSI	.15
6	Atwater St	Abandoned RR	0.02 E	2022	7,925	MPSI	.17
7	Odanah St	S Lapeer Rd	0.04 E	2022	2,673	MPSI	.17
8	Odanah Street	Kimberly	0.00 E	2022	2,967	MPSI	.20
9	ODANAH ST	Kimberly	0.00	2020	2,858	AADT	.20
10	S Broadway St	Abandoned RR	0.00 N	2022	29,039	MPSI	.28

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	**$25,634**	**$100,648**	**$248,909**
Vehicle Purchases	13,140	52,017	127,205
Gasoline	6,307	24,030	58,964
Vehicle Expenses	652	2,622	6,918
Transportation	2,469	10,190	26,636
Automotive Repair & Maintenance	3,067	11,790	29,187
Total Health Care	**$5,351**	**$20,568**	**$50,875**
Medical Services	3,183	12,351	30,735
Prescription Drugs	1,605	6,081	14,845
Medical Supplies	563	2,136	5,295
Total Education/Day Care	**$6,859**	**$27,858**	**$72,890**
Education	4,389	17,820	46,815
Fees & Admissions	2,470	10,038	26,075

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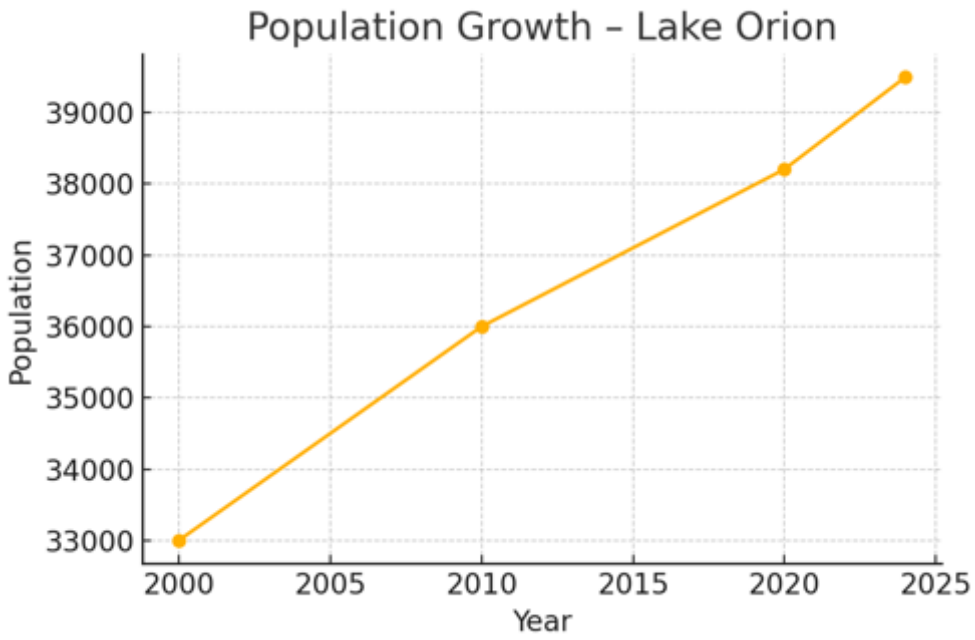
4. Population Growth Trends

Lake Orion and Orion Township have experienced steady growth, especially since 2010, driven by high-quality schools and access to regional employers. Recent luxury residential developments suggest an incoming wave of high-income households, reshaping spending habits in the area.



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Why Population Growth Trends Matter for Retail and Placemaking in Lake Orion

Population growth is not just a statistic—it's a signal of transformation. As Lake Orion continues to grow steadily—particularly among affluent households, remote workers, and young families—this demographic shift becomes a powerful force in shaping **retail demand, urban identity, and economic resilience**.

What Positive Population Growth Means for Retail

1. **Expanding Customer Base**
   Every new resident represents not just a homebuyer, but a long-term consumer. Growth in **middle to upper-income households** expands the pool of shoppers for boutique retail, dining, wellness, and experiential offerings. According to ICSC (International Council of Shopping Centers), a 1% increase in population can lead to a **1.5% to 2% increase in local retail spending**.
   📎 ICSC: Economic Impacts of Retail Real Estate
2. **Attractiveness to Upscale and Independent Retailers**
   Unique retailers and regional concepts look for growing towns with upwardly mobile, educated residents—exactly the trend seen in Lake Orion, where

the **median income exceeds $108,000** and education levels are high. These demographics are more likely to support premium goods, services, and locally sourced products.

3. **Support for Small-Footprint, Walkable Retail**
   Population growth supports **denser, pedestrian-scale development**, as opposed to sprawling strip malls. When communities build for people—not cars—they create authentic gathering places that become destinations in themselves.

The Strategic Role of The Lumberyard at Paint Creek

The Lumberyard isn't just a redevelopment parcel—it is a **keystone opportunity** for creating a new focal point of life and commerce in downtown Lake Orion. Positioned on the Paint Creek Trail and near the village core, the site is ideal for **mixed-use, placemaking-first development** that complements the town's historic identity.

How It Impacts the Broader Downtown:

- **Extends the walkable downtown footprint**, encouraging foot traffic across more blocks and driving demand for street-facing retail and dining.
- **Introduces new formats** (like small footprint shops, artist galleries, boutique hotel rooms, and coworking spaces) that appeal to young professionals and entrepreneurs.
- **Spurs complementary investments** in other downtown properties and infrastructure, lifting property values and tax base over time.

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Population Growth as a Catalyst for Tourism, Youth Retention & Community Identity

Lake Orion already has the natural ingredients to be a tourism-driven economy—**lakes, trails, history, and charm**. With more people living downtown or nearby, and with the right amenities (boutique hotels, artisan shops, public plazas), Lake Orion can rekindle its historical identity as **a lakeside retreat and regional escape**.

Benefits:

- **Drives weekend tourism**, with higher hotel occupancy, restaurant revenue, and recreational spending.
- **Attracts a younger demographic**, including remote workers and entrepreneurs looking for lifestyle-driven places to live and work.
- **Supports future uses**, such as outdoor events, makerspaces, food halls, or live music—all aligned with a vibrant, youthful brand.

National Examples of Placemaking Success Stories

Petoskey, Michigan

By preserving its historic downtown and rejecting generic chain retail, Petoskey has built a tourism brand around authenticity. Its boutique hotels, waterfront shopping, and public squares draw **over 400,000 annual visitors** and fuel year-round retail demand.
📎 Petoskey Area Visitors Bureau

Leiper's Fork, Tennessee

A village of just 600 people that rejected big-box development in favor of curated shops, music halls, and a European-style inn. It is now a nationally known destination and weekend retreat for Nashville-area residents.

Old Pasadena, California

Once a failing business district, it was reborn through historic preservation and mixed-use retail redevelopment. Today, it produces over **$500 per sq. ft. in retail sales**, far outperforming standard malls.
📎 Urban Land Institute: Old Pasadena Case Study

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🌿 **Greenville, South Carolina**

Focused on walkability, green space, and riverfront placemaking, Greenville revitalized its downtown and now sees over **1 million visitors annually**, a rebirth that added **thousands of jobs and doubled tax revenue** over 15 years.
📎 Brookings: Downtown Revitalization in Greenville

Conclusion: From Population to Prosperity

The story is simple: **people follow places, and prosperity follows people**. With positive population trends, Lake Orion is poised to become not just a nice place to live—but a place to love, visit, invest in, and share. The Lumberyard project is not a standalone development—it is the heart valve of a larger economic circulatory system that can infuse vibrancy into every block of downtown.

A generic strip mall would fail this opportunity. A thoughtfully designed, scaled, and community-first development could turn Lake Orion into the next great Michigan destination.

5. Local Employment & Business Climate

Major Employers in the Region:

- General Motors (Orion Assembly Plant)

- McLaren Health System

- Amazon Fulfillment Centers

- Lake Orion Community Schools

Orion Township benefits from a favorable tax climate and pro-development governance, making it an ideal location for retail investment.

