



AGENDA

REGULAR MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD

Tuesday, September 16, 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 August 19, 2025

B. Approval of DDA Special Meeting Minutes of September 5, 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. Social District - Applications
- B. Social District - Refresh
- C. Lumber Yard at Paint Creek Public Market - Non Profit

9. Reports, Resolutions and Recommendations

- A. Lumber Yard Progress Report
- B. Executive Director Report
- C. Assistant Director's Report

10. Board Comments and Training Feedback

11. Next Regular Meeting -

12. Adjournment

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

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



DDA SUMMARY SHEET

MEETING DATE: September 16, 2025

TOPIC: Approval of DDA Regular Meeting Minutes of August 19, 2025

RECOMMENDED MOTION: To approve the Downtown Development Authority Board Regular Meeting Minutes of August 19, 2025.



MINUTES

REGULAR MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD

Tuesday, August 19, 2025

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The August 19, 2025 Downtown Development Authority Regular Meeting was called to order at 6:30 PM by Chairperson Burgess.

2. Roll Call and Determination of Quorum

PRESENT

Chairperson Debbie Burgess
Vice Chairperson Sam Caruso
Treasurer Matt Shell
Secretary Hank Lorant
Board Member Lloyd Coe
Board Member Alaina Campbell
President Teresa Rutt

ABSENT

Board Member Sally Medina
Board Member Chris Barnett

STAFF PRESENT

Executive Director Matt Gibb
Assistant Director Janet Bloom
Clerk/Treasurer Sonja Stout

3. Approval of Minutes

A. Approval of DDA Regular Meeting Minutes of July 15, 2025

MOTION made by Treasurer Shell, Seconded by Secretary Lorant to approve the Downtown Development Authority Board Regular Meeting Minutes of July 15, 2025.

VOTING YEA: Burgess, Caruso, Shell, Lorant, Coe, Campbell, Rutt

VOTING NAY: None
ABSENT: Barnett, Medina
MOTION: Carried

4. Approval of Agenda

MOTION made by Treasurer Shell, Seconded by Secretary Lorant to approve the agenda as presented.

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

5. Call to the Public

None.

6. Consent Agenda

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

MOTION made by Treasurer Shell, Seconded by Secretary Lorant to approve the August 19, 2025 Consent Agenda by one vote, as presented.

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

A. Financial Reports

President Rutt questioned an early-year budget overage, and Clerk/Treasurer Stout explained it was due to increased costs from a new tax collection agreement with Orion Township.

MOTION made by Treasurer Shell, Seconded by Secretary Lorant to receive and File the financial reports for July 2025.

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

7. Financial Matters

A. Bill Approval

DDA Executive Director Gibb explained that a duplicate Purchase Order had been submitted for payment. While the total amount remains unchanged, a credit will be applied to their next bill.

MOTION made by Treasurer Shell, Seconded by Secretary Lorant to approve disbursements in the amount of \$313,733.35 for July 2025.

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

8. New and Old Business

A. Strategic Plan 2025-2031 - Final Adoption

MOTION made by Treasurer Shell, Seconded by Board member Coe to approve and adopt the Lake Orion Downtown Development Authority Strategic Plan 20252030 as presented.

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

B. Presentation - Sponsor/Engagement Program

DDA Executive Director Gibb gave a brief presentation on the “See My Legacy” platform, which aims to streamline the process of securing future DDA sponsorships. The board discussed the platform, raising questions about its potential to attract larger sponsors, the timeline for implementation, and how it would provide proof of sponsorship.

MOTION made by Treasurer Shell, Seconded by Secretary Lorant to receive and file the presentation for "See My Legacy" given by DDA Executive Director Gibb.

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

C. Executive Team Contracts - Review

MOTION made by Treasurer Shell, Seconded by Secretary Lorant to schedule an independent review of the annual performance and status of work load/product for each Executive Team member before the Board’s Executive Committee, with each Executive presenting a self assessment of the prior year and a plan for professional development. Executive Assessment and PDP materials submitted for pre-review with **21 days** and an Independent Review Meetings Held within **30 days**.

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

9. Reports, Resolutions and Recommendations

A. Executive Director Report

MOTION made by Treasurer Shell, Seconded by Secretary Lorant Receive and file the Executive Directors Report for August 2025.

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

C. Lumber Yard Progress Report – Presentation

DDA Executive Director Gibb presented an update on the Lumberyard Barn project, including a video showing its progress from the beginning to its current state. The video highlighted how much of the original barn materials were repurposed and restored. DDA Executive Director Gibb informed the board that a zoning compliance permit is already on file with both the Village and Orion Township. He added that the roof will be completed soon, a deck and windows are scheduled for installation, and he hopes to present conceptual plans at the September Planning Commission meeting.

MOTION made by Treasurer Shell, Seconded by Board member Coe to Receive and File the Progress Report dated August 19, 2025.

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

DDA Executive Director Gibb shared his concerns on the Ehman center project and mentioned there is an upcoming deadline for the current PUD status.

D. Assistant Director’s Report

Assistant Director Bloom provided a brief overview of her Assistant Director’s Report, which was included in the meeting packet. Her update highlighted upcoming events and activities, social media stats, and update on the Trolley being back in business.

MOTION made by Treasurer Shell, Seconded by Secretary Lorant To Receive and File the Assistant Director’s Report.

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

10. Board Comments and Training Feedback

Secretary Lorant thanked the DDA team, stated he enjoys seeing the Lumberyard progress, and expressed excitement for the upcoming Dragon on the Lake event this weekend.

Treasurer Shell also thanked the DDA team and encouraged staff to ignore negativity from some Village community residents.

Vice Chairperson Caruso shared his appreciation for the Lumberyard update.

Board Member Campbell expressed her excitement for both Dragon on the Lake and the

Lumberyard’s progress, shared thoughts on handling negative community feedback, voiced frustrations about the Ehman Center, and thanked members for sending flowers for a family funeral.

President Rutt expressed her willingness to support the Ehman Center project and shared her enjoyment of the Dragon on the Lake event.

Chairperson Burgess thanked the DDA Directors for their hard work, acknowledged viewers, and commented on the favorable weather forecast for the upcoming Dragon on the Lake event.

11. Next Regular Meeting - September 16, 2025

12. Adjournment

MOTION made by Treasurer Shell, Seconded by Secretary Lorant to adjourn the August 19, 2025 Downtown Development Authority Board Regular Meeting.

VOTING YEA: Burgess, Caruso, Shell, Lorant, Coe, Campbell, Rutt

VOTING NAY: None

ABSENT: Barnett, Medina

MOTION: Carried

The August 19, 2025, Downtown Development Authority Board Regular meeting adjourned at 7:50 PM.

Debbie Burgess
Chairperson

Sonja Stout
Clerk/Treasurer

Date Approved: as presented on September 16, 2025.



DDA SUMMARY SHEET

MEETING DATE: September 16, 2025

TOPIC: Approval of DDA Special Meeting Minutes of September 5, 2025

RECOMMENDED MOTION: To approve the Downtown Development Authority Board Special Meeting Minutes of September 5, 2025.



MINUTES

SPECIAL MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD

Friday, September 5, 2025

3:30 PM

Downtown Development Authority Office – 118 N Broadway Street, Lake Orion, MI 48362

(248) 693-9742

1. Call to Order

The Friday, September 5, 2025, Special Meeting of the Lake Orion Downtown Development Authority Board of Directors was called to order in the Lake Orion Downtown Development Authority Conference Room located at 118 N. Broadway Street, Lake Orion, MI 48362 by Chairperson Debbie Burgessl at 3:30 PM.

2. Roll Call and Determination of Quorum

Attendee Name	Organization	Title	Status	Arrived
Debbie Burgess	Village of Lake Orion	Chairperson	Present	
Sam Caruso	Village of Lake Orion	Vice Chairperson	Absent	
Matt Shell	Village of Lake Orion	Treasurer	Present	
Henry Lorant	Village of Lake Orion	Secretary	Present	
Chris Barnett	Village of Lake Orion	Board Member	Present	
Alaina Campbell	Village of Lake Orion	Board Member	Absent	
Lloyd Coe	Village of Lake Orion	Board Member	Absent	
Sally Medina	Village of Lake Orion	Board Member	Present	
Teresa Rutt	Village of Lake Orion	Council President	Present	

STAFF PRESENT:

Matthew Gibb, DDA Executive Director
Janet Bloom, DDA Assistant Director

3. Approval of Agenda

Motion to approve the agenda moved by Matthew Shell, Treasurer, and seconded by Hank Lorant, Secretary. Ayes: Burgess, Shell, Lorant, Barnett, Medina, and Rutt. Absent: Caruso, Coe and Campbell. Motion adopted.

4. New and Old Business

A. Architectural Services – Consider and Award

Move to approve a contract for Field Review and As Built Construction Drawings to Davis & Davis at a cost not to exceed \$24,500 with funding from GL 248-726-980-002

Moved by Matthew Shell, Treasurer, and seconded by Hank Lorant, Secretary. Ayes: Burgess, Shell, Lorant, Barnett, Medina, and Rutt. Absent: Caruso, Coe and Campbell. Motion adopted.

B. Foundation and Decking – Consider and Award

Move to approve a change order contract for foundation repair and deck installation on the Main Barn at the Lumber Yard to Mickey’s Construction at a cost not to exceed \$24,900 with funding from GL 248726-980-002

Moved by Matthew Shell, Treasurer, and seconded by Hank Lorant, Secretary. Ayes: Burgess, Shell, Lorant, Barnett, Medina, and Rutt. Absent: Caruso, Coe and Campbell. Motion adopted.

5. Call to the Public

Let the record show no public comments were received.

6. Adjournment

Motion to adjourn the Friday September 5, 2025, Special Meeting of the Downtown Development Authority Board.

Moved by Matthew Shell, Treasurer, and seconded by Hank Lorant, Secretary. Ayes: Burgess, Shell, Lorant, Barnett, Medina, and Rutt. Absent: Caruso, Coe and Campbell. Motion adopted.

The Friday September 5 2025, Special Meeting of the Downtown Development Authority Board adjourned at 4:15 PM.

Debbie Burgess
Chairperson

Janet Bloom
Recording Secretary
DDA Assistant Director

Date Approved: _____



DDA ACTION SUMMARY SHEET

MEETING DATE: September 16, 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 August 2025.

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 08/31/2025

% Fiscal Year Completed: 16.99

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

Section 6, Item A.

GL Number	Description	25-26 Amended Budget	YTD Balance 08/31/2025	Activity For 08/31/2025	Available Balance 08/31/2025	% Bdg't Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Revenues						
Department: 000 REVENUE						
248-000-402-000	Current Real Property Taxes	1,047,377.00	0.00	0.00	1,047,377.00	0.00
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	3,370.00	275.34	275.34	3,094.66	8.17
248-000-441-000	Local Community Stabilization Share	15,000.00	0.00	0.00	15,000.00	0.00
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	0.00	0.00	595,823.00	0.00
248-000-582-000	Intergovernment - Police	0.00	0.00	0.00	0.00	0.00
248-000-664-000	Interest Earned	9,708.00	1,420.68	0.00	8,287.32	14.63
248-000-671-999	Appropriation from Fund Balanc	171,128.00	0.00	0.00	171,128.00	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	Reimbursement -Admin Fee - W&S	0.00	0.00	0.00	0.00	0.00
248-000-681-000	Reimburse - Insurance Claims	17,000.00	0.00	0.00	17,000.00	0.00
248-000-683-000	Reimbursements-Other	0.00	0.00	0.00	0.00	0.00
248-000-685-000	Sponsorships	35,000.00	0.00	0.00	35,000.00	0.00
248-000-685-100	Transportaion Sponsorship	8,500.00	0.00	0.00	8,500.00	0.00
248-000-686-000	Downtown Events	8,000.00	0.00	0.00	8,000.00	0.00
248-000-686-002	Flower Fair Revenue	2,500.00	0.00	0.00	2,500.00	0.00
248-000-686-003	New Year Resolution Run Revenue	0.00	0.00	0.00	0.00	0.00
248-000-686-004	ST EVENT REVENUE	3,500.00	0.00	0.00	3,500.00	0.00
248-000-686-005	ST SPONSOR REVENUE	5,000.00	0.00	0.00	5,000.00	0.00
248-000-686-006	EV CHARGING	4,200.00	0.00	0.00	4,200.00	0.00
248-000-687-000	Merchandise Sales	3,500.00	0.00	0.00	3,500.00	0.00
248-000-688-000	Gift Certificate Sales	4,000.00	0.00	0.00	4,000.00	0.00
248-000-692-000	Rent	0.00	0.00	0.00	0.00	0.00
248-000-694-000	Miscellaneous	8,000.00	5.00	5.00	7,995.00	0.06
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		2,156,542.00	1,701.02	280.34	2,154,840.98	0.08
Revenues		2,156,542.00	1,701.02	280.34	2,154,840.98	0.08
Account Category: Expenditures						
Department: 260 GENERAL ACTIVITIES						
248-260-701-000	Executive Director Wages	82,400.00	12,000.14	6,153.92	70,399.86	14.56
248-260-704-000	Wages - Administrative Coordinator	32,417.00	3,372.86	1,817.73	29,044.14	10.40
248-260-706-000	Asst. Executive Director wages	73,130.00	10,650.11	5,461.60	62,479.89	14.56
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	3,133.12	1,462.50	2,266.88	58.02
248-260-711-013	OVERTIME	0.00	0.00	0.00	0.00	0.00
248-260-715-000	Social Security	15,254.00	2,230.43	1,139.53	13,023.57	14.62
248-260-716-000	Health Insurance- Medical	14,820.00	1,849.20	1,042.96	12,970.80	12.48
248-260-717-000	Life & Disability Insurance	1,562.00	284.81	149.90	1,277.19	18.23
248-260-718-000	Dental Insurance	1,132.00	166.18	89.48	965.82	14.68
248-260-719-000	Pension	6,720.00	819.24	0.00	5,900.76	12.19
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 08/31/2025

% Fiscal Year Completed: 16.99

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

Section 6, Item A.

GL Number	Description	25-26 Amended Budget	YTD Balance 08/31/2025	Activity For 08/31/2025	Available Balance 08/31/2025	% Bdg't Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 260 GENERAL ACTIVITIES						
248-260-721-000	Vision Care	720.00	29.23	15.38	690.77	4.06
248-260-722-000	Worker's Comp. Insurance	0.00	0.00	0.00	0.00	0.00
248-260-801-000	CONTRACTUAL SERVICES- DOWNTOWN	20,000.00	435.28	435.28	19,564.72	2.18
248-260-801-002	CONTRACTUAL SERVICES - PUBLIC SAFETY	103,000.00	8,583.33	0.00	94,416.67	8.33
248-260-801-003	CONTRACT SERVICES - DPW FEE	27,211.00	6,802.58	0.00	20,408.42	25.00
248-260-801-004	CONTRACTUAL SERVICES - PA57	62,643.00	62,643.00	0.00	0.00	100.00
248-260-801-005	Contractual Services- Township	6,700.00	9,296.57	0.00	(2,596.57)	138.75
248-260-801-012	Contractual Services-Parking Code En	0.00	0.00	0.00	0.00	0.00
248-260-801-022	SPECIAL SERVICES- EVENTS	0.00	0.00	0.00	0.00	0.00
248-260-801-023	Contract Services-DPW event support	0.00	0.00	0.00	0.00	0.00
248-260-801-033	Contract Services-DPW snow removal	0.00	0.00	0.00	0.00	0.00
248-260-805-000	Audit Fees	5,900.00	0.00	0.00	5,900.00	0.00
248-260-810-000	Legal Services	3,500.00	0.00	0.00	3,500.00	0.00
248-260-823-000	Website/Software	4,200.00	290.88	290.88	3,909.12	6.93
248-260-823-001	Municipal Software	5,000.00	0.00	0.00	5,000.00	0.00
248-260-829-000	Planner Services	1,000.00	0.00	0.00	1,000.00	0.00
248-260-851-000	Telephone	3,500.00	541.51	344.54	2,958.49	15.47
248-260-900-000	Printing and Publication	500.00	0.00	0.00	500.00	0.00
248-260-920-000	Utilities	7,800.00	281.84	281.84	7,518.16	3.61
248-260-921-000	Municipal Street Lighting	13,780.00	1,338.58	907.75	12,441.42	9.71
248-260-930-000	Repair and Maintenance	1,870.00	0.00	0.00	1,870.00	0.00
248-260-930-002	Building Maintenance	1,200.00	75.93	75.93	1,124.07	6.33
248-260-940-000	Equipment Rental	1,500.00	0.00	0.00	1,500.00	0.00
248-260-941-000	Office Rent	16,800.00	4,620.00	0.00	12,180.00	27.50
248-260-942-000	Office Expenses	4,000.00	1,655.68	655.10	2,344.32	41.39
248-260-942-019	Covid Office Expenses	0.00	0.00	0.00	0.00	0.00
248-260-946-000	Credit Card Fees	175.00	0.00	0.00	175.00	0.00
248-260-955-001	Credit Card Fees	0.00	0.00	0.00	0.00	0.00
248-260-956-000	Dues & Miscellaneous	1,900.00	1,125.00	1,125.00	775.00	59.21
248-260-957-000	Education & Training	8,000.00	20.01	20.01	7,979.99	0.25
248-260-958-000	General Activities Misc	7,500.00	0.00	0.00	7,500.00	0.00
248-260-961-000	Tax Tribunal Refunds	0.00	0.00	0.00	0.00	0.00
248-260-962-000	Mileage	500.00	38.24	38.24	461.76	7.65
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	112,993.00	0.00	0.00	112,993.00	0.00
248-260-965-403	TRANSFER TO-DDA PUBLIC INFRASTRUCTUR	0.00	0.00	0.00	0.00	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		656,727.00	132,283.75	21,507.57	524,443.25	20.14
Department: 725 ORGANIZATION						
248-725-822-000	Newsletter	1,000.00	0.00	0.00	1,000.00	0.00
248-725-824-000	Volunteer Recognition & Dvp.	1,700.00	0.00	0.00	1,700.00	0.00
248-725-825-000	Gift Certificate Redemption	5,000.00	225.00	200.00	4,775.00	4.50
248-725-826-000	Historic Celebration/Education	2,500.00	0.00	0.00	2,500.00	0.00
248-725-827-000	Awareness Program	2,300.00	2,035.56	2,035.56	264.44	88.50
248-725-864-000	Grant & Scholarship Distribution	500.00	0.00	0.00	500.00	0.00

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 08/31/2025

% Fiscal Year Completed: 16.99

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

Section 6, Item A.

GL Number	Description	25-26 Amended Budget	YTD Balance 08/31/2025	Activity For 08/31/2025	Available Balance 08/31/2025	% Bdg't Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 725 ORGANIZATION						
248-725-881-000	Merchandise to Sell	1,200.00	0.00	0.00	1,200.00	0.00
Total Dept 725 - ORGANIZATION		14,200.00	2,260.56	2,235.56	11,939.44	15.92
Department: 726 DESIGN						
248-726-745-000	Beautification Supplies	7,620.00	2,252.17	2,252.17	5,367.83	29.56
248-726-746-000	Hanging Baskets	4,120.00	254.21	254.21	3,865.79	6.17
248-726-801-000	Contractual Services	5,780.00	0.00	0.00	5,780.00	0.00
248-726-843-000	Facade Program	25,480.00	0.00	0.00	25,480.00	0.00
248-726-845-000	Public Art Program	2,100.00	0.00	0.00	2,100.00	0.00
248-726-883-000	Banners and Holiday Lighting	8,100.00	0.00	0.00	8,100.00	0.00
248-726-975-001	Capital Outlay - Beautification	2,300.00	280.00	0.00	2,020.00	12.17
248-726-975-002	Capital Outlay - Streets	2,790.00	0.00	0.00	2,790.00	0.00
248-726-980-001	PUBLIC SPACE GRANT-GENERAL	323,000.00	143,306.38	121,887.24	179,693.62	44.37
248-726-980-002	PUBLIC SPACE GRANT-DEVELOPMENT & PRO	212,000.00	15,084.41	1,268.82	196,915.59	7.12
Total Dept 726 - DESIGN		593,290.00	161,177.17	125,662.44	432,112.83	27.17
Department: 728 ECONOMIC DEVELOPMENT						
248-728-801-000	Contractual Services	17,800.00	2,681.25	1,800.00	15,118.75	15.06
248-728-860-000	Trolley Expense	18,900.00	1,165.93	277.29	17,734.07	6.17
248-728-861-000	DATA AND METRICS	1,460.00	0.00	0.00	1,460.00	0.00
248-728-862-000	Training Materials	500.00	0.00	0.00	500.00	0.00
248-728-864-000	Grant & Scholarship Distribution	1,000.00	0.00	0.00	1,000.00	0.00
248-728-886-000	Marketing Materials	2,500.00	0.00	0.00	2,500.00	0.00
248-728-886-001	Blight Reduction	0.00	0.00	0.00	0.00	0.00
248-728-886-002	Social District	2,350.00	6.52	6.52	2,343.48	0.28
248-728-888-000	Brand Marketing	23,700.00	10,787.07	7,712.07	12,912.93	45.52
248-728-888-001	Contractual Services Brand Marketing	12,000.00	0.00	0.00	12,000.00	0.00
Total Dept 728 - ECONOMIC DEVELOPMENT		80,210.00	14,640.77	9,795.88	65,569.23	18.25
Department: 729 PROMOTION						
248-729-880-000	Event Promotion	2,500.00	60.84	60.84	2,439.16	2.43
248-729-880-001	Event Promo - Gazebo Series	14,500.00	13,000.00	0.00	1,500.00	89.66
248-729-880-004	Event Promo - Halloween Parade	2,500.00	0.00	0.00	2,500.00	0.00
248-729-880-005	Event Promo - Hmtwn/Holiday Vill	3,000.00	0.00	0.00	3,000.00	0.00
248-729-880-006	Event Promo - New Years Res. Run	0.00	0.00	0.00	0.00	0.00
248-729-880-007	Event Promo - Flower Fair	1,500.00	0.00	0.00	1,500.00	0.00
248-729-880-008	EVENT PROMO-ICE FEST	3,500.00	0.00	0.00	3,500.00	0.00
248-729-880-009	Event Promo-Lake Orion Love Shop to	0.00	0.00	0.00	0.00	0.00
248-729-880-010	PARTNERED EVENTS	1,500.00	0.00	0.00	1,500.00	0.00
248-729-880-011	Restaurant week	1,000.00	0.00	0.00	1,000.00	0.00
248-729-880-012	Sing & Stroll Tree Lighting	7,000.00	0.00	0.00	7,000.00	0.00
248-729-880-013	STRONGER TOGETHER-WINTER	2,500.00	0.00	0.00	2,500.00	0.00
248-729-880-014	STRONGER TOGETHER- SUMMER/FALL	1,500.00	0.00	0.00	1,500.00	0.00
248-729-880-015	Winter Activities	4,500.00	0.00	0.00	4,500.00	0.00
248-729-880-016	MISC EVENTS-OTHER	2,500.00	0.00	0.00	2,500.00	0.00
248-729-880-017	Movie Night	3,500.00	428.38	428.38	3,071.62	12.24
248-729-880-100	Stronger Together- smr fall	0.00	0.00	0.00	0.00	0.00
248-729-885-000	Port-A-Johns	1,600.00	310.00	155.00	1,290.00	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 08/31/2025

% Fiscal Year Completed: 16.99

Section 6, Item A.

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

GL Number	Description	25-26 Amended Budget	YTD Balance 08/31/2025	Activity For 08/31/2025	Available Balance 08/31/2025	% Bdg Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 729 PROMOTION						
248-729-895-000	Event Promo-Comm. Sponsorships	0.00	0.00	0.00	0.00	0.00
248-729-975-020	Capital Outlay Parks & rec	0.00	0.00	0.00	0.00	0.00
Total Dept 729 - PROMOTION		53,100.00	13,799.22	644.22	39,300.78	25.99
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	420,721.00	0.00	0.00	420,721.00	0.00
248-730-965-404	Transfer Out - DDA Property Acq Fund	0.00	0.00	0.00	0.00	0.00
248-730-965-592	Transfers To Water/Sewer Fund	0.00	0.00	0.00	0.00	0.00
248-730-975-000	Capital Outlay	0.00	0.00	0.00	0.00	0.00
248-730-975-003	DDA Capital Outlay	2,500.00	0.00	0.00	2,500.00	0.00
248-730-975-005	DDA Capital Outlay- wayfinding/Light	0.00	0.00	0.00	0.00	0.00
248-730-975-006	DDA Capital Outlay - Parking	10,000.00	942.85	942.85	9,057.15	9.43
248-730-975-009	Capital Outlay - Dumpsters	5,000.00	0.00	0.00	5,000.00	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	Capitail 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		444,521.00	942.85	942.85	443,578.15	0.21
Expenditures		1,842,048.00	325,104.32	160,788.52	1,516,943.68	17.65
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		2,156,542.00	1,701.02	280.34	2,154,840.98	0.08
TOTAL EXPENDITURES		1,842,048.00	325,104.32	160,788.52	1,516,943.68	17.65
NET OF REVENUES & EXPENDITURES:		314,494.00	(323,403.30)	(160,508.18)	637,897.30	
BEG. FUND BALANCE		356,811.12	356,811.12			
NET OF REVENUES/EXPENDITURES - 24-25		29,151.34	29,151.34			
END FUND BALANCE		700,456.46	62,559.16			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 08/31/2025

% Fiscal Year Completed: 16.99

Section 6, Item A.