2024 Annual Spending ($000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	**$103,807**	**$402,664**	**$1,008,271**
Total Apparel	**$5,226**	**$19,886**	**$50,400**
Women's Apparel	2,082	7,862	19,895
Men's Apparel	1,116	4,236	10,642
Girl's Apparel	341	1,349	3,543
Boy's Apparel	254	1,001	2,577
Infant Apparel	224	825	2,059
Footwear	1,209	4,613	11,683
Total Entertainment & Hobbies	**$15,698**	**$60,179**	**$149,397**
Entertainment	1,749	6,994	16,565
Audio & Visual Equipment/Service	3,280	12,216	30,195
Reading Materials	266	1,007	2,501
Pets, Toys, & Hobbies	2,938	10,945	27,266
Personal Items	7,465	29,017	72,869
Total Food and Alcohol	**$27,451**	**$103,677**	**$259,373**
Food At Home	13,884	52,736	131,057
Food Away From Home	11,458	43,070	108,508
Alcoholic Beverages	2,109	7,870	19,808
Total Household	**$17,588**	**$69,849**	**$176,427**
House Maintenance & Repair	4,030	16,288	40,084
Household Equip & Furnishings	6,596	25,695	65,146
Household Operations	4,927	19,510	49,519
Housing Costs	2,034	8,356	21,678

6. Traffic Volume & Accessibility

According to SEMCOG Traffic Volume Maps:

- M-24 at Flint Street sees between 18,000 and 26,000 vehicles daily

- Downtown access includes easy parking, bike infrastructure, and sidewalks

Paint Creek Trail contributes over 100,000 pedestrian visits annually, offering built-in foot traffic adjacent to the site.

7. Retail Competition & Market Gaps

Retail analysis indicates demand for specialty foods, experience-based retail, fitness studios, and upscale casual dining. There's also unmet demand for boutique clothing, children's shops, and flexible shared retail incubators.

Curated Retail Targets for The Lumberyard at Paint Creek

Toastique – Health-conscious gourmet toast, juice, and coffee bar using fresh, responsibly sourced ingredients. *https://toastique.com*

Bon Bon Bon – Detroit-based artisan chocolatier with uniquely flavored handmade chocolates. *https://www.bonbonbon.com*

Mindo Chocolate Makers – Michigan-based bean-to-bar chocolate using organic and ethically sourced ingredients. *https://www.mindochocolate.com*

Zingerman's Creamery – Ann Arbor-based creamery specializing in artisan cheeses and gelato. *https://www.zingermanscreamery.com*

The Cheese Lady – Michigan cheese shop offering curated artisanal cheeses and pairings. *https://www.thecheeselady.net*

Miette Patisserie – Classic French pastries and confections in a charming, vintage style. *https://www.miette.com*

Jeni's Splendid Ice Creams – Known for unique, creative ice cream flavors made with premium ingredients. *https://www.jenis.com*

Mighty Good Coffee – Small-batch coffee roaster from Ann Arbor with community-oriented cafés. *https://www.mightygoodcoffee.com*

Avalon Breads – Detroit-based organic bakery focused on sustainability and community. *https://www.avalonbreads.net*

Detroit Vegan Soul – Plant-based soul food with a mission of health and sustainability. *https://www.detroitvegansoul.com*

Bandit Running – Stylish, small-footprint running gear brand that creates community-focused shops. *https://banditrunning.com*

House of Vans – Cultural retail space blending art, music, and skateboarding. *https://www.vans.com/houseofvans.html*

Farfetch Pop-Ups – Luxury fashion marketplace hosting rotating boutique pop-ups with immersive tech. *https://www.farfetch.com*

Huda Beauty – Beauty brand with pop-up installations combining cosmetics with immersive design. *https://www.hudabeauty.com*

Nike House of Innovation – Multi-sensory, digitally enhanced retail concept focused on personalization. *https://www.nike.com/retail*

Sephora Studios – Small-format stores offering makeup try-ons, skincare consultations, and services. *https://www.sephora.com*

Patagonia Action Works – Retail experiences integrated with activism, repair stations, and education. *https://www.patagonia.com/actionworks*

Levi's Tailor Shop – Boutique shop offering denim customization and maker events. *https://www.levi.com*

TOMS VR Pop-Up – Immersive retail experience showcasing social impact with virtual storytelling. *https://www.toms.com*

Terrain – A garden-lifestyle brand blending home, garden, and seasonal events in a small footprint. *https://www.shopterrain.com*

Metta Running House – Social running café concept with gear, espresso bar, and lockers. *https://www.ft.com/content/5aadbaf9-ae24-4b9d-99d5-7a602227a31b*

District Vision – Mindful running gear focused on the intersection of sport and meditation. *https://www.districtvision.com*

Satisfy Running – Paris-based premium running apparel blending fashion with performance. *https://satisfyrunning.com*

Norda Run – Canadian performance trail running brand using Dyneema fabric. *https://nordarun.com*

Barry's Bootcamp – Boutique fitness studio offering HIIT classes in energetic group settings. *https://www.barrys.com*

Solidcore – High-end fitness studio offering core-intensive workouts in a luxury setting. *https://www.solidcore.co*

Row House – Boutique rowing studio with low-impact, high-result group classes. *https://www.therowhouse.com*

StretchLab – Wellness studio offering personalized assisted stretching services. *https://www.stretchlab.com*

Shred415 – Fitness concept blending tread and strength in an approachable class format. *https://shred415.com*

Floyd's 99 Barbershop – Modern barbershop with music, culture, and grooming product retail. *https://www.floydsbarbershop.com*

https://www.mckinsey.com/industries/retail/our-insights/why-sporting-goods-are-booming-again

8. The Opportunity: The Lumberyard at Paint Creek

Located in the heart of downtown and adjacent to the Paint Creek Trail, The Lumberyard redevelopment will feature walkable storefronts, outdoor dining, and curated retail bays designed for small-format, unique businesses.

Why the Lumberyard Project Matters: Preserving Culture, Creating Legacy

The redevelopment of the **Lumberyard at Paint Creek** is not just a real estate opportunity—it is a cultural decision.

Lake Orion is more than a growing township. It is a place with a **storied history as a vacation destination**, once home to lakeside resorts, amusement parks, ferries, and grand hotels like the Park Island Hotel and Bellevue Villa. The original "Venice of the Midwest" welcomed summer tourists by train long before the age of the automobile. This site—adjacent to Paint Creek Trail and in the heart of the historic village—is a rare and symbolic location. What is built here will shape **not just the streetscape**, but the **soul of the town** for generations.

What's at Stake: The Cost of Generic Development

If the site were to be developed with conventional, car-centric design—**strip malls, franchise chains, wide setbacks, surface lots, and anonymous buildings**—Lake Orion would risk losing its distinction. The vibrant energy of local life would be replaced by the same repetition found at every interstate exit across the country. Here's what would be lost:

- **Local identity** would be diluted, as unique architecture and storytelling are replaced with standardized signage and box retail.
- **Walkability** would diminish, harming businesses that thrive on foot traffic and visual interest.
- **Economic diversity** would shrink, pushing out startups, food trucks, artists, and the creative economy in favor of national chains with deep pockets.
- **Cultural capital** would fade, as the connection to the site's history and natural beauty is paved over—literally and figuratively.

"When you create a place that looks like everywhere, it becomes nowhere."
—James Howard Kunstler, *The Geography of Nowhere*

A Catalyst for Culture: Small Business, Nature, and Artisanship

Instead of generic retail, the **Lumberyard can be a beacon** for a new generation of Lake Orion businesses. Here's how:

A Platform for Startups and Makers

- **Modular retail bays (300–800 sq. ft.)** allow for affordable startup storefronts.
- Shared infrastructure can support **artisan spaces**, **shared kitchens**, and **popup markets**.
- **Food trucks** can rotate seasonally, offering diversity and discovery.
- Local artists and craftspeople can reclaim space once occupied by industry—honoring the site's legacy.

📎 In Traverse City, the *Village at Grand Traverse Commons* turned a former asylum into a mixed-use district filled with artists, cafés, and boutiques, increasing **property values by 126%** over 10 years.

Engaging with Nature

The site's adjacency to the **Paint Creek Trail** is one of its greatest assets. Integrating nature into the design:

- Maintains **trail view corridors and creek visibility**
- Uses **reclaimed lumber**, historic steel, and **recycled glass or stone** to reflect industrial heritage
- Replaces curbs and asphalt with **permeable pavers, native grasses, rain gardens**, and **soft organic edges**
- Offers **outdoor dining, fire pits, performance spaces, and plazas shaded by trees**, not signage

"The natural landscape must not be segregated from the urban one—it is the frame of meaning around human life."
—Jan Gehl, urban designer

The Economics of Character: Why Authentic Places Outperform

Placemaking isn't just beautiful—**it's profitable**.

- **Retail in walkable districts generates up to 4x more revenue per square foot** than in strip malls.
  📎 EPA Smart Growth Economic Case Study

- **Property values in historic downtowns grow faster**, as people pay a premium for character, community, and quality.
  📎 Main Street America Impact Report
- Visitors to places like **Frankenmuth, MI** and **Petoskey, MI** spend **more per capita** than those visiting outlet malls or highway hotels. Why? Because they come for experience, memory, and story—not product alone.
- Cities like **Asheville, NC** or **Leiper's Fork, TN** have built international reputations not on size, but on soul. They resisted chain creep. They told their stories. They elevated craftsmanship.