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

GL Number	Description	25-26 Amended Budget	YTD Balance 08/31/2025	Activity For 08/31/2025	Available Balance 08/31/2025	% Bdg't Used
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023						
Account Category: Revenues						
Department: 000 REVENUE						
301-000-300-001	2023 Downtown Dev Tax Exempt Bond Pr	0.00	0.00	0.00	0.00	0.00
301-000-300-002	2023 Downtown Dev Tax Exempt Bond Pr	0.00	0.00	0.00	0.00	0.00
301-000-664-000	Interest Earnings	900.00	129.68	0.00	770.32	14.41
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	420,721.00	0.00	0.00	420,721.00	0.00
Total Dept 000 - REVENUE		421,621.00	129.68	0.00	421,491.32	0.03
Revenues		421,621.00	129.68	0.00	421,491.32	0.03
Account Category: Expenditures						
Department: 901 CAPITAL OUTLAY						
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	174,500.00	50,185.63	3,526.25	124,314.37	28.76
301-901-956-000	Dues & Miscellaneous	0.00	0.00	0.00	0.00	0.00
301-901-971-000	Capital outlay - Buildings	672,520.00	31,066.43	3,392.35	641,453.57	4.62
Total Dept 901 - CAPITAL OUTLAY		847,020.00	81,252.06	6,918.60	765,767.94	9.59
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	0.00	0.00	60,000.00	0.00
301-905-992-004	2023 DDA BONDS TAX EXEMPT PRINCIPAL	160,000.00	0.00	0.00	160,000.00	0.00
301-905-993-001	2023 DDA BOND TAXABLE INTEREST SERIE	73,921.00	0.00	0.00	73,921.00	0.00
301-905-993-002	2023 DDA TAX EXEMPT BOND INTEREST A	126,800.00	0.00	0.00	126,800.00	0.00
Total Dept 905 - Downtown Dev Bond 2023		420,721.00	0.00	0.00	420,721.00	0.00
Expenditures		1,267,741.00	81,252.06	6,918.60	1,186,488.94	6.41
Fund 301 - DOWNTOWN DEV BOND PROJECT 2023:						
TOTAL REVENUES		421,621.00	129.68	0.00	421,491.32	0.03
TOTAL EXPENDITURES		1,267,741.00	81,252.06	6,918.60	1,186,488.94	6.41
NET OF REVENUES & EXPENDITURES:		(846,120.00)	(81,122.38)	(6,918.60)	(764,997.62)	
BEG. FUND BALANCE		2,794,812.47	2,794,812.47			
NET OF REVENUES/EXPENDITURES - 24-25		(213,923.66)	(213,923.66)			
END FUND BALANCE		1,734,768.81	2,499,766.43			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 08/31/2025

% Fiscal Year Completed: 16.99

Section 6, Item A.

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

GL Number	Description	25-26 Amended Budget	YTD Balance 08/31/2025	Activity For 08/31/2025	Available Balance 08/31/2025	% Bdg Used
Fund: 403 DDA PUBLIC INFRASTRUCTURE FUND						
Account Category: Revenues						
Department: 000 REVENUE						
403-000-664-000	Interest Earnings	0.00	7.49	0.00	(7.49)	100.00
403-000-671-999	Appropriation from Fund Balanc	0.00	0.00	0.00	0.00	0.00
403-000-699-248	Interfund Transfer In - DDA	112,993.00	0.00	0.00	112,993.00	0.00
Total Dept 000 - REVENUE		112,993.00	7.49	0.00	112,985.51	0.01
Revenues		112,993.00	7.49	0.00	112,985.51	0.01
Account Category: Expenditures						
Department: 901 CAPITAL OUTLAY						
403-901-971-001	SIDEWALK IMPROVEMENT PROGRAM	0.00	0.00	0.00	0.00	0.00
403-901-971-002	PAINT CREEK BANK STABILIZATION PROJE	0.00	0.00	0.00	0.00	0.00
Total Dept 901 - CAPITAL OUTLAY		0.00	0.00	0.00	0.00	0.00
Expenditures		0.00	0.00	0.00	0.00	0.00
Fund 403 - DDA PUBLIC INFRASTRUCTURE FUND:						
TOTAL REVENUES		112,993.00	7.49	0.00	112,985.51	0.01
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES:		112,993.00	7.49	0.00	112,985.51	
BEG. FUND BALANCE		0.00	0.00			
NET OF REVENUES/EXPENDITURES - 24-25		142,459.99	142,459.99			
END FUND BALANCE		255,452.99	142,467.48			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 08/31/2025

% Fiscal Year Completed: 16.99

Section 6, Item A.

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

GL Number	Description	25-26 Amended Budget	YTD Balance 08/31/2025	Activity For 08/31/2025	Available Balance 08/31/2025	% Bdgt Used
Fund: 404 DDA PROPERTY ACQUISITION						
Account Category: Revenues						
Department: 000 REVENUE						
404-000-664-000	Interest Earnings	0.00	8.92	0.00	(8.92)	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	8.92	0.00	(8.92)	100.00
Revenues		0.00	8.92	0.00	(8.92)	100.00
Account Category: Expenditures						
Department: 901 CAPITAL OUTLAY						
404-901-805-000	Audit Fees	0.00	0.00	0.00	0.00	0.00
404-901-901-000	Debt Service- Parking Deck	0.00	0.00	0.00	0.00	0.00
404-901-930-000	Repair & Maintenance - Bldg	0.00	0.00	0.00	0.00	0.00
404-901-950-000	Demolition & Land Improvement	0.00	0.00	0.00	0.00	0.00
404-901-956-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
404-901-971-000	Capital Outlay - Building	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 - CAPITAL OUTLAY		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	8.92	0.00	(8.92)	100.00
TOTAL EXPENDITURES		169,436.00	0.00	0.00	169,436.00	0.00
NET OF REVENUES & EXPENDITURES:		(169,436.00)	8.92	0.00	(169,444.92)	
BEG. FUND BALANCE		169,464.87	169,464.87			
NET OF REVENUES/EXPENDITURES - 24-25		113.28	113.28			
END FUND BALANCE		142.15	169,587.07			
Report Totals:						
TOTAL REVENUES - ALL FUNDS		2,691,156.00	1,847.11	280.34	2,689,308.89	0.07
TOTAL EXPENDITURES - ALL FUNDS		3,279,225.00	406,356.38	167,707.12	2,872,868.62	12.39
NET OF REVENUES & EXPENDITURES:		(588,069.00)	(404,509.27)	(167,426.78)	(183,559.73)	

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION
Balance As of 08/31/2025

Section 6, Item A.

GL Number	Description	YTD Balance 08/31/2024	08/31/2025
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND			
*** Assets ***			
Account Classification: CASH CHECKING			
248-000-001-000	Cash	568.96	568.96
248-000-007-000	Payroll-checking	(250.00)	(250.00)
	CASH CHECKING	318.96	318.96
Account Classification: CASH SAVINGS			
248-000-002-000	Cash Savings	(102,132.14)	(353,331.64)
248-000-010-000	Investment/LGIP County Inv	409,334.98	424,251.65
248-000-011-000	Cash - Payroll Savings	18,230.16	(10,950.93)
	CASH SAVINGS	325,433.00	59,969.08
	Total Assets	325,751.96	60,288.04
*** Liabilities ***			
Account Classification: ACCOUNTS PAYABLE			
248-000-202-000	Accounts Payable	(1,451.78)	(2,560.00)
	ACCOUNTS PAYABLE	(1,451.78)	(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)
248-000-232-000	Life Insurance Payable	115.42	0.00
	ACCRUED AND OTHER LIAB	515.42	288.88
	Total Liabilities	(936.36)	(2,271.12)
*** Fund Equity ***			
Account Classification: FUND BALANCE			
248-000-390-000	Fund Balance - Unassigned	356,811.12	356,811.12
	FUND BALANCE	356,811.12	356,811.12
	Total Fund Equity	356,811.12	356,811.12
Total Fund 248:			
TOTAL ASSETS		325,751.96	60,288.04
BEG. FUND BALANCE - 24-25		356,811.12	356,811.12
+ NET OF REVENUES/EXPENDITURES - 24-25		0.00	29,151.34
+ NET OF REVENUES & EXPENDITURES		(30,122.80)	(323,403.30)
= ENDING FUND BALANCE		326,688.32	62,559.16
+ LIABILITIES		(936.36)	(2,271.12)
= TOTAL LIABILITIES AND FUND BALANCE		325,751.96	60,288.04

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION
Balance As of 08/31/2025

Section 6, Item A.

GL Number	Description	YTD Balance 08/31/2024	08/31/2025
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	2,731,694.76	2,465,486.51
301-000-011-000	Cash - Payroll Savings	0.00	(20,137.70)
	CASH SAVINGS	2,731,694.76	2,445,348.81
Total Assets		2,788,081.56	2,501,735.61
*** Liabilities ***			
Account Classification: DUE TO INTERFUND			
301-000-214-101	Due to General Fund	634.65	1,969.18
	DUE TO INTERFUND	634.65	1,969.18
Total Liabilities		634.65	1,969.18
*** Fund Equity ***			
Account Classification: FUND BALANCE			
301-000-390-000	Fund Balance - Unassigned	2,794,812.47	2,794,812.47
	FUND BALANCE	2,794,812.47	2,794,812.47
Total Fund Equity		2,794,812.47	2,794,812.47
Total Fund 301:			
TOTAL ASSETS		2,788,081.56	2,501,735.61
BEG. FUND BALANCE - 24-25		2,794,812.47	2,794,812.47
+ NET OF REVENUES/EXPENDITURES - 24-25		0.00	(213,923.66)
+ NET OF REVENUES & EXPENDITURES		(7,365.56)	(81,122.38)
= ENDING FUND BALANCE		2,787,446.91	2,499,766.43
+ LIABILITIES		634.65	1,969.18
= TOTAL LIABILITIES AND FUND BALANCE		2,788,081.56	2,501,735.61

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION
Balance As of 08/31/2025

Section 6, Item A.

GL Number	Description	YTD Balance 08/31/2024	08/31/2025
Fund: 403 DDA PUBLIC INFRASTRUCTURE FUND			
*** Assets ***			
Account Classification: CASH SAVINGS			
403-000-002-000	CASH	0.00	142,467.48
	CASH SAVINGS	0.00	142,467.48
	Total Assets	0.00	142,467.48
Total Fund 403:			
	TOTAL ASSETS	0.00	142,467.48
	BEG. FUND BALANCE - 24-25	0.00	0.00
	+ NET OF REVENUES/EXPENDITURES - 24-25	0.00	142,459.99
	+ NET OF REVENUES & EXPENDITURES	0.00	7.49
	= ENDING FUND BALANCE	0.00	142,467.48
	+ LIABILITIES	0.00	0.00
	= TOTAL LIABILITIES AND FUND BALANCE	0.00	142,467.48

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION
Balance As of 08/31/2025

Section 6, Item A.

GL Number	Description	YTD Balance 08/31/2024	08/31/2025
Fund: 404 DDA PROPERTY ACQUISITION			
*** Assets ***			
Account Classification: CASH SAVINGS			
404-000-002-000	Cash-Savings-DDA Property Acq.	169,485.19	169,587.07
	CASH SAVINGS	169,485.19	169,587.07
	Total Assets	169,485.19	169,587.07
*** Fund Equity ***			
Account Classification: FUND BALANCE			
404-000-390-000	Fund Balance - Unassigned	169,464.87	169,464.87
	FUND BALANCE	169,464.87	169,464.87
	Total Fund Equity	169,464.87	169,464.87
Total Fund 404:			
TOTAL ASSETS		169,485.19	169,587.07
BEG. FUND BALANCE - 24-25		169,464.87	169,464.87
+ NET OF REVENUES/EXPENDITURES - 24-25		0.00	113.28
+ NET OF REVENUES & EXPENDITURES		20.32	8.92
= ENDING FUND BALANCE		169,485.19	169,587.07
+ LIABILITIES		0.00	0.00
= TOTAL LIABILITIES AND FUND BALANCE		169,485.19	169,587.07



DDA ACTION SUMMARY SHEET

MEETING DATE: September 16, 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 \$170,535.45 for August 2025.

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 08/01/2025 - 08/31/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 7, Item A.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 000 REVENUE					
248-000-228-000	Remittance	MICHIGAN DEPARTMENT OF TRE	Remittance Check	602.51	35023
248-000-228-001	Remittance	IRS	Remittance Check	104.07	399
248-000-228-001	Remittance	IRS	Remittance Check	104.07	399
248-000-228-001	Remittance	IRS	Remittance Check	111.92	400
248-000-228-001	Remittance	IRS	Remittance Check	111.92	400
248-000-228-002	Remittance	IRS	Remittance Check	445.02	399
248-000-228-002	Remittance	IRS	Remittance Check	445.02	399
248-000-228-002	Remittance	IRS	Remittance Check	478.52	400
248-000-228-002	Remittance	IRS	Remittance Check	478.52	400
248-000-230-000	Remittance	IRS	Remittance Check	440.65	399
248-000-230-000	Remittance	IRS	Remittance Check	482.47	400
248-000-231-002	Remittance	PRINCIPAL LIFE INSURANCE C	Remittance Check	7.66	35027
248-000-232-000	Remittance	AMERICAN UNITED LIFE INSUR	Remittance Check	149.90	35020
248-000-237-002	Remittance	ALERUS FINANCIAL	Remittance Check	136.54	34963
248-000-237-002	Remittance	ALERUS FINANCIAL	Remittance Check	136.54	35019
248-000-247-000	Remittance	PRINCIPAL LIFE INSURANCE C	Remittance Check	89.48	35026
248-000-247-000	Remittance	PRINCIPAL LIFE INSURANCE C	Remittance Check	15.38	35028
248-000-247-000	Remittance	BLUE CARE NETWORK OF MICH	Remittance Check	1,042.96	35021
Total Department 000 REVENUE				5,383.15	
Department: 260 GENERAL ACTIVITIES					
248-260-719-000	DC VILLAGE CONTRIBUTIONS	ALERUS FINANCIAL	DC VILLAGE CONTRIBUTIONS JULY 2025	819.24	34967
248-260-801-000	MULCH MAINS LANDSCAPE SUPP	COMERICA BANK	MATT CC	435.28	307
248-260-823-000	FLOWCODE	COMERICA BANK	MATT CC	9.95	307
248-260-823-000	SNAPRETAIL	COMERICA BANK	MATT CC	65.00	307
248-260-823-000	CLICKUP	COMERICA BANK	MATT CC	38.00	307
248-260-823-000	SIGNUP GENIUS PAYMENT	COMERICA BANK	MATT CC	107.89	307
248-260-823-000	IONOS	COMERICA BANK	MATT CC	28.85	307
248-260-823-000	ADOBE	COMERICA BANK	MATT CC	21.19	307
248-260-823-000	OPEN AI CHATGPT	COMERICA BANK	MATT CC	20.00	307
248-260-851-000	TELEPHONE	COMERICA BANK	MATT CC	90.45	307
248-260-851-000	852910142028897	COMCAST	COMCAST BILL	254.09	35036
248-260-920-000	100062995376	CONSUMERS ENERGY	ENERGY BILL	26.69	34977
248-260-920-000	118 N BROADWAY	DTE ENERGY	STREET LIGHTS	201.24	34982
248-260-920-000	100062995376	CONSUMERS ENERGY	CONSUMERS BILL	53.91	35037
248-260-921-000	165 S BROADWAY	DTE ENERGY	STREET LIGHTS	25.39	34982
248-260-921-000	90 S ANDERSON	DTE ENERGY	STREET LIGHTS	243.74	34982
248-260-921-000	20 E SHADBOLT	DTE ENERGY	STREET LIGHTS	73.19	34982
248-260-921-000	910040951725 22 E SHADBOLT	DTE ENERGY	STREET LIGHTS	7.41	34982
248-260-921-000	380 S BROADWAY	DTE ENERGY	STREET LIGHTS	28.20	35040
248-260-921-000	38 WASHINGTON	DTE ENERGY	STREET LIGHTS	37.18	35040
248-260-921-000	38 FLINT	DTE ENERGY	STREET LIGHTS	341.89	35040
248-260-921-000	491 S BROADWAY	DTE ENERGY	STREET LIGHTS	52.56	35040
248-260-921-000	22 SHADBOLT	DTE ENERGY	STREET LIGHTS	78.90	35040
248-260-921-000	24 FRONT ST	DTE ENERGY	STREET LIGHTS	19.29	35040
248-260-930-002	HOME DEPOT	COMERICA BANK	MATT CC	75.93	307
248-260-942-000	INV 95249	DarweI ENTERPRISES LLC	MAT SERVICES	25.58	34980
248-260-942-000	WATER TANK 246317	CRYSTAL WATER COMPANY	WATER TANK	6.00	34978
248-260-942-000	EXXON/ ATV GAS	COMERICA BANK	MATT CC	7.94	307
248-260-942-000	EXXON ATV GAS	COMERICA BANK	MATT CC	8.00	307

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 08/01/2025 - 08/31/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 7, Item A.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 260 GENERAL ACTIVITIES					
248-260-942-000	SPAREBOX RENT	COMERICA BANK	MATT CC	285.00	307
248-260-942-000	DOMAIN LISTINGS	COMERICA BANK	MATT CC	288.00	307
248-260-942-000	EXXON ATV GAS	COMERICA BANK	MATT CC	1.58	307
248-260-942-000	EXXON ATV GAS	COMERICA BANK	MATT CC	8.00	307
248-260-942-000	WATER TANK 244272	CRYSTAL WATER COMPANY	WATER TANK	25.00	35038
248-260-956-000	NATIONAL MAIN STREET CHICA	COMERICA BANK	MATT CC	375.00	307
248-260-956-000	ANNUAL MEMBERSHIP DUES	MICHIGAN DOWNTOWN ASSOC	ANNUAL MEMBERSHIP DUES	750.00	35044
248-260-957-000	IRISH TAVERN	COMERICA BANK	JANET CC	20.01	307
248-260-962-000	EZPASS	COMERICA BANK	MATT CC	38.24	307
Total Department 260 GENERAL ACTIVITIES				4,993.81	
Department: 725 ORGANIZATION					
248-725-825-000	DT \$ 4623, 4723, 4693, 469	HANSON'S RUNNING SHOP	DOWNTOWN DOLLAR REIMB	150.00	34988
248-725-825-000	DT \$ 4571, 4629	ANITA'S KITCHEN	DOWNTOWN DOLLARS	50.00	35030
248-725-827-000	INV 5986	BROADWAY EMBROIDERY	ILLUMINATORS SHIRTS	2,035.56	35034
Total Department 725 ORGANIZATION				2,235.56	
Department: 726 DESIGN					
248-726-745-000	HOME DEPOT	COMERICA BANK	JANET CC	90.85	307
248-726-745-000	AMAZON PLANTERS	COMERICA BANK	MATT CC	1,659.90	307
248-726-745-000	GREAT LAKES ACE	COMERICA BANK	MATT CC	45.13	307
248-726-745-000	GREAT LAKES ACE	COMERICA BANK	MATT CC	105.99	307
248-726-745-000	HOME DEPOT	COMERICA BANK	MATT CC	168.06	307
248-726-745-000	HOME DEPOT	COMERICA BANK	MATT CC	136.68	307
248-726-745-000	HOME DEPOT	COMERICA BANK	MATT CC	45.56	307
248-726-746-000	PIECHNIK'S	COMERICA BANK	JANET CC	254.21	307
248-726-980-001	DDA APPROVED 8/7/25	MICKEY'S CONSTRUCTION LLC	CONTRACT DRAW CHECK PICK UP IN PERSON	100,000.00	34995
248-726-980-001	RIGHT HOOK BRAND	COMERICA BANK	MATT CC	1,402.24	307
248-726-980-001	INV 5753	PROGRESSIVE SIDING, INC.	SIDING INSTALLATION	20,485.00	35053
248-726-980-002	MENARDS	COMERICA BANK	MATT CC	1,268.82	307
Total Department 726 DESIGN				125,662.44	
Department: 728 ECONOMIC DEVELOPMENT					
248-728-801-000	SHOP OAKLAND ANNUAL FEE	MEMBER MARKETPLACE, INC.	SHOP OAKLAND	1,800.00	34994
248-728-860-000	INV 254 INSURANCE	NOTA	TROLLEY INVOICE	277.29	34999
248-728-886-002	WEE BEAN	COMERICA BANK	JANET CC	6.52	307
248-728-888-000	INV 1757	20 FRONT STREET CONCEPTS,	ADVERT/MARKETING	300.00	34966
248-728-888-000	SIGNS INV 2850	EPRINT SOLUTION LLC	24 X18 SIGNS	72.00	34984
248-728-888-000	INV 4597	LO PRINTING	COLOR COPIES SHOPPING & DINING	55.00	34993
248-728-888-000	INV 126	DEBRA NOVARA	DESIGN WORK LUMBERYARD LOGO	200.00	34981
248-728-888-000	MEIJER	COMERICA BANK	JANET CC	13.77	307
248-728-888-000	THE UPS STORE	COMERICA BANK	MATT CC	43.30	307
248-728-888-000	INV 380142	VIEW NEWSPAPER GROUP	INVOICES ADVERTISEMENT	3,181.00	35017
248-728-888-000	INV 128	DEBRA NOVARA	DEBRA NOVARA OF NOVARA DESIGN, LLC	505.00	35039
248-728-888-000	INV 384269	VIEW NEWSPAPER GROUP	INVOICES ADVERTISEMENT	3,342.00	35060
Total Department 728 ECONOMIC DEVELOPMENT				9,795.88	
Department: 729 PROMOTION					
248-729-880-000	DRGN ON THE LAKE DEC	AMAZON CAPITAL SERVICES	DRAGON ON THE LAKE DECORATIONS	60.84	35029
248-729-880-017	MOVIE NIGHT SUPPLIES	AMAZON CAPITAL SERVICES	MOVIE NIGHT	19.98	35029
248-729-880-017	MOVIE NIGHT SUPPLIES	AMAZON CAPITAL SERVICES	MOVIE NIGHT	17.96	35029

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 08/01/2025 - 08/31/2025

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OPEN AND PAID

Section 7, Item A.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 729 PROMOTION					
248-729-880-017	MOVIE NIGHT SUPPLIES	AMAZON CAPITAL SERVICES	MOVIE NIGHT	390.44	35029
248-729-885-000	I26609 201 S BROADWAY	TURNER SANITATION	PORTABLES	155.00	35012
Total Department 729 PROMOTION				644.22	
Department: 730					
248-730-975-006	R&R JOB#2025-392	BSI PAVING	R&R CHANGE ORDER	942.85	35035
Total Department 730				942.85	
Total Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND				149,657.91	
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023					
Department: 901 CAPITAL OUTLAY					
301-901-950-000	I26610 215 S BROADWAY	TURNER SANITATION	PORTABLES	125.00	35012
301-901-950-000	ROLL OFF DUMPSTER	COMERICA BANK	MATT CC	574.00	307
301-901-950-000	ROLL OFF DUMPSTER	COMERICA BANK	MATT CC	238.00	307
301-901-950-000	ROLL OFF DUMPSTER	COMERICA BANK	MATT CC	574.00	307
301-901-950-000	ROLL OFF DUMPSTER	COMERICA BANK	MATT CC	574.00	307
301-901-950-000	GREAT LAKES ACE	COMERICA BANK	MATT CC	93.25	307
301-901-950-000	ROLL OFF DUMPSTER	COMERICA BANK	MATT CC	574.00	307
301-901-950-000	ROLL OFF DUMPSTER	COMERICA BANK	MATT CC	574.00	307
301-901-950-000	ROLL OFF DUMPSTER	COMERICA BANK	MATT CC	100.00	307
301-901-950-000	ROLL OFF DUMPSTER	COMERICA BANK	MATT CC	100.00	307
301-901-971-000	DILLMAN & UPTON	COMERICA BANK	MATT CC	2,175.89	307
301-901-971-000	DILLMAN & UPTON	COMERICA BANK	MATT CC	764.14	307
301-901-971-000	CHARTER TWP LAKE ORION	COMERICA BANK	MATT CC	452.32	307
Total Department 901 CAPITAL OUTLAY				6,918.60	
Total Fund 301 DOWNTOWN DEV BOND PROJECT 2023				6,918.60	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

EXP CHECK RUN DATES 08/01/2025 - 08/31/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 7, Item A.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY FUND ---					
248			DOWNTOWN DEVELOPMENT AUTHORITY FUND	149,657.91	
301			DOWNTOWN DEV BOND PROJECT 2023	6,918.60	
		Total For All Funds:		156,576.51	