Lake Orion's Future: Becoming Iconic

The **Lumberyard at Paint Creek** can be Lake Orion's answer to:

- The **Warehouse District in Durham, NC**
- The **Pearl in San Antonio**
- The **Railyard District in Santa Fe, NM**

Not massive in scale, but magnetic in effect. A place where visitors stay the weekend, entrepreneurs find opportunity, and locals find pride in place. Where the **history of wood and water** is etched into the beams, signs, and benches. Where **kids bike from the trail to the juice shop**, and **craft shows turn into festivals**, and **farm-to-table becomes the norm**.

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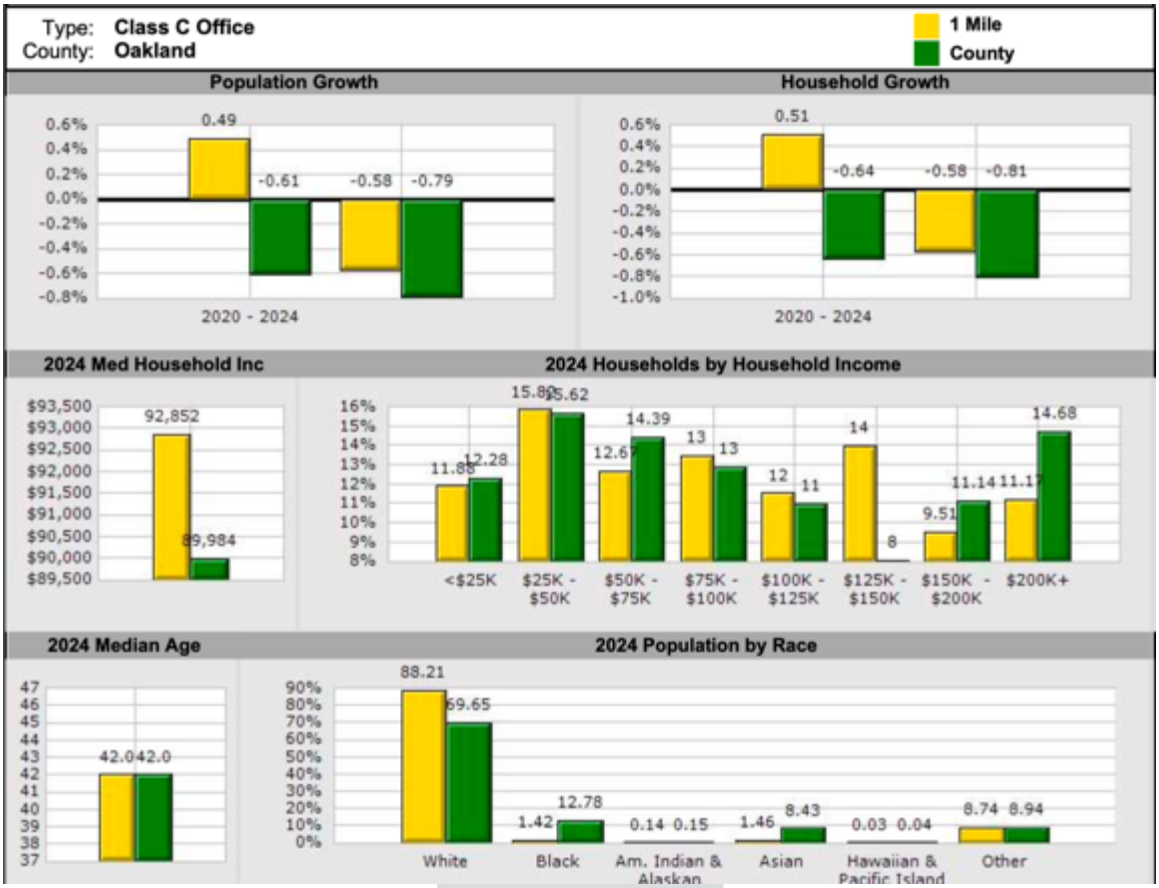
Conclusion: Build for Belonging

To succeed, the project must **build belonging before buildings**. It must see value not only in square footage, but in **sacredness of space**—in story, memory, and wild beauty. The site demands not replication, but revelation. A place to honor what Lake Orion was, and to launch what it might become.


Type: Class C Office
County: Oakland
1 Mile
County
Population Growth
0.6%
0.4%
0.2%
0.0%
-0.2%
-0.4%
-0.6%
-0.8%
0.49
-0.61
-0.58
-0.79
2020 - 2024
Household Growth
0.6%
0.4%
0.2%
0.0%
-0.2%
-0.4%
-0.6%
-0.8%
-1.0%
0.51
-0.64
-0.58
-0.81
2020 - 2024
2024 Med Household Inc
$93,500
$93,000
$92,500
$92,000
$91,500
$91,000
$90,500
$90,000
$89,500
92,852
89,984
2024 Households by Household Income
16%
15%
14%
13%
12%
11%
10%
9%
8%
11.88
12.28
15.88
15.62
12.67
14.39
13
13
12
11
14
8
9.51
11.14
11.17
14.68
<$25K
$25K - $50K
$50K - $75K
$75K - $100K
$100K - $125K
$125K - $150K
$150K - $200K
$200K+
2024 Median Age
47
46
45
44
43
42
41
40
39
38
37
42.0
42.0
2024 Population by Race
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
88.21
69.65
1.42
12.78
0.14
0.15
1.46
8.43
0.03
0.04
8.74
8.94
White
Black
Am. Indian & Alaskan
Asian
Hawaiian & Pacific Island
Other

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9. Surrounding Catalysts for Growth

- Moceri's Mystic Cove and The Peninsula at Starboard projects across the street introduce hundreds of new high-income renters.

- Redevelopment of the former Lake Orion Lumberyard site provides a one-of-a-kind placemaking opportunity.

Transformative Context: Luxury Residential & Placemaking Potential

Moceri's Developments: Building for Affluent Urban Retreats

Two significant high-end residential developments are currently reshaping the physical and social landscape directly across from the Lumberyard site:

🏘️ Mystic Cove & The Peninsula at Starboard

Located along the lakeshore just steps from downtown Lake Orion, these projects by **Moceri Companies** bring a luxury urban village feel to the water's edge.

- **The Peninsula at Starboard** features stacked flats and attached waterfront homes with open-concept living, balconies, and upscale finishes—all within walking distance to shops, trails, and events.
  📎 Peninsula at Starboard – Lake Orion Planning Department
- **Mystic Cove**, also by Moceri, delivers a blend of luxury townhomes and multifamily lakefront living designed with architectural harmony, trails, and greenspace.

These developments together are projected to introduce **several hundred high-income renters and buyers**, with average household incomes estimated above **$125,000–$150,000+ annually**.

With national housing trends showing that affluent residents increasingly choose "15-minute lifestyle communities," Lake Orion now has the critical mass to support a **vibrant, locally driven retail and dining ecosystem.**

The Lumberyard: A Once-in-a-Generation Opportunity

Located across from these developments and directly on the Paint Creek Trail, the **former Lake Orion Lumberyard site**provides a canvas for something truly unique:

- A **walkable urban village center**, organically scaled to the town
- Ground-floor retail with **upper-level boutique lodging or residential**
- Public space integrated into the trail, creek, and local events calendar
- A reclaimed identity tied to the town's past industries—wood, water, hospitality

This is **Lake Orion's opportunity to shape the town's next 100 years**—not with a strip mall, but with intentional placemaking.

"Real estate may be measured in square feet, but placemaking is measured in how long people linger."
—Fred Kent, Project for Public Spaces

National Examples: What Happens After Luxury Housing Arrives?

Cities and towns across the U.S. have seen dramatic transformations when high-end residential is added to a small-town core. The key to success? **Keeping it walkable, unique, and local.**

Case Studies:

- **Wayzata, MN** – Once a sleepy lakefront town outside Minneapolis, the construction of **luxury condos and hotel projects** spurred a vibrant transformation. To preserve its character, Wayzata emphasized **local retail, lakeside cafés, and strict architectural guidelines**. The result? A "mini-Hamptons" feel with increasing tourism and property values.
- **Fishers, IN** – High-end apartments and townhomes near the Nickel Plate Trail led to the creation of a culinary district, featuring **small chef-driven restaurants, boutique yoga studios, and micro-retail.** The town's "Launch Fishers" incubator supports local startups in retail and tech.
- **Petoskey, MI** – In Northern Michigan, historic preservation was paired with high-end condos and boutique inns. Their DDA kept chains out of downtown, focused on **seasonal retail and events**, and supported **popup vendors and artists**. Foot traffic and tourism spending soared post-redevelopment.