Matt July Transactions Credit Card Report -						
Trans Date	Merchant	GL#	Explanation	Amount		
7/1/2025	MiSwitch	248-260-851-000	Telephone	\$ 90.45		
7/1/2025	Exxon	248-260-942-000	ATV Gas	7.94		
7/2/2025	Main Street Chicago	248-260-956-000	Membership	\$ 375.00		
7/2/2025	Roll Off Dumpster	301-901-950-000	Lumberyard	\$ 574.00		
7/3/2025	The Home Depot	248-260-930-002		\$ 75.93		
7/6/2025	Amazon	248-726-745-000	Planters	\$ 1,659.90		
7/6/2025	Roll Off Dumpster	301-901-950-000	Lumberyard	\$ 238.00		
7/7/2025	Roll Off Dumpster	301-901-950-000	Lumberyard	\$ 574.00		
7/7/2025	Flowcode	248-260-823-000	Software	\$ 9.95		
7/7/2025	Roll Off Dumpster	301-901-950-000	Lumberyard	\$ 574.00		
7/7/2025	Great Lakes Ace	248-726-745-000	Beautification	\$ 45.13		
7/8/2025	Main's Mulch Express	248-260-801-000	Mulch	\$ 435.28		
7/8/2025	Dillman & Upton	301-901-971-000	Lumberyard	\$ 2,175.89		
7/8/2025	Great Lakes Ace	301-901-950-000	Lumberyard	\$ 93.25		
7/8/2025	Menards	248-726-980-002	Development Lumberyard	\$ 1,268.82		
7/9/2025	Dillman & Upton	301-901-971-000	Lumberyard	\$ 764.14		
7/9/2025	Great Lakes Ace	248-726-745-000	Beautification	\$ 105.99		
7/11/2025	Exxon	248-260-942-000	ATV Gas	\$ 8.00		
7/12/2025	SnapRetail	248-260-823-000	Software	\$ 65.00		
7/13/2025	ClickUp	248-260-823-000	Software	\$ 38.00		
7/15/2025	SignUp Genius	248-260-823-000	Subscription/Software	\$ 107.89		
7/15/2025	Sparebox	248-260-942-000	Rent Storage	\$ 285.00		
7/18/2025	The Home Depot	248-726-745-000	Beautification	\$ 168.06		
7/18/2025	The Home Depot	248-726-745-000	Beautification	\$ 136.68		



DDA ACTION SUMMARY SHEET

MEETING DATE: September 16 2025

TOPIC Social District - Applications

BACKGROUND BRIEF:

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

Our downtown has two (2) new business owners, in existing dining spaces that have been a part of our Social District:

1. SICK TOWN HALL PIZZA. This new business is owned by Scott Taylor who purchased 313 Pizza and is successfully up and operating in 37 E Flint Street. They are zoning and license approved and are asking for inclusion as a licensed vendor in the Social District. As a new operator, the state requires a new license application, and not a transfer from the prior license holder.
2. NIKOLLA’S LLC. The new occupant at 45 W Flint Street (formerly Anita’s Kitchen) is bringing a family style restaurant and spirits venue. In discussion with their representatives it sounds like a return of the CJ’s style morning dining options, with a cool family based lounge atmosphere. A welcome, quick turn around of that gateway space.

Local approval comes in the form of a Resolution of Village Council. Historically, the DDA has offered a supporting motion, or simply passed the packet to the Village Manager. In the absence/vacation of the manager over the past several weeks, we have chosen to bring this before the Board for a motion of support and transmittal to council through the Clerk.

FINANCIAL IMPACT:

None

RECOMMENDED MOTION:

Move to recommend approval of the application(s) from Sick Town Hall Pizza and Nicolla’s LLC for inclusion in the Lake Orion Social District, directing the Executive Director to facilitate presentment of a fully prepared Resolution of Approval of Permit for Village Council’s consideration at its next meeting.

CARLIN EDWARDS BROWN
GROBBEL & BELLANCA PLLC
ATTORNEYS AND COUNSELORS

JOHN B. CARLIN, JR. (1939-2018)
SCOTT D. EDWARDS (RETIRED)
MICHAEL J. BROWN
STEVEN J. GROBBEL
JAMES V. BELLANCA III

423 N. MAIN ST. SUITE 220
ROYAL OAK, MICHIGAN 48067
P. (248) 816-5000
F. (248) 816-5115
WWW.CEBHLAW.COM

LANSING OFFICE
6017 WEST ST. JOE HWY., SUITE 202
LANSING, MICHIGAN 48917
P. (517) 321-4617
F. (517) 321-4642

August 19, 2025

Janet Bloom
Assistant Director
Lake Orion Downtown Development Authority
118 N. Broadway
Lake Orion, MI 48362

Re: **Nikolla's LLC – Social District Permit Application**

Dear Ms. Bloom:

I am the liquor licensing attorney for Nikolla's LLC, the new owners of the space previously occupied by Anita's Kitchen. We spoke briefly a week or so again about Nikolla's desire to become a member of the Social District. You were kind enough to recently send over the application packet for a Social District permit.

Enclosed for submission by Nikolla's LLC, please find the following:

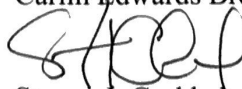
- MLCC Social District Permit Application (LCC-208);
- Village of Lake Orion Hold Harmless Form

I have not included the required MLCC fees as my office is handling the submission of the Social District Application to the MLCC. But thank you for your offer to assist with the submission.

If all is in order, will you please submit our application for review and approval by the Village Council at the next available meeting. For your convenience, I have enclosed a Local Approval Order (LCC-106) for use by the Village Clerk.

Thank you for your assistance. If you should have any questions, please feel free to contact me.

Very truly yours,
Carlin Edwards Brown Grobbel & Bellanca PLLC



Steven J. Grobbel

Direct Dial: 248-655-7915

E-Mail: sgrobbel@cebhlaw.com

Enc.



Village of Lake Orion

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

HOLD HARMLESS AGREEMENT

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

Nikolla's LLC Social District Permit

Activity/Event

Dates and Time

45. W. Flint St. - Social District

General Description of Location

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

Marta Nikolla
Applicant/Property Owner/Contractor Signature**

[Signature]
Witness One Signature ***

Marta Nikolla
Applicant/Property Owner/Contractor Printed Name

Steven J. Grobbel
Witness One Printed Name

8/19/25
Date

Witness Two Signature ***

Witness Two Printed Name

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

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

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



Social District Permit Application

Part 1 - Licensee Information

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

Licensee name: Nikolla's LLC		
Address: 45 W. Flint St.		
City: Lake Orion	State: MI	Zip Code: 48362-3137
Contact Name: Steve Grobbel	Phone: (248) 655-7915	Email: sgrobbel@cebhlaw.com

Part 2 - Required Documents & Fees

<input checked="" type="checkbox"/> Local Governmental Unit Approval <input checked="" type="checkbox"/> Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)		<i>Leave Blank - MLCC Use Only</i>
<input checked="" type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036)	TOTAL DUE: <div style="border: 1px solid black; padding: 5px; display: inline-block;"> \$320.00 </div>	
<input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)	Make checks payable to State of Michigan	

Part 3 - Signature of Licensee

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

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

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

Marta Nikolla, Member

 Print Name of Licensee & Title

Marta Nikolla

 Signature of Licensee

8-19-2025

 Date

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



Social District Permit Application

Part 1 - Licensee Information

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

Licensee name: Sick Orion Inc DBA Sick Town Hall		
Address: 37 E Flint Street		
City: Lake Orion	State: MI	Zip Code: 48362
Contact Name: Tom Bailey	Phone: 248-276-0300	Email: tombailey@asnalarm.com

Part 2 - Required Documents & Fees

<input checked="" type="checkbox"/> Local Governmental Unit Approval <input checked="" type="checkbox"/> Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)	
<input checked="" type="checkbox"/> \$70.00 Inspection Fee (MLCC Fee Code 4036) <input checked="" type="checkbox"/> \$250.00 Social District Permit Fee (MLCC Fee Code 4081)	TOTAL DUE: <div style="border: 1px solid black; width: 80px; height: 20px; margin: 0 auto;"></div> Make checks payable to State of Michigan

Leave Blank - MLCC Use Only

Part 3 - Signature of Licensee

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

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

Thomas Bailey President		7/26/2025
Print Name of Licensee & Title	Signature of Licensee	Date

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



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

HOLD HARMLESS AGREEMENT

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

SOCIAL DISTRICT APPLICATION / ANNUAL
Activity/Event Dates and Time

PERMIT FOR SOCIAL DISTRICT PARTICIPATION
General Description of Location
THROUGHOUT THE DISTRICT

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

[Signature]
Applicant/Property Owner/Contractor Signature**

SCOTT A. TAYLOR
Applicant/Property Owner/Contractor Printed Name

8/28/2025
Date

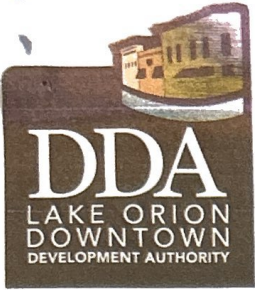
Witness One Signature ***

Witness One Printed Name

Witness Two Signature ***

Witness Two Printed Name

* Applicant MUST provide information regarding what the activity is, date(s), times activity will be held and the areas (public sidewalks, streets, parking spaces, etc.) that are affected.
** If the activity is obstructing public right-of-way for work on private property, the property owner or contractor MUST provide their signature.
*** The signatures from two (2) witnesses are required.



118 N. Broadway, Lake Orion, MI 48362
Phone: 248-693-9742 Fax: 248-693-9749
www.downtownlakeorion.org

*The mission of the Lake Orion DDA is to enhance the economic potential and preserve the historical character of the Lake Orion DDA District, **the heart and hub of the Orion Community**, through promotional activities and an organizational structure that focuses on community involvement with local businesses, residents, and other stakeholders.*

August 13, 2025

RE: Social District Permits

Thank you for contacting us regarding applying for a permit to be part of our Downtown Lake Orion Social District. It is time to consider applying for a social district permit. Enclosed with this letter is information about the law, Lake Orion’s District, and the social district application. Please complete the MLCC Social District Application and Lake Orion’s Hold Harmless – both to be found at the end of the packet. Once you are a permit holder, you can simply renew the permit when renewing all other liquor licensing.

Please submit

- MLCC Social District Application
- The Required State Fees – Checks payable to State of Michigan or fill out the Credit Card Authorization Form
- The Village of Lake Orion Hold Harmless Form

Once your application and supporting materials are received, the application will be officially reviewed for approval by The Village of Lake Orion Council at the next available meeting. Once approved, the Village of Lake Orion Clerk will fill out the Local Government Unit (LGU) Approval for Social District Permit form.

Once approved by Village Council, we can help you submit your completed and approved Social District Permit Application, required state fees, and the MLCC LGU Approval for Social District Permit to MLCC. The forms are supposed to come from you, the applicant, but the DDA can help coordinate.

MLCC will review and inform all applicants once permits have been approved. You will receive a permit from the MLCC and will be cleared to sell Social District drinks in the Lake Orion Social District.

Lake Orion DDA will provide marketing for businesses participating in the Social District including on our website, in our newsletters, and in social media.

Currently, once activated to participate, we would supply you Social District labels with your business name and our DDA logo to which you affix on cups you have purchased.

If you have any questions about this process, please contact me, 248-693-9742.

Sincerely,

Janet Bloom
Assistant Director



STATE OF MICHIGAN

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

GRETCHEN WHITMER
GOVERNOR

MARLON I. BROWN, DPA
DIRECTOR

Notice of Deficiency – Withholding Investigation
(Authorized by R436.1103 (2) & MCL436.1529)

July 25, 2025

Thomas Bailey
c/o Sick Orion, Inc.
tombailey@asnalarm.com

Request ID # RQ 2505-05809

Re: Transfer Ownership Escrowed 2025 Class C License issued under MCL 436.1521(A)(1)(B), Downtown Development Authority License, non-transferable, SDM License, (4) Bars, Sunday Sales Permit (AM), Sunday Sales Permit (PM), Social District Permit, Outdoor Service (2 Areas), Specific Purpose Permit (Food) and Catering Permit from Lockhart's BBQ #2, LLC; Conditional License; Cancel Existing Social District Permit; New Social District Permit; New Sunday Sales Permit (PM) for SDM - Mixed Spirit Drinks

Your application is being withheld until you send the items listed below:

- Social District Permit Application (LCC-208) to be completed for Sick Orion, Inc
- Local Governmental Unit Approval for Social District Permit (LCC-208) from Lake Orion Village for Sick Orion, Inc

Required Social District documents below must be completed and submitted to our office by the LGU of Lake Orion Village -- ANY documentation listed below must be provided by the LGU and will not be accepted from any other department/person.

- Correspondence from LGU advising the social district map and licensee list have been updated
- Colored Social District Map - must include the location of each qualifying licensed entity located in this area including the applicant - need to correspond each location on the map to the identified licensee
- Colored Social District Licensee List – must include all licensed entity names, dba's and addresses including the applicant

Administrative rule R 436.1103(2) requires that “an applicant for a license shall provide the commission or representative of the Commission, all information necessary for investigation and processing of the application.”

To check the status of your request, visit https://customers.mlcc.michigan.gov/SoM_ApplicationStatusCheck and enter your Request # (RID) to check on your application 24 hours a day.

To obtain forms visit www.michigan.gov/lcc and click on “Commission Forms.” Select the link for the type of license you are applying fr that will take you to forms page. Here you will be able to download licensing forms to assist you with your application.

MICHIGAN LIQUOR CONTROL COMMISSION
KRISTIN BELTZER, CHAIR
7109 W Saginaw Hwy. • P.O. Box 30005 • Lansing, Michigan 48909
www.michigan.gov/lcc • 866-813-0011



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

Return a copy of this notice with the documents/fees requested so it can be joined to your request. All information can be mailed to the address listed at the bottom of this page, faxed to Licensing Division at (517) 763-0059 or (517) 763-0063, or emailed to the agent who sent this notice or MLCCLicensingUnit1@michigan.gov

However if fees are accompanying this request, then you must fax the fees and documents to (517) 284-8557 (Secured Fax Line for Revenue Services)

Please contact the Licensing Division at 866-813-0011 or (517) 284-6250 Prompt #4 if you have questions.

bls

MICHIGAN LIQUOR CONTROL COMMISSION
KRISTIN BELTZER, CHAIR
7109 W Saginaw Hwy. • P.O. Box 30005 • Lansing, Michigan 48909
www.michigan.gov/lcc • 866-813-0011



DDA ACTION SUMMARY SHEET

MEETING DATE: September 16 2025

TOPIC Social District - Refresh

BACKGROUND BRIEF:

The Lake Orion Social District was approved by resolution in 2020, taking advantage of the newly crafted legislation to combat the effects of state policy decisions closing dining and entertainment venues at the start of the COVID response. The District was the first in the state, and has been a very popular and successful effort.

Like any program, the Social District is in need of a refresh.

- 1. Signage that was purchased and installed at the launch is now faded or misplaced, and as the downtown has continued to grow other improvements and hazards has made the signage difficult to follow.
- 2. The purpose and legal rules of the District have likewise been faded into confusion as to where the boundaries are, what can go where, and the rules about selling and designations by businesses.

Attached are a small sampling of some of the things approved in the original application, how the DDA promoted Thursdays as a Social District Day, etc. The status quo raises several questions, which need some attention in the form of a special committee to review, cost, re-fresh and recommend a new brand and design scheme to the DDA Board.

- 1. What is the actual boundary? Is it the application map or the recently published maps.
- 2. Should we seek expansion of the district to the lumber yard, and the new offered pocket park on Flint St?
- 3. Do we need branded drinkware? Who pays? Sponsors? (this was previously looked at)
- 4. The Police Chief wants a complete refresh on signage, how do we stay out front of that?
- 5. How can we better protect the public from crossing M24, which is NOT allowed in the license.
- 6. _____

FINANCIAL IMPACT:

None, at this time.

RECOMMENDED MOTION:

Move to form a Special Committee of the Board to review and re-brand the Lake Orion Social District, to be populated with at least three business owners, three members at large and three DDA Board or Committee Members. The Committee shall report progress and recommendations not later than December 16, 2025.



ORIGINAL
APPLICATION

***Village of Lake Orion
Oakland County
State of Michigan***

RESOLUTION NO. 2020-035

A RESOLUTION DESIGNATING THE VILLAGE OF LAKE ORION SOCIAL DISTRICT AND DEFINING THE COMMONS AREA

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Bradley Mathisen, President Pro Tem
SECONDER:	Jerry Narsh, Council Member
AYES:	Rutt, Ranville, Narsh, Hobbs, Hammond, Mathisen, Van Portfliet
NAYS:	None

RESOLVED: That the Lake Orion Village Council designates the Village of Lake Orion Social District for the Downtown Core Zoning District on Flint Street between Anderson and Lapeer Streets and on Broadway Street from Shadbolt to S. Broadway to M24 (Flint and Broadway Street blocks); the depiction of which is set forth in the attached Exhibit A, and which is incorporated as part of the minutes;

FURTHER RESOLVED: That the Council defines a Commons Area within the Village of Lake Orion Social District consisting of certain public property and rights of way, the boundaries of which are set forth in the attached Exhibit B and which the depiction is incorporated as part of the minutes;

FUTHER RESOLVED: That the Village Manager is directed to formulate a Management and Maintenance plan for the Village of Lake Orion Social District, which includes the hours of operation for the Village of Lake Orion Social District as the same as the business hours, but not beyond midnight.

FINALLY RESOLVED: To authorize the Village Manager to apply for the Social District Permit with the Michigan Liquor Control Commission (MLCC) for the Village of Lake Orion Social District as designated by this Resolution

RESOLUTION DECLARED ADOPTED.

Village of Lake Orion
Resolution 2020-035
Village of Lake Orion Social District
Page 2

CERTIFICATION

I, Susan Galeczka, Clerk of the Village of Lake Orion, do hereby certify that the foregoing is a true and complete copy of Resolution 2020-035 duly adopted by the Village Council of the Village of Lake Orion at its Regular Meeting held on the 27th day of July, 2020.



Susan C. Galeczka, CMC, MiPMC
Village Clerk

DATED: July 30, 2020



Village of Lake Orion Social District Plan

Introduction:

The Village of Lake Orion is applying for a Social District to take advantage of Michigan Public Act 124 of 2020 signed in to law on July 1, 2020. This is enabling legislation that would allow Michigan municipalities to establish Social Districts that would allow for “common areas” where two or more contiguous licensed establishments (bars, distilleries, breweries, restaurants and tasting rooms) could sell alcoholic beverages in special cups to be taken into the area for consumption. Village of Lake Orion has the Social District map and the policies, parameters and management of this new community development tool. This Village of Lake Orion Social District Plan will be shared with potential license holders and sent on to the Michigan Liquor Control Commission for state approval.

Management:

The Village of Lake Orion Social District would be created and managed by the Village through its Village Manager and Downtown Development Authority Director. The district management and operations will be assisted by the Village Police and Public Works Departments.

District boundaries:

The Village of Lake Social District will run along Broadway Street between Slater and Front streets and along Flint Street between Lapeer to Anderson streets. The Social District encompasses the Downtown with the following streets creating the borders: Slater, Anderson, Meeks Park/m-24, and Lapeer Street. The common area will be the public property within this district including sidewalks, alleys, street crossings, parks and parking areas. Commons area seating will be provided at various locations on public property.

Streets in the social district would remain open to traffic and for parking. The district and the common areas are being proposed to include all the downtown core businesses with liquor licenses.

Potential participating license holders:

Businesses with liquor licenses in the social district are: Sagebrush Cantina, CJ’s Grille & Sandbar, Anita’s Kitchen, Bitter Tom’s, American Legion #233, Oak Soda, Valentino’s, Wine Social, 313 Pizza Bar and Fork n Pint.

Participating license holders would be asked to sign a Social District agreement with the Village, which must approve social district permits issued by the MLCC. This allows a license holder to sell alcoholic beverages in special district cups in its service area to be taken into the commons area seating for consumption.

Operations:

The Village of Lake Orion Social District would operate annually from May 1 to October 31. Operations would be seven days a week. The common areas would be open from the time participating license holders open for business until midnight. After midnight, Social District beverages cannot be sold in participating establishments nor possessed and consumed in the common areas. After midnight, consumption of alcoholic beverages must be contained within the license holders' service areas.

It is the intent of the Village is to begin implementing the Lake Orion Social District upon approval from the MLCC which is expected in early August.

District designation and marking:

The boundaries of the Lake Orion Social District would be clearly designated and marked with signs and graphics on streets and sidewalks. The signs would be accompanied by a trash receptacle for customers to dispose of used district cups as they exit the district.

Social District financing:

The Village of Lake Orion Social District will be funded by Downtown Development Authority (DDA) of the Village of Lake Orion and local businesses.

Social District logo and beverage containers:

The Lake Orion Social District will have a name for branding and marketing purposes and must have a special logo for use on the non-glass district beverage cups of no more than 16 ounces. The cups, purchased by the license holder, must also have a logo or name identifying the establishment. A Lake Orion Social District cup may not be reused, must remain in the establishment where they were purchased or in the common area, and may not be taken into an establishment that did not sell the beverage. Downtown Lake Orion Social District stickered logo will be placed on each cup and it will be the license holder's responsibility to place their own logo or name on the cup to be in compliance.

Security-enforcement:

Security and enforcement in the Lake Orion Social District will be provided by the Lake Orion Police Department.

Insurance:

The Village will insure its management and operation of the Lake Orion Social District through its municipal umbrella insurance policy. Participating license holders would be left to secure their own liability insurance.

Sanitation:

The Lake Orion Public Works Department will provide sanitation within the district including trash removal, litter pick up on a daily basis and management of portable toilets, if needed. Each participating license holder will be required to have a trash receptacle outside of its entrances for the disposal of district cups and empty those receptacles when needed.

Marketing and promotion:

The Lake Orion Social District does have a branded name for marketing purposes and a distinctive logo. Marketing will be done through traditional free media and paid advertising along with extensive social media. Lake Orion Social District social media will be funneled through the Downtown Lake Orion social media accounts.

Entertainment:

Downtown Development Authority (DDA) of the Village of Lake Orion provides entertainment on a regular basis. The downtown district includes Tuesday Night Bike Night (6-9 pm), Wednesday Children’s Park Gazebo concerts (6:30 -8 pm), Thursday DJ and Cornhole Toss League (6:30- 8 pm) with music to be played for entertainment purposes.

Festivals/special events:

The state’s Social District law does not allow special event liquor licenses to participate in a Social District.

Village of Lake Orion- Social District Qualified Licensees

Updated July 30, 2020

Account Name	DBA	Address	Group	Type
LARA Business ID				
2303 SAGEBRUSH CANTINA, INC.	SAGEBRUSH CANTINA	28 S Broadway St, Lake Orion, MI 48362-310E	Retail - Off Premises	Specially Designated Merchant
8475 AMERICAN LEGION CHARLTON-POLAN POST 233	AMERICAN LEGION CHARLTON-POLAN POST 233	164 S Broadway St, Lake Orion, MI 48362-311C	Retail - Off Premises	Specially Designated Merchant
100212 C.J.'S VILLAGE CAFE, INC.	CJ'S VILLAGE CAFE	12 S Broadway St, Lake Orion, MI 48362-310E	Retail - On Premises	Class C
228086 SNL RESTAURANT, INC.	VALENTINO'S RISTORANTE ITALIANO	185 S Broadway St, Lake Orion, MI 48362-3111	Retail - On Premises	Class C
240424 LOCKHART'S BBQ #2, LLC	(LOCKHART'S BBQ) 313 Pizza Bar	37 E Flint St, Lake Orion, MI 48362-3287	Retail - On Premises	Class C
246054 135 S. BROADWAY WINE, L.L.C.	WINE SOCIAL	135 S Broadway St, Lake Orion, MI 48362-3122 United	Retail - On Premises	Class C
246853 LAKE ORION OPERATIONS, INC.	Fork-N-Pint	51 N Broadway, Lake Orion, MI 48362	Retail - On Premises	Class C
0262298 MAE GROUP L.L.C.	JOAT SODA LAKE ORION	197 S Broadway St, Lake Orion, MI 48362-3111 United	Retail - On Premises	Class C
0264116 HOBBSLO, LLC	JANITA'S KITCHEN	45 W Flint St, Lake Orion, MI 48362-3137 United State	Retail - On Premises	Class C
264921 LAKE ORION RESTAURANT GROUP, LLC	BITTER TOM'S DISTILLERY	120 S Broadway St, Lake Orion, MI 48362-3110 United	Retail - On Premises	Class C