Retail Concepts to Build a Resort Town Vibe (10 New Suggestions)

These retail types are curated to evoke a sense of charm, discovery, and upscale leisure—ideal for luxury renters, trail-goers, and weekenders. They haven't been previously listed:

1. **Marine Layer** www.marinelayer.com
   California-based leisurewear with an ultra-soft, relaxed coastal vibe.
2. **The Getaway Co.** www.thegetawayco.com
   Boutique lifestyle and home goods shop with curated travel essentials and scented candles.
3. **Farm Club** www.farmclubtc.com
   Traverse City-based farm-to-table restaurant/market hybrid featuring local produce, wine, and events.

4. **Trove General Store** www.trovegeneralstore.com
   Small-format retail blending home goods, provisions, and locally made gifts—often in reclaimed buildings.
5. **Poppy and Stella** www.poppyandstella.com
   Boutique women's fashion and lifestyle store with coastal resort-inspired curation.
6. **Books & Mortar** www.booksandmortar.com
   An independent bookstore from Grand Rapids with strong community programming and local author features.
7. **Idlewild Candle Co.** www.idlewildco.com
   Artist-made journals, pens, stationery, and candles—ideal for a resort-town creative spirit.
8. **Field & Fire Bakery** www.fieldandfire.com
   Grand Rapids-based organic artisan bakery—wood-fired, community-first.
9. **Roaming Rooster** www.roamingroosterdc.com
   Up-and-coming fried chicken and biscuit brand that started as a food truck.
10. **Maker & Muse** www.makerandmuse.com
    Artisan jewelry and gifts store with small curated brands and storytelling displays.

Final Thought: Small Moves, Big Impact

The success of luxury residential developments like Mystic Cove and The Peninsula at Starboard depends not only on finishes and floorplans—but on **place-based experience.**

The **Lumberyard at Paint Creek** has the potential to:

- **Complete the neighborhood** with walkable retail, cafes, and art
- **Serve as a retail and social magnet** for both new and existing residents
- **Preserve the village scale**, while enhancing lifestyle offerings

Done right, this corner of Lake Orion becomes more than just another upscale address—it becomes **a regional destination**, rooted in history and radiating with possibility.

10. Design Philosophy & Urban Planning

The site should embrace principles of New Urbanism:

- Human-scale design

- Walkability and trail connectivity

- Natural materials and sustainable landscaping

- Shared parking with permeable pavement

- Artistic, non-hardscape curbing

Design Direction: Embracing New Urbanism at The Lumberyard

And Why It Matters to Lake Orion's Future

🏘️ 1. Human-Scale Design

What it means:
Human-scale design ensures buildings, streets, and spaces are proportioned for people—not vehicles.

Why it matters:
This creates a **sense of intimacy, comfort, and charm**, critical for small towns trying to differentiate from generic suburban sprawl. When people feel comfortable walking and browsing, they linger—and **lingerers become spenders**. According to the National Main Street Center, **human-scale districts see 2–4x higher retail engagement** compared to auto-oriented zones.

For Lake Orion, maintaining this scale protects the **village feel**—the very identity that draws people here over places like Novi or Auburn Hills.

🚶 2. Walkability and Trail Connectivity

What it means:
Prioritizing pedestrians and cyclists by designing safe, connected routes between destinations.

Why it matters:
Walkable towns don't just look better—they **perform better**. Walkability increases local spending by 20–40% and boosts property values by 10–30%. Paint Creek Trail alone

attracts **over 100,000 users annually**. Tapping into that foot traffic with cafes, ice cream shops, boutiques, and trail-friendly experiences **converts movement into revenue**.

When people can park once and enjoy the entire downtown on foot, the **average visitor spend increases dramatically**, particularly in tourism-driven towns.

🌿 3. Natural Materials and Sustainable Landscaping

What it means:
Using local, recycled, and organic materials to ground the project in place and reduce environmental impact.

Why it matters:
Authentic materials tell the **story of a place**. Reclaimed wood, lake stone, and heritage brick reflect Lake Orion's roots in lumber, industry, and water. Sustainable landscaping (like bioswales and native plants) isn't just beautiful—it **reduces long-term maintenance and environmental harm**.

Studies show customers **rate natural-material environments as 30% more inviting and calming**, which directly correlates with increased dwell time—and stronger emotional connections.

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🚗 4. Shared Parking and Permeable Pavement

What it means:
Consolidating and softening parking to prioritize people and the environment.

Why it matters:
Traditional parking lots kill street life and destroy aesthetics. But **shared and permeable lots** preserve green space, reduce stormwater runoff, and encourage people to walk. Instead of covering half the site in blacktop, the project can **integrate small, smart parking nodes** wrapped in beauty and greenery.

Parking should be **invisible but intuitive**—a background element that supports, not defines, the town center. This supports Lake Orion's goal to feel like a place, not a parking lot.

🎨 5. Artistic, Non-Hardscape Curbing and Edges

What it means:
Replacing harsh concrete edges with soft, sculptural, or landscaped transitions.

Why it matters:
People don't take pictures of curbs. But they do of **sculpted boulder edges, creative lighting, artist-designed tile work, and kids playing on public art**. Non-linear design introduces **surprise, delight, and humanity** into infrastructure.

This supports placemaking—turning infrastructure into Instagrammable, interactive, and memorable spaces. It reflects Lake Orion's **creative, trail-side character** and could become a regional model for artistic streetscapes.

🌟 Why It All Matters: Legacy, Economy, and Identity

- Because **New Urbanist places retain value better**. They don't go out of style, because they're built for people, not fads.
- Because **visitors choose destinations that feel special**. You don't book a weekend to visit a strip mall—you book to visit places like Charlevoix, Petoskey, and Traverse City.
- Because **residents want to be proud of where they live**. When the built environment reflects the beauty, creativity, and culture of the community, it reinforces loyalty, advocacy, and investment.
- Because **nature belongs in town**, not just on the edge. The trail, the creek, the trees—these are assets, not obstacles. The project can frame and celebrate them, not fence them off.

"Places people love are places they protect."
—Peter Kageyama, author of *For the Love of Cities*

11. Placemaking and Public Realm Activation

Public art, community events, seasonal programming, and strategic wayfinding will turn The Lumberyard into more than a shopping district—it will become the heart of Lake Orion's social life.

12. Risks of Upscale Development

Unintended consequences include displacement of local businesses, higher rents, and a homogenized retail landscape. This document proposes strategies to mitigate these risks through inclusive zoning and incentives for local retailers.

13. Pink Zoning & Mixed-Use Flexibility

Pink zoning supports flexibility for new uses (pop-ups, cafes, galleries, micro retail) and reduces regulatory barriers for entrepreneurs.

14. Retail Mix & Leasing Strategy

- Anchor tenant: Local market or specialty grocer

- Supporting tenants: Independent boutiques, hybrid workspaces, wellness studios

- Activation tenants: Artisans, pop-up food vendors, seasonal event programming

15. Case Studies & Precedents

- Old Pasadena, CA: adaptive reuse and pedestrian retail corridors

- Birmingham, MI: boutique-scale luxury retail

- Ann Arbor, MI: urban trail retail adjacent to residential and university anchors

16. Implementation Plan & Timeline

Q1-Q2 2025: Site planning, pink zoning overlay, marketing outreach
Q3-Q4 2025: Construction and pre-leasing
2026: Opening and seasonal programming

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Traffic Volume on Key Corridors

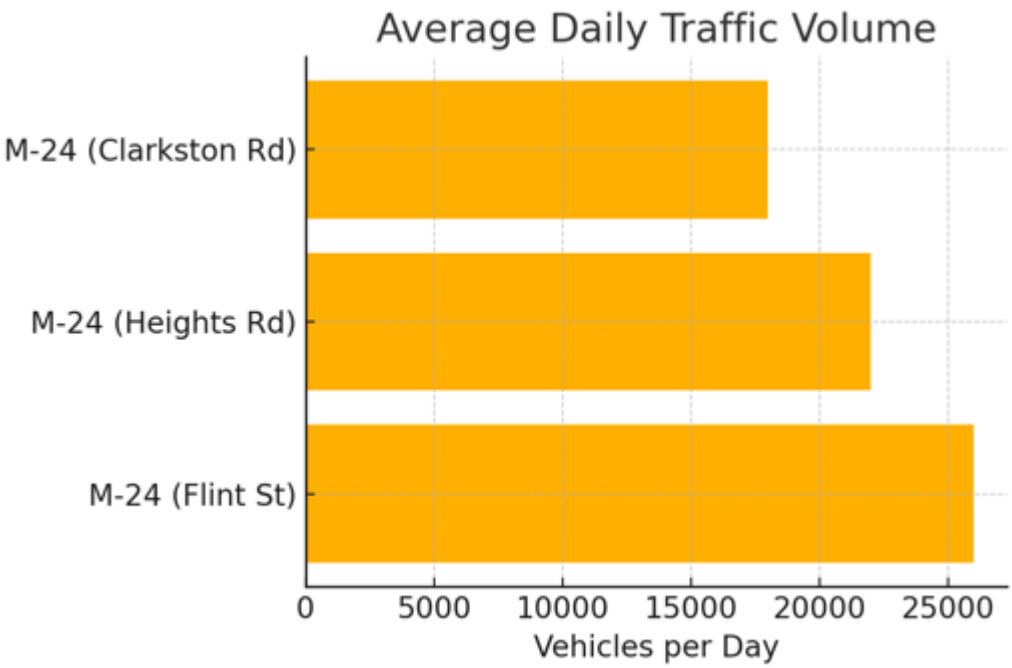


Figure 3: Average daily traffic volume on key corridors surrounding The Lumberyard site.

References and Useful Links

U.S. Census Bureau – Lake Orion Data:
https://www.census.gov/quickfacts/fact/table/oriontownshipoaklandcountymichigan

SEMCOG Traffic Volume Map: https://semcog.org/Traffic-Volumes

SEMCOG Community Explorer – Lake Orion:
https://maps.semcog.org/CommunityExplorer/?community=2130&filtered=125&shortcut=Total_Jobs

Lake Orion Downtown Development Authority: https://www.downtownlakeorion.org/

Oakland County Economic Data: https://www.oakgov.com/business

Lake Orion Schools District Info: https://www.lakeorionschools.org/

Moceri Lake Orion Developments: https://www.mocerilakeorion.com/

The Peninsula at Starboard Project: https://www.lakeorion.org/planning-zoning-building/page/peninsula-starboard

Appendix: CoStar Market & Demographic Visuals

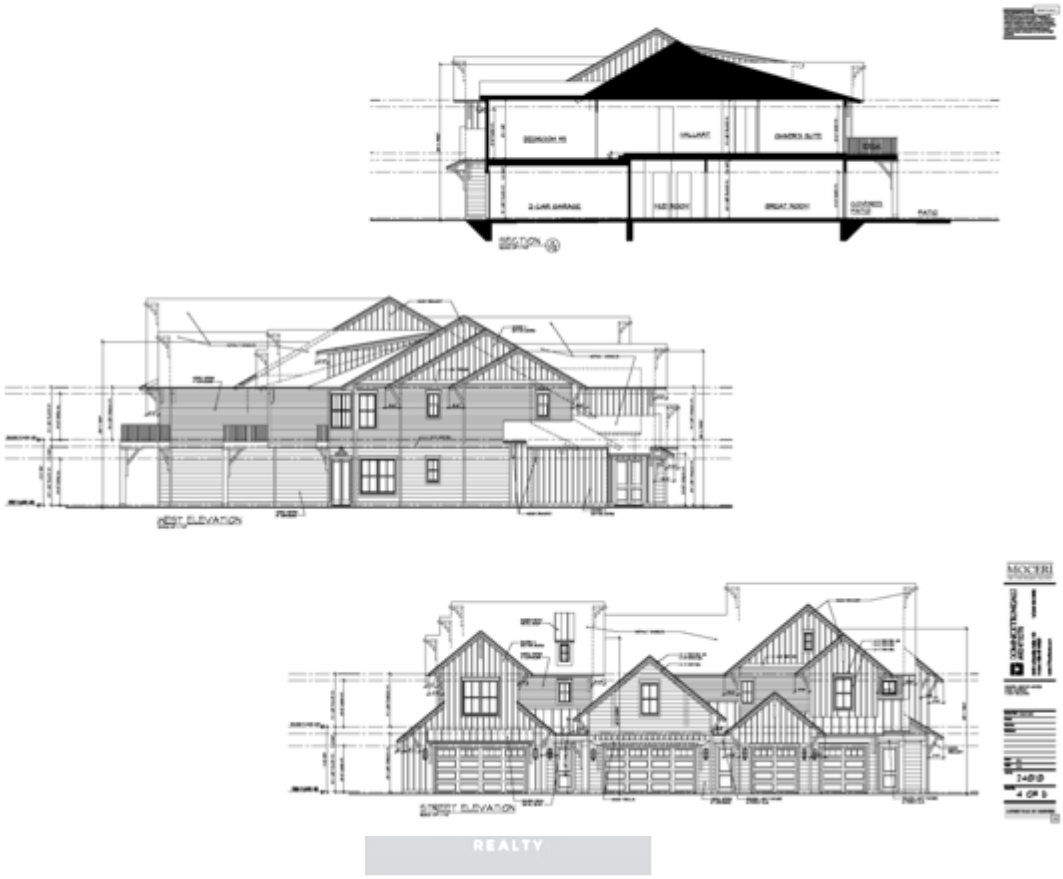
Figure: CoStar Report Page 1

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	**485**	**3,014**	**6**
Retail & Wholesale Trade	82	746	9
Hospitality & Food Service	47	701	15
Real Estate, Renting, Leasing	16	73	5
Finance & Insurance	41	175	4
Information	8	66	8
Scientific & Technology Services	37	166	4
Management of Companies	1	3	3
Health Care & Social Assistance	110	427	4
Educational Services	7	84	12
Public Administration & Sales	6	66	11
Arts, Entertainment, Recreation	10	63	6
Utilities & Waste Management	14	40	3
Construction	18	64	4
Manufacturing	9	51	6
Agriculture, Mining, Fishing	2	4	2
Other Services	77	285	4

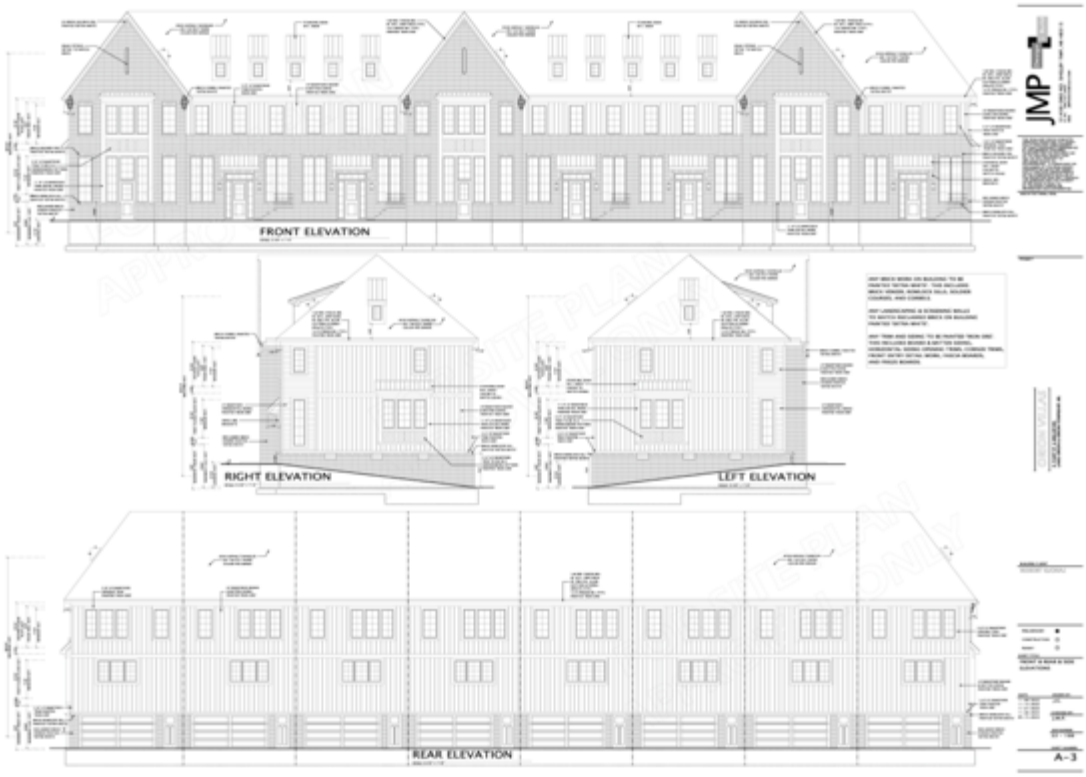
2024 Households by HH Income	2,945		10,593		25,490	
Income: <$25,000	350	11.88%	1,127	10.64%	2,388	9.37%
Income: $25,000 - $50,000	466	15.82%	1,615	15.25%	3,514	13.79%
Income: $50,000 - $75,000	373	12.67%	1,301	12.28%	3,065	12.02%
Income: $75,000 - $100,000	397	13.48%	1,380	13.03%	3,082	12.09%
Income: $100,000 - $125,000	339	11.51%	1,221	11.53%	2,655	10.42%
Income: $125,000 - $150,000	411	13.96%	1,234	11.65%	2,671	10.48%
Income: $150,000 - $200,000	280	9.51%	1,167	11.02%	3,597	14.11%
Income: $200,000+	329	11.17%	1,548	14.61%	4,518	17.72%
2024 Avg Household Income	$110,497		$119,844		$130,229	
2024 Med Household Income	$92,852		$97,707		$106,553	