No. 1
2
3
4
5
6
7
8
9
10

Social District

Fork n Pint

313 Pizza Bar

Anita's Kitchen

CJ's Grille & Sand Bar

Sagebrush

Bitter Toms

20 Front Street patio

**American Legion
Post 233**

Wine Social

Valentinos

Oat Soda

Commons Areas

Fork n Pint

313 Pizza Bar

Anita's Kitchen

CJs

Sagebrush

20 Front Street patio

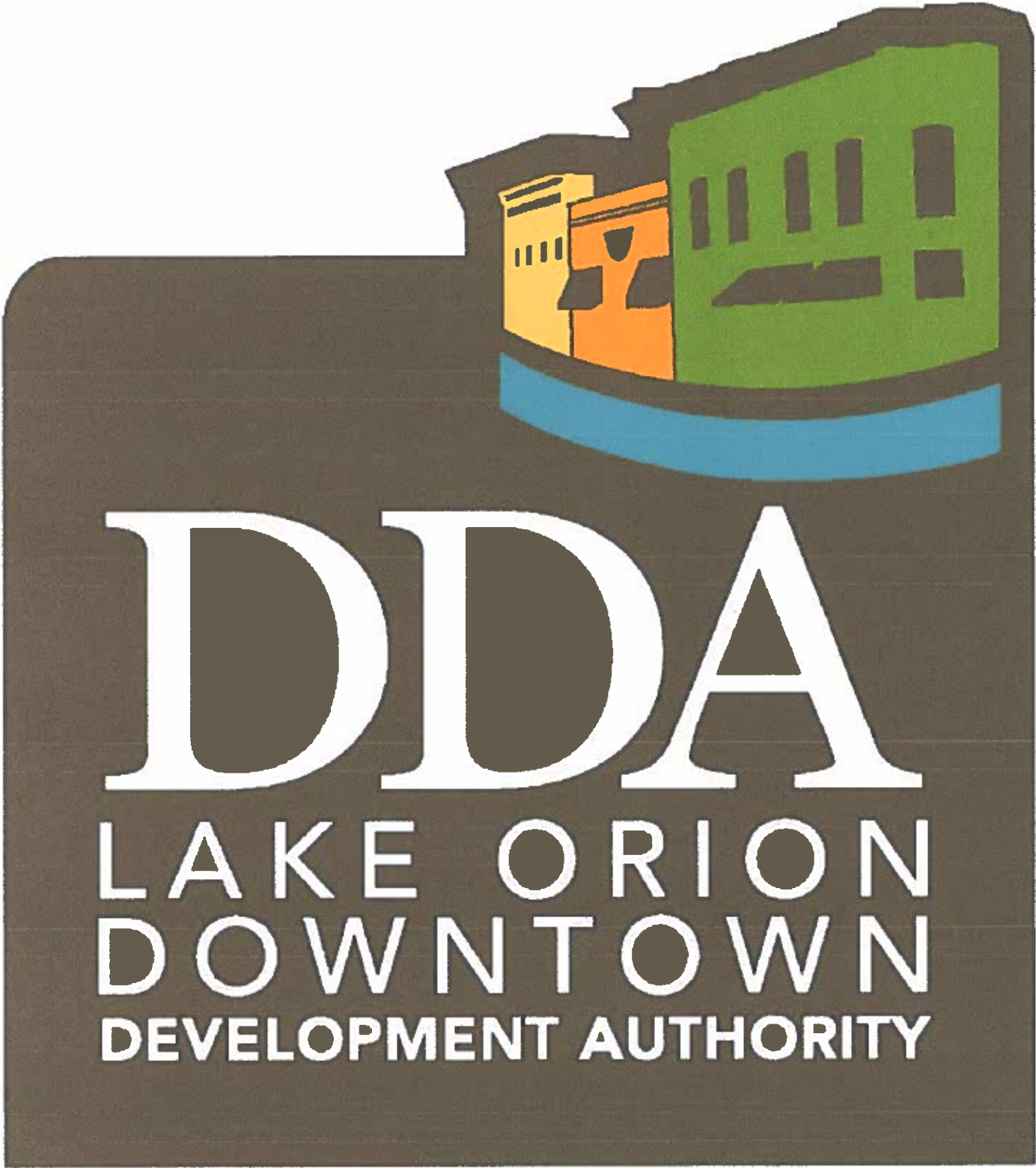
Bitter Toms

Wine Social

Amer Legion

Valentinos

Oat Soda



SOCIAL DISTRICT

ORIG
APPROVED
DISTRICT

Social District

Commons Social Seating

Fork n Pint

313 Pizza Bar

Anita's Kitchen

CJs

Sagebrush

Bitter Toms

20 Front Street patio

Amer Legion

Wine Social

Valentinos

Oat Soda

DOWNTOWN LAKE ORION SOCIAL DISTRICT BOUNDARY



Social District & Common Areas

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

-  SOCIAL DISTRICT BOUNDARY
-  COMMON AREA BOUNDARY

Every Thursday experience all the good safe fun our Social District has to offer!

A Mad Dragon scavenger hunt, a new StoryWalk, wood-burning fire pits on the corner of Flint and Anderson and in the parking lot of the American Legion Post 233 shopping, indoor and outdoor dining, and a warming station in the Flint Street Alley from 5 pm - 8 pm.

What is a Social District?

Having a Social District means you can purchase a beverage (alcohol or non-alcohol) from one of the Social District Restaurants - 313 Pizza Bar, Fork N Pint, Wine Social, or American Legion Post 233 - and stroll through the downtown while enjoying those drinks! It's like having a little bit of New Orleans in Lake Orion.

During Social District Nights, the following businesses are open to at least 8:00pm

313 Pizza Bar, American Legion Post 233, Anita's Kitchen, Bitter Tom's Distillery, Broadway Embroidery, Broadway Grill, Builder's Custom Flooring, Chris Louis Salon, Ed's Broadway Gift & Costume, Fork N' Pint, Fringe Parlor, Green Hippo Gifts, Hanson's Running Shop, Oat Soda, Pita Way, Prime Time Comics & Cards, Pro Martial Arts - Lake Orion, Rio on Main, Sarah's Bath Boutique, Simply Marcella, Vanity Vixen, and Wine Social.

LAKE ORION STORYWALK

Read a story as you follow the path and explore downtown. Featuring the classic *Five Little Ducks*!

Five Little Ducks (Illustrated by Penny Ives)

Map Details:

- Start:** Heritage Spinning & Weaving (Flint St. & S. Anderson St.)
- 1:** 313 Pizza
- 2:** Ideal Core Pilates
- 3:** Prime Time Comics & Cards
- 4:** Green Hippo Gifts
- 5:** ABeanToGo Coffee
- 6:** Anita's Kitchen (Lapeer St.)
- 7:** Ed's Broadway Gifts & Costumes
- 8:** Hanson's Running Shop
- 9:** Broadway St.

Streets: Lapeer St., Broadway St., Flint St., S. Anderson St.

QR Code: Scan here to take this map with you!

Logos: DDA Lake Orion Downtown Development Authority, The Library of Orion Township

Text: The StoryWalk® Project was created by Anne Ferguson of Montpelier, VT and developed in collaboration with the Kellogg-Hubbard Library. Storywalk® is a registered service mark owned by Ms. Ferguson.



ENJOY RESPONSIBLY

DO

- Ask your bartenders and servers about the Lake Orion Social District!
- Purchase your beverages ONLY from the permitted restaurants
- Enjoy your beverage ONLY in an authorized Social District cup
- Enjoy your beverage ONLY within the designated boundaries of the social district
- Ask downtown shops, retailers, and services if they welcome Social District beverages

DON'T

- Assume every restaurant participates
- Bring your own booze
- Bring or refill your own cup
- Take alcohol outside of the Social District boundaries
- Take ANY alcohol inside ANY other bar, restaurant, or licensed establishment.

WHAT IS A SOCIAL DISTRICT?

What is a Social District?

On Thursday, July 2, 2020, Governor Whitmer signed Michigan's Social District Law. A Social District is an "open container" district created by a Local Government. A Social District is an area with clearly marked boundaries in which restaurant patrons can consume beer, wine, or spirits within a designated Commons Area that is outside the walls or patio spaces of licensed establishments.

What is a Commons Area?

The Michigan Liquor Control Commission (LCC) defines a Commons Area as an area within the established Social District that is clearly designated and marked by the Local Government that is shared by and contiguous to the premises of at least two or more qualified licensees.

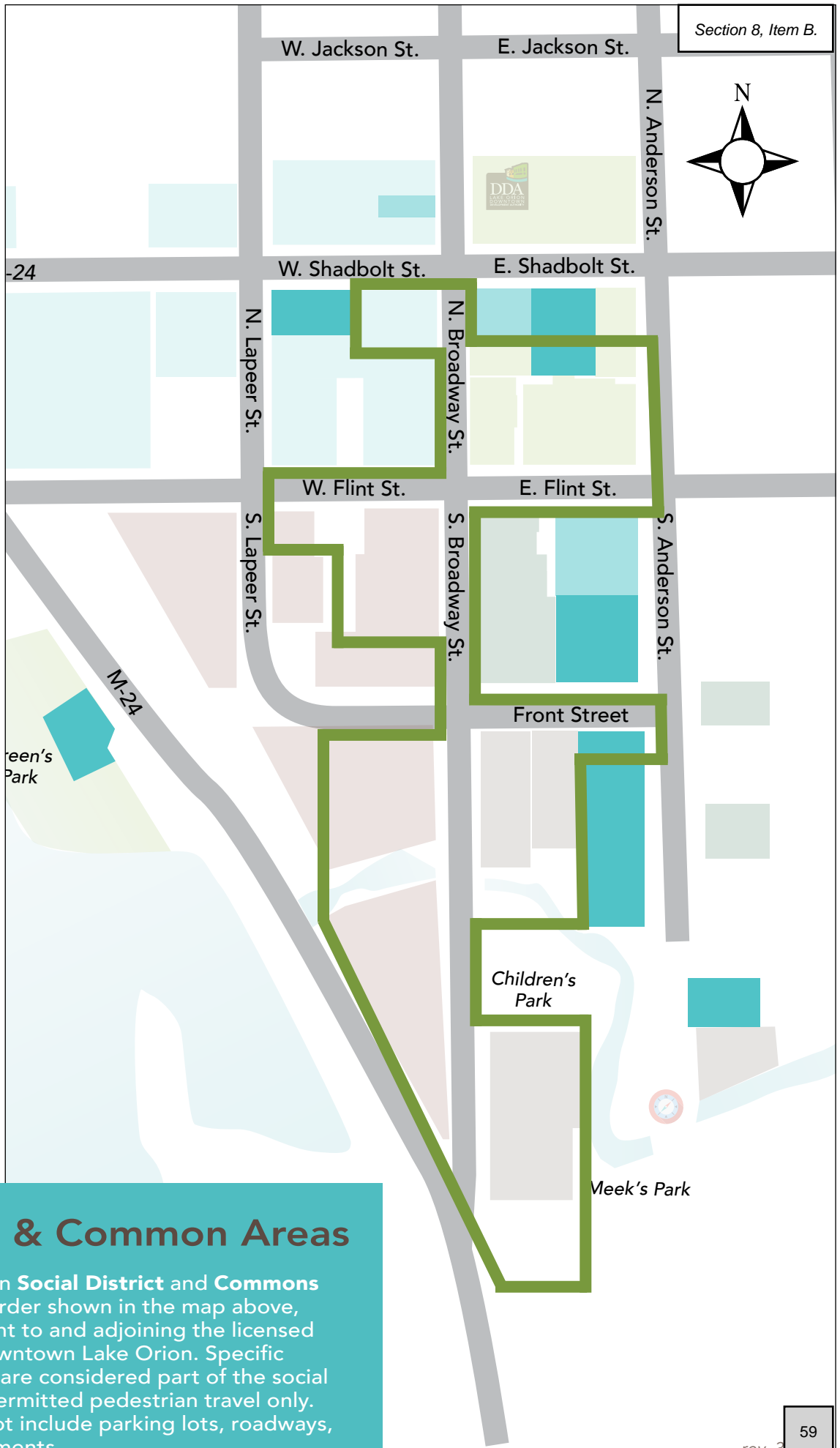
Downtown Lake Orion Social District & Commons Area

The Lake Orion Village Council designated the social district as the Downtown Center and the commons area inside the downtown center to include all the sidewalks on Broadway from Shadbolt to M-24, on Flint and Front from Anderson to Lapeer, and the following areas - Flint Street Alleyway, Meek's Park at Broadway, and the Children's Park bike lot area. Please reference the Social District Boundaries Map for a visual representation of the approved boundaries.

Enjoying the Social District

Per Michigan State Laws, licensed establishments will be required to obtain a Social District Permit and serve Social District beverages in cups no larger than 16oz that include both the Social District Logo and the Licensee's Logo. All Social District beverages must be purchased from a licensed and permitted establishment within the Social District boundaries. Patrons will be allowed to purchase the alcoholic beverages from adjacent, licensed establishments while enjoying Downtown Lake Orion as long as they remain in within the Social District boundary.