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	7,141		27,429		67,785	
2024 Estimate	7,183		27,435		68,015	
2020 Census	7,148		26,511		66,833	
Growth 2024 - 2029	-0.58%		-0.02%		-0.34%	
Growth 2020 - 2024	0.49%		3.49%		1.77%	
2024 Population by Hispanic Origin	353		1,322		3,427	
2024 Population	7,183		27,435		68,015	
White	6,336	88.21%	23,403	85.30%	56,932	83.71%
Black	102	1.42%	478	1.74%	1,400	2.06%
Am. Indian & Alaskan	11	0.15%	47	0.17%	84	0.12%
Asian	104	1.45%	991	3.61%	3,197	4.70%
Hawaiian & Pacific Island	2	0.03%	14	0.05%	31	0.05%
Other	628	8.74%	2,501	9.12%	6,371	9.37%
U.S. Armed Forces	0		0		0	
Households						
2029 Projection	2,927		10,591		25,410	
2024 Estimate	2,944		10,593		25,491	
2020 Census	2,929		10,225		24,994	
Growth 2024 - 2029	-0.58%		-0.02%		-0.32%	
Growth 2020 - 2024	0.51%		3.60%		1.99%	
Owner Occupied	2,149	73.00%	8,547	80.69%	20,862	81.84%
Renter Occupied	795	27.00%	2,046	19.31%	4,629	18.16%

Snug Harbor



Orion Villas



Mystic Cove

STATUS: ***Site plan approved and currently under construction***

After several charettes and hundreds of ideas the historic Lake Orion Lumeber Yard is about to be rediscovered. Repurposing the original barn into a unique event and market place, the lumber racks into spaces vendors can fill with food, drink and artistic wares, and a dynamic trailhead where relaxtion, music and nostalgia welcome visitors from all walks of life.

Landings at Starboard

Constellation Bay

44 East Flint Street

Peninsula at Starboard

Figure: CoStar Report Page 2

Type: **Class C Office**
County: **Oakland**

	1 Mile		County	
Population Growth				
Growth 2020 - 2024	0.49%		-0.61%	
Growth 2024 - 2029	-0.58%		-0.79%	
Empl	4,090	98.46%	676,041	97.23%
Unempl	64	1.54%	19,276	2.77%
2024 Population by Race	**7,184**		**1,266,663**	
White	6,337	88.21%	882,263	69.65%
Black	102	1.42%	161,851	12.78%
Am. Indian & Alaskan	10	0.14%	1,897	0.15%
Asian	105	1.46%	106,810	8.43%
Hawaiian & Pacific Island	2	0.03%	543	0.04%
Other	628	8.74%	113,299	8.94%
Household Growth				
Growth 2020 - 2024	0.51%		-0.64%	
Growth 2024 - 2029	-0.58%		-0.81%	
Renter Occupied	795	27.00%	153,658	29.51%
Owner Occupied	2,149	73.00%	367,032	70.49%
2024 Households by Household Income	**2,945**		**520,690**	
Income <$25K	350	11.88%	63,938	12.28%
Income $25K - $50K	466	15.82%	81,320	15.62%
Income $50K - $75K	373	12.67%	74,915	14.39%
Income $75K - $100K	397	13.48%	67,020	12.87%
Income $100K - $125K	339	11.51%	57,060	10.96%
Income $125K - $150K	411	13.96%	41,988	8.06%
Income $150K - $200K	280	9.51%	57,989	11.14%
Income $200K+	329	11.17%	76,460	14.68%
2024 Med Household Inc	$92,852		$89,984	
2024 Median Age	42.00		42.00	

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Figure: CoStar Report Page 3

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	7,141		27,429		67,785	
2024 Estimate	7,183		27,435		68,015	
2020 Census	7,148		26,511		66,833	
Growth 2024 - 2029	-0.58%		-0.02%		-0.34%	
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Other	628	8.74%	2,501	9.12%	6,371	9.37%
U.S. Armed Forces	0		0		0	
Households						
2029 Projection	2,927		10,591		25,410	
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Figure: CoStar Report Page 4

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Hospitality & Food Service	47	701	15
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Information	8	66	8
Scientific & Technology Services	37	166	4
Management of Companies	1	3	3
Health Care & Social Assistance	110	427	4
Educational Services	7	84	12
Public Administration & Sales	6	66	11
Arts, Entertainment, Recreation	10	63	6
Utilities & Waste Management	14	40	3
Construction	18	64	4
Manufacturing	9	51	6
Agriculture, Mining, Fishing	2	4	2
Other Services	77	285	4

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Figure: CoStar Report Page 5

2024 Annual Spending ($000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	**$103,807**	**$402,664**	**$1,008,271**
Total Apparel	**$5,226**	**$19,886**	**$50,400**
Women's Apparel	2,082	7,862	19,895
Men's Apparel	1,116	4,236	10,642
Girl's Apparel	341	1,349	3,543
Boy's Apparel	254	1,001	2,577
Infant Apparel	224	825	2,059
Footwear	1,209	4,613	11,683
Total Entertainment & Hobbies	**$15,698**	**$60,179**	**$149,397**
Entertainment	1,749	6,994	16,565
Audio & Visual Equipment/Service	3,280	12,216	30,195
Reading Materials	266	1,007	2,501
Pets, Toys, & Hobbies	2,938	10,945	27,266
Personal Items	7,465	29,017	72,869
Total Food and Alcohol	**$27,451**	**$103,677**	**$259,373**
Food At Home	13,884	52,736	131,057
Food Away From Home	11,458	43,070	108,508
Alcoholic Beverages	2,109	7,870	19,808
Total Household	**$17,588**	**$69,849**	**$176,427**
House Maintenance & Repair	4,030	16,288	40,084
Household Equip & Furnishings	6,596	25,695	65,146
Household Operations	4,927	19,510	49,519
Housing Costs	2,034	8,356	21,678

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Figure: CoStar Report Page 6

Figure: CoStar Report Page 7

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DDA ACTION SUMMARY SHEET

MEETING DATE: April 15, 2025

TOPIC Assistant Director's Report

Assistant Director's Report

RECOMMENDED MOTION:

To Receive and File the Assistant Director's Report

MEMORANDUM

Janet Bloom – Assistant Director

April 15, 2025

Upcoming Events:

May 10 – Spring Clean Up Day in Downtown. We plan a downtown clean-up day from 8am – noon. We will be seeking volunteers, donations of goods (i.e. trash bags and water for volunteers) and sponsors for this activity. We encourage businesses to sign up their employees and come as a group to help beautify Downtown Lake Orion. Sign up will be on website and social media channels. To sponsor, reach out to bloom@downtownlakeorion.org.

May 17-18 – Art & Flower Fair presented by Orion Art Center. The Lake Orion DDA will have a booth onsite and will do an activity to get attendees into retail locations. Restaurants will be encouraged to feature botanical/floral drinks we can advertise.

June 7 – National Trails Day. Plans are coming together on the activities for this event. More to come.

See attached **Downtown Lake Orion calendar** and a **Community Calendar for more activities**. We encourage other community organizations to let us know of event dates to add to the community calendar.

Social Media Stats

Downtown Lake Orion Facebook:
Followers: April: 10,581 (added 21)
Estimated Reach: Previous: 67,873; Current: 31,900 (# of people who saw content at least once)
Engagement: Previous: 5,400; Current: 9,300 (reactions, comments, shares, or clicks on our posts)

Downtown Lake Orion Business Group:
138 members (added 1)

Instagram:
4,153 (added 21)

X (formerly Twitter):
1,548 (lost 4)

Activities

3/19: Strategic Plan Report Review with POW! Strategies, Inc.
3/19: Trolley meeting with Oxford
3/19: State of Oakland County event
3/20: O Cigar Bar Ribbon Cutting hosted by Orion Area Chamber of Commerce
3/20: Main Street Oakland County Breakfast Summit
3/20: Meeting with Small Business Association (SBA)
3/24: Downtown LOdown at Bitter Tom's
3/28: American in Bloom meeting with Orion Township
4/1: Bagels & Brews at Genisys Credit Union Lake Orion (Orion Area Chamber event)
4/1: Lake Orion DDA and Orion Area Chamber of Commerce monthly meeting
4/1: Monthly Development Meeting and DDA Board Meeting
4/2: DIA Inside/Out Art Installation meeting at the DIA
4/2: Lake Orion DDA/Oxford DDA meeting
4/3: LOLive! Pre-season meeting with 20 Front Street
4/3: Robotic Rehab & Relief Ribbon Cutting hosted by Orion Area Chamber of Commerce

Conferences/Showcases/Trainings/Awards/Assessments:

4/5-4/10: 2025 National Main Street Conference (Philadephia) Attendees: Ex. Dir. Matt Gibb and Asst. Dir. Janet Bloom. Toured Wilmington, DE and Media, PA.

Grant Submissions:

MSOC Technical Assistance Grant - $10,000 applied for. $4500 for POW! Strategies, Inc. Strategic Planning services; $2750 for Photography services for event/evergreen/parks & trails in our DDA; $2750 for trash bin enclosure between 20 Front Street and Lucky's, at the entrance of Wee Bean Coffee Co. outdoor customer seating.

Apply for T-Mobile Grant (up to $50,000) – due by end of June. Selected project must be shovel ready along with five letters of support. Response within 60 days of close date.

Committee Meetings:

Organization Committee – March 19, 2025
Promotions Committee – April 1, 2025
Design Committee – March 24, 2025
Economic Vitality Committee – canceled.

Add to Your Calendar:

The Main Event – 25th Anniversary Celebration by Main Street Oakland County (MSOC)
June 12, 2025 | 6-9 PM at The Roxy Rochester | 401 Walnut Boulevard in Downtown Rochester
Tickets are $35 each.

> The Main Event is a fun evening recognizing the past year's successes, celebrating, and
> networking with elected and appointed officials, downtown leaders, economic developers, and small business owners from across Oakland County.

Respectfully Submitted,
Janet Bloom
bloom@downtownlakeorion.org
cell (248) 320-7599

Downtown Lake Orion 2025 Events

All the LOLive! Music concerts are from 6:30pm – 8:00pm in Children's Park.
The Social District is open during restaurant business hours until midnight every day.

January	
1	Lake Orion Resolution Run (Hanson's)
4	Chroma Opening – thru 1/25 (Orion Art Center)
February	
1	Lake Orion Ice Golf Cup Challenge (Sunrise Rotary)
1	Lake Orion Ice Fest (DDA)
8	Heartlines Opening – thru 3/1 (Orion Art Center)
21-March 1	Lake Orion & Oxford #StrongerTogether Restaurant Week (DDA)
March	
13	Ribbon Cutting at Irish Tavern (Orion Area Chamber)
13	Lake Orion Middle School Show Opening – thru 3/29 (Orion Art Center)
15	Lake Orion & Oxford St. Paddy's Day Pre-Game Pub Crawl (DDA)
April	
5	Joan Brace Scholarship Show Opening – thru 4/26 (Orion Art Center)
5	Boater Safety Class (Lake Orion Lake Association)
9	Library Celebration (Roaring 20's) 7 pm (Orion Twp. Public Library)
19	Easter Egg Hunt in Children's Park (SAL/American Legion)
26	Oxford to Orion Ruck Walk 10am – 2 pm (OORuckWalk.org)
May	
May-Sept.	DIA Inside/Out Art Installation – 10 locations (DDA)
3	Blooming Opening – thru 5/31 (Orion Art Center)
10	LOvely Lake Orion - Spring Clean Up in Downtown Lake Orion (DDA)
17-18	Art & Flower Fair (Orion Art Center)
26	Memorial Day Services & Parade (Village/American Legion)
26	Orion Veterans Memorial Day Race (Twp./Orion Veterans Memorial)
26	Navy Memorial at Children's Park 10 am (Village/American Legion)
29	Wildwood Fundraiser for Fireworks 6:30-9 pm (Wildwood)
June	
June/July/August	Launch of Pedal Boat Pub Tours
June/July/August	Launch of Tour on Orion Boat Tours

The events listed here could change unexpectedly due to unforeseen circumstances.

Downtown Lake Orion 2025 Events

5	Cornhole Starts (Every Thurs. through Sept.7) (SAL/Am. Legion)
7	National Trails Day (DDA/Orion Twp.)
7	Warp and Weft Opening – thru 6/28 (Orion Art Center)
7	Youth Fishing Derby at Green's Park (Lake Orion Lake Assoc.)
7	Summer Reading Kickoff (Orion Twp. Public Library)
15	Family Duck Race (Friends of the Library)
17	Orion Area Chamber 75th Year Celebration at Paint Creek CC (Orion Chamber)
19-22	Lake Orion Jubilee Carnival (Lions Club)
21	Boater Safety Class (Lake Orion Lake Association)
23-29	Lake Orion American Summer Restaurant Week (LOAS) (Lake Orion & Oxford)
26	Ribbon Cutting/Mixer – Mystic Cover (Orion Chamber)
27	Lake Orion American Summer Pub Crawl (LO/Oxford) (LOAS)
July	
4	Flare Night on Lake Orion (Lions Club)
5	Exposures Opening – thru 7/26 (Orion Art Center)
5	Lake Orion Fireworks (LO Fireworks Foundation)
9, 16, 23, 30	Lake Orion LOLive! Music Concerts (DDA)
18	Outdoor Movie Night at Children's Park (Adult Date Night) (DDA)
TBD	LOHS All Classes Reunion Pre-Party (American Legion)
TBD	LOHS All Classes Reunion at Camp Agawam
27	Lake Orion Kids & Kops Car Show (and Pancakes) 8am – 1pm (LOPD)
August	
2	Seafood Boil-ticketed event (Sunrise Rotary)
6, 13, 20, 27	Lake Orion LOLive! Music Concerts (DDA)
15	Outdoor Movie Night at Children's Park (for teens) (DDA)
20-24	Lake Orion Dragon on the Lake (Orion Art Center)
22	Lighted Boat Parade (Lake Orion Lake Association)
September	
6	The Art of Storytelling Opening – thru 9/27 (Orion Art Center)
19	Outdoor Movie Night at Children's Park (for kids) (DDA)
20	Lake Orion Zombie Walk & Poker Run (Ed's Broadway Gift and Costume/Lighted Parade Fundraiser)
25-27	America in Bloom (Orion Twp./Orion Parks/Village/DDA)
27	Michigan Downtown Day (DDA)
27	Classic Car Show for Veteran's Memorial Fundraiser (Golling)

The events listed here could change unexpectedly due to unforeseen circumstances.

Downtown Lake Orion 2025 Events

October	
4	Grayscale Opening – thru 10/25 (Orion Art Center)
4-5	Here Lies Lake Orion Cemetery Tours (Orion Historical Society)
15	Lake Orion Halloween Extravaganza 5pm-7pm (DDA)
24	Witches Night Lake Orion & Oxford #StrongerTogether (DDA)
November	
1-30	Oakland County Shop Small “Local Gems” Sweepstakes”
1-30	Holiday Art Market (Orion Art Center)
20	Lake Orion Sing & Stroll Tree Lighting and Hometown Holiday Horse & Carriage Rides 5pm-7pm (DDA)
29	Shop Small Saturday and Hometown Holiday Horse & Carriage Rides 10am – 2pm (DDA)
December	
1-31	Holiday Art Market (Orion Art Center)
4	Impact Awards (Orion Area Chamber)
5	Holly Jolly Fundraiser 6-11pm (Golling/Orion Area Parade Group)
6	Orion Lighted Christmas Parade 6 pm (Orion Area Parade Group)
13	Polar Express Trolley Rides (DDA)
13	Winter Workshop 11 am – 1 pm (Orion Twp. Public Library)

The events listed here could change unexpectedly due to unforeseen circumstances.

Lake Orion/Orion Community Calendar
2025 Events

All the LOLive! Music concerts are from 6:30pm – 8:00pm in Children's Park.
The Social District is open during restaurant business hours until midnight every day.

January	
1	Lake Orion Resolution Run (Hanson's)
4	Chroma Opening- thru 1/25 (Orion Art Center)
February	
1	Lake Orion Ice Golf Cup Challenge (Sunrise Rotary)
1	Lake Orion Ice Fest (DDA)
8	Heartlines Opening- thru 3/1 (Orion Art Center)
21-March 1	Lake Orion & Oxford #StrongerTogether Restaurant Week (DDA)
22	LOLA CPR Class
March	
13	Lake Orion Middle School Show Opening- thru 3/29 (Orion Art Center)
13	Ribbon Cutting at Irish Tavern (Orion Area Chamber)
15	Lake Orion & Oxford #StrongerTogether St. Paddy's Day Pre-Game (DDA)
April	
3	TBD: Fundraiser – Boat Club
5	Joan Brace Scholarship Show Opening- thru 4/26 (Orion Art Center)
5	Boater Safety Class (LOLA 8-3 Waterford)
9	Library Celebration (Roaring 20's) 6:30-8pm (Orion Twp. Public Library)
12	Bunny Bop-Athletic Club 9-11am (Orion Parks)
19	Easter Egg Hunt in Children's Park (SAL/American Legion)
25	Orion Green Up (clean up)-Camp Agawam 5-7pm (Orion Parks)
26	Oxford to Orion Ruck Walk 10am-2pm (OORuckwalk.org)
May	
May-Sept.	DIA Inside Outside Art in Downtown LO-10 locations (DDA)
2	Mother's Day Pop Up Market-Municipal Complex 3-7 pm (Orion Parks)
3	Blooming Opening- thru 5/31 (Orion Art Center)

The events listed here could change unexpectedly due to unforeseen circumstances.

Lake Orion/Orion Community Calendar
2025 Events

9	Puzzle Swap-Athletic Club 12-4pm (Orion Parks)
10	Spring Clean Up in Downtown Lake Orion (DDA)
17-18	Art & Flower Fair (Orion Art Center)
18	Dragon Dash 5K-Wildwood/Pollyann Trail 9am (Orion Parks)
26	Memorial Day Services & Parade (11am) (Village/American Legion)
26	Navy Memorial at Children's Park 10am (Village/American Legion)
26	Orion Veterans Memorial Day Race (Twp./Orion Veterans Memorial)
29	Wildwood Fundraiser for Fireworks 6:30-9 pm
31	Wildwood Kickoff of Event Series
June	
June/July/August	Launch of Pedal Boat Pub Tours
June/July/August	Launch of Tour on Orion Boat Tours (Orion Essentials or Ghosts and Gangsters)
5	Cornhole Starts (Every Thurs. through Sept.7) (SAL/Am. Legion)
5	Wildwood Free Concerts 7-9 pm (through August 7) (Orion Parks)
7	Warp and Weft Opening- thru 6/28 (Orion Art Center)
7	National Trails Day (DDA/Orion Twp.)
7	Community Garage Sale-Athletic Club 9-3pm (Orion Parks)
7	Puzzle Swap-Athletic Club 9-3pm (Orion Parks)
7	Shred-it Collection-Athletic Club 11-1pm (Orion Parks)
7	Summer Reading Kickoff (Orion Twp. Public Library)
7	Youth Fishing Tournament (LOLA) Green's Park
7	LOLA Boater Safety Education Class (Lake Orion LOBC) 9-3
15	TBD: Family Duck Race (Friends of the Library)
17	75th Year Celebration at Paint Creek Country Club (Orion Chamber)
19-22	Lake Orion Jubilee Carnival (Lions Club)
21	Boater Safety Class (Lake Orion Lake Association 10-4)
23-29	Lake Orion American Summer Restaurant Week (LOAS) (Lake Orion & Oxford)
26	Summer Sizzle-Athletic Club 6-8pm (Orion Parks)

The events listed here could change unexpectedly due to unforeseen circumstances.

Lake Orion/Orion Community Calendar
2025 Events

26	Ribbon Cutting/Mixer-Mystic Cove (Orion Chamber)
27	Lake Orion American Summer Pub Crawl (LO/Oxford) (LOAS)
July	
4	Flare Night on Lake Orion (Lions Club)
5	Exposures Opening- thru 7/26 (Orion Art Center)
5	Lake Orion Fireworks (LO Fireworks Foundation)
9, 16, 23, 30	Lake Orion LOLive! Music Concerts (DDA)
18	Outdoor Movie Night at Children's Park (for adults) (DDA)
25-27	Tommystock
27	Men Wear Pink – Camp Agawam
TBD	LOHS All Classes Reunion Pre-Party (American Legion)
TBD	LOHS All Classes Reunion at Camp Agawam
27	Lake Orion Kids & Kops Car Show (and Pancakes) 8am-1pm (LOPD)
August	
1	Big Rig Gig – Friendship Park 5-9pm (Orion Parks)
2	Seafood Boil-ticketed event (Sunrise Rotary)
6, 13, 20, 27	Lake Orion LOLive! Music Concerts (DDA)
15	Outdoor Movie Night at Children's Park (for teens) (DDA)
20-24	Lake Orion Dragon on the Lake (Orion Art Center)
22	Lighted Boat Parade (Lake Orion Lake Association)
September	
6	The Art of Storytelling Opening- thru 9/27 (Orion Art Center)
13	LO Palooza at Wildwood (The Daisy Project)
19	Outdoor Movie Nights at Children's Park (for kids) (DDA)
20	Fall Festival of Family Fun-Camp Agawam 11-3 pm (Orion Parks)
20	Lake Orion Zombie Walk & Poker Run (Ed's Broadway Gift & Costume/Lighted Parade Fundraiser)
25-27	America in Bloom (Orion Twp./Orion Parks/Village/DDA)
26	Glow Up – Friendship Park TBD (Orion Parks/Oakland County)

The events listed here could change unexpectedly due to unforeseen circumstances.

Lake Orion/Orion Community Calendar
2025 Events

27	Michigan Downtown Day (DDA)
27	Classic Car Show for Veteran's Memorial Fundraiser (Golling)
October	
4	Grayscale Opening- thru 10/25 (Orion Art Center)
4-5	Here Lies Lake Orion Cemetery Tours (Orion Historical Society)
15	Lake Orion Halloween Extravaganza 5pm-7pm (DDA)
17	Boo Bash -Athletic Club 5-8 pm (Orion Parks)
24	Witches Night Lake Orion & Oxford #StrongerTogether (DDA)
November	
1-30	Holiday Art Market (Orion Art Center)
1-30	Oakland County Shop Small "Local Gems" Sweepstakes"
20	Lake Orion Sing & Stroll Tree Lighting and Hometown Holiday Horse & Carriage Rides (DDA)
29	Shop Small Saturday and Hometown Holiday Horse & Carriage Rides (DDA)
December	
1-31	Holiday Art Market (Orion Art Center)
4	Impact Awards (Orion Chamber)
5	Holly Jolly Folly Fundraiser 6-11pm (Golling/Orion Area Parade Group)
6	Orion Lighted Christmas Parade 6pm (Orion Area Parade Group)
13	Polar Express Trolley Rides (DDA)
13	Winter Workshop 11am-1pm (Orion Twp. Public Library)

The events listed here could change unexpectedly due to unforeseen circumstances.

DDA ACTION SUMMARY SHEET

MEETING DATE: April 15, 2025

TOPIC Executive Directors Report

BACKGROUND BRIEF:

The Report is provided as an update of ongoing work and effort of the Director

FINANCIAL IMPACT:

None

RECOMMENDED MOTION

Receive and file the Executive Directors Report for April 2025.

EXECUTIVE DIRECTOR REPORT

Matthew Gibb – Executive Director

April 15, 2025

I. NEWS AND UPDATES

a. **NEW BIKE SHOP DOWNTOWN.** We have been working directly with a new ownership group to bring a bike and adventure store to the Lake Orion Window Treatment storefront on Broadway. This is now under lease and approved for interior improvements by the building department. We are assisting as this business will move permanently to the Lumber Yard as it comes online. We are;

- i. Assisting and consulting on use and occupancy, process, lease design, language for future movement of the business and signage.
- ii. Preparing the application for façade grant assistance on the storefront.

b. **BUDGET DEVELOPMENT.** the budget is on the agenda, but for purposes of this report, research was conducted (again) to measure process in other communities. The agreement based approach has been confirmed. Meetings were held with the Village Manager and a proposed budget approach agreed to in concept.

c. **MAIN STREET NOW conference**. Attended the Main Street NOW to great success. Concepts in building out the non profit status for the future of the lumber yard, strategy in filling vacant spaces, work on second floor use conversions, great tours, met several colleagues. Built a better relationship with the National Trust. Spent time with Main Street leadership. Held four off site meetings with preservation based consulting colleagues.

d. **Downtown LODOWN.** Held great meetings to advance the concepts of business development, discussions around closing downtown for events.

e. **Beautification.** Started the process of flower and design partnerships. Visited several greenhouses, working with current intersection planner.

f. **STRATEGIC PLAN.** Working with POW to finish the updated DDA Transformational Strategy Plan. This will be presented for adoption in May 2025.

g. **VILLAGE MTGS.** Several meetings regarding the status of the police pass through.

II. TO DO'S AND MORE

1. Staff Development – Instructing the administrative coordinator on the process for handling the financial input and the requisition basis of bsacloud.
2. SPONSORSHIPS – This must be priority this year, as well as, the build out of the prior authorization to create a non-profit

3. STAFF ANNUAL REVIEW(S). This is in progress and reports will be provided, as the annual date for the new staff structure.

Respectfully Submitted,

Matthew Gibb

gibb@downtownlakeorion.org

(248) 464-0307