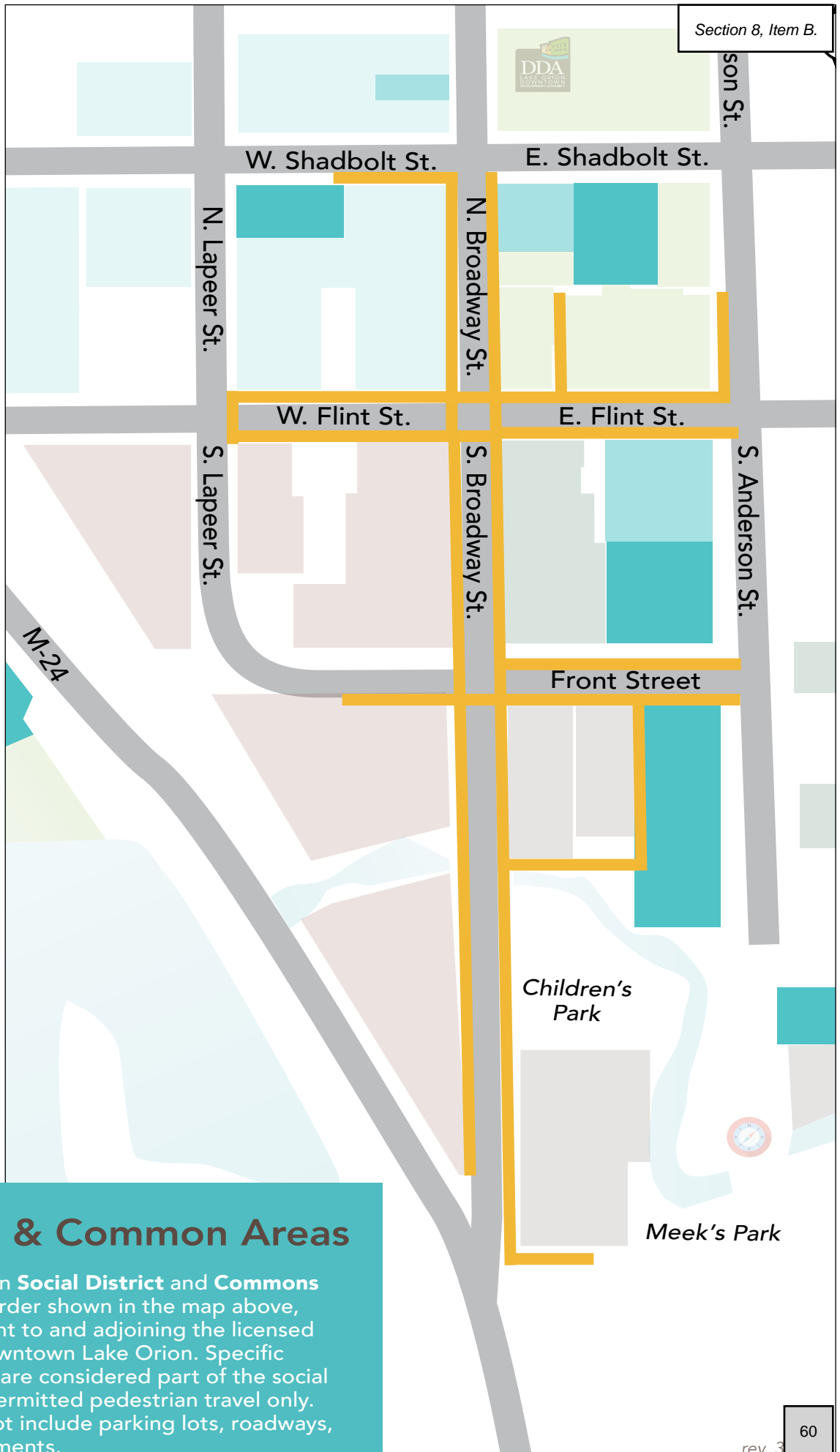
DOWNTOWN LAKE ORION SOCIAL DISTRICT BOUNDARY



Social District & Common Areas

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

DOWNTOWN LAKE ORION COMMON AREAS BOUNDARY



Social District & Common Areas

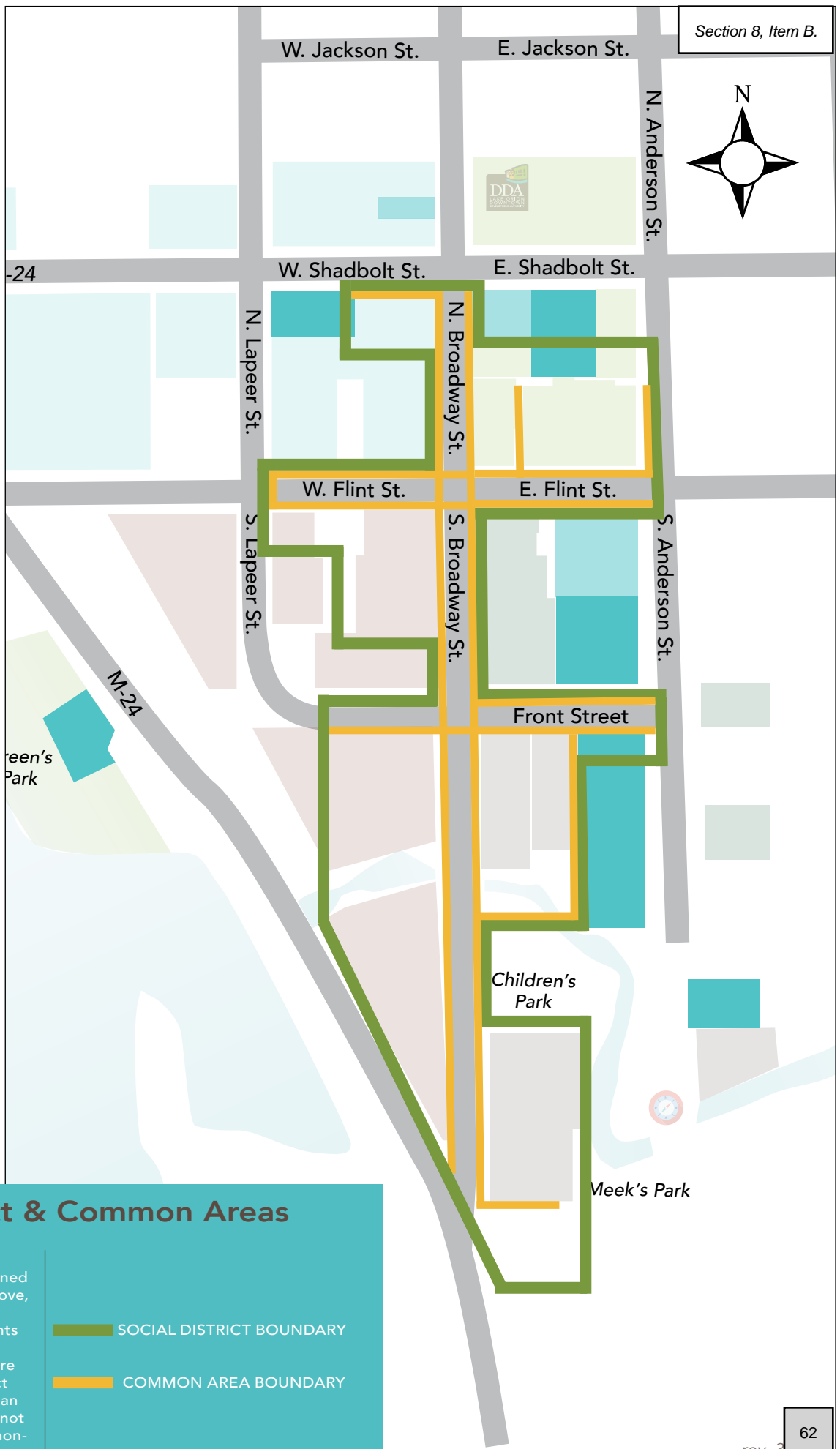
The Downtown Lake Orion **Social District** and **Commons Area** is defined by the border shown in the map above, including sidewalks adjacent to and adjoining the licensed establishments within Downtown Lake Orion. Specific crosswalks and roadways are considered part of the social district as it pertains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

IF YOU BUY IT FOR THE SOCIAL DISTRICT

*It Stays in the
Social District*

Please toss your food/drink **HERE** before entering the restaurant.

DOWNTOWN LAKE ORION SOCIAL DISTRICT BOUNDARY



Social District & Common Areas

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

- SOCIAL DISTRICT BOUNDARY
- COMMONS AREA BOUNDARY

Created Date: 8/28/2020

DESCRIPTION: 18x14 Aluminum qty 41, Sign Collars qty 20, U Channel Post qty 3

Bill To: Village of Lake Orion
118 N Broadway St
Lake Orion, MI 48362
US

Pickup At: FASTSIGNS
3957 Baldwin Rd
Auburn Hills, MI 48326
US

Requested By: Molly LaLone
Email: director@downtownlakeorion.org
Work Phone: (248) 693-9742
Cell Phone: (248) 693-9742

Salesperson: James Shelton

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Commons Area Dining 18x24 Aluminum Single Sided, Rounded Corners, Vinyl Print, Matte Laminare	10	\$60.25	\$602.50
1.1	Aluminum .080 - Part Qty: 1 Width: 18.00" Height: 24.00" Sides: 1			
1.2	Overlaminates- 3 mil UV Matte - Part Qty: 1 Width: 18.00" Height: 24.00"			
2	Social District Commons Area 18x24 Aluminum Single Sided, Rounded Corners, Vinyl Print, Matte Laminare	25	\$60.25	\$1,506.25
2.1	Aluminum .080 - Part Qty: 1 Width: 18.00" Height: 24.00" Sides: 1			
2.2	Overlaminates- 3 mil UV Matte - Part Qty: 1 Width: 18.00" Height: 24.00"			
3	Commons Area Menu 18x24 Aluminum Single Sided, Rounded Corners, Vinyl Print, Matte Laminare	6	\$60.25	\$361.50
3.1	Aluminum .080 - Part Qty: 1 Width: 18.00" Height: 24.00" Sides: 1			

3.2	Overlaminates- 3 mil UV Matte - Part Qty: 1 Width: 18.00" Height: 24.00"			Section 8, Item B.
4	Hardware: Pole Sign Collar and Bracket	20	\$24.91	\$498.20
4.1	VARIOUS - Part Qty: 1			
5	U Channel Green Post 10'H	3	\$50.00	\$150.00
5.1	U-Channel Post 10' Galvanized - Part Qty: 1			

Thank you for considering FASTSIGNS for your current project. Please provide payment to move forward with scheduling.

Subtotal:	\$3,118.45
Taxes:	\$187.11
Grand Total:	\$3,305.56

This estimate is good for 30 days.

Signature: _____ **Date:** _____

PLASTIC CUPS

3,000 PIECES

	Qty	Description	Blinkswag	Concept Printing	Creativing Advertising Promotions	Elevate Promo	Global Office Solutions	M&B Graphics	Savvy Advertising Solutions Inc.
Total Price per cup	3,000	16 oz drinking cups	\$0.46	\$0.68	\$0.00	\$0.52	\$1.74	\$0.44	incomplete
Quote Estimate Number			QT-3450			10002			1267
Item number			GC16-OS	ECO-16		16/18PL-ECO & LID	GOSLP16OZ		TG316
Price per each piece			\$0.46	\$0.65	no bid - see notes	\$0.4400	\$1.74	\$0.4190	\$0.375
Subtotal			\$1,380.00	\$1,950.00		\$1,320.00	\$5,220.00	\$1,257.00	\$1,125.00
Shipping			included	\$80.00		\$252.00		\$55.00	to be determined
Other fees:									
Screen setup			included						\$48.00
PMS match if required			included						\$25.00
Total			\$1,380.00	\$2,030.00		\$1,572.00	\$5,220.00	\$1,312.00	incomplete
Production turn around and shipping time frame			12 business days	20 business days		10-15 business days	4 weeks		5-7 days after paper proof approval
Notes			quoting clear soft-sided cups w/ flat straw lids	quoting eco plastic cup w/lid	10,000 piece minimum- See 10,000pc quote	quoting 16-18 oz cup & lid	Based in Novi & Detroit, quoting clear cup with flat lid	Eco clear plastic cup *fees for extra colors & backside printing	Based in Grosse Pointe Farms quoting clear Eco cups & lids * has setup fees

PLASTIC CUPS

5,000 PIECES

	Qty	Description	Blinkswag	Concept Printing	Creativing Advertising Promotions	Elevate Promo	Global Office Solutions	M&B Graphics	Savvy Advertising Solutions Inc.
Total Price per cup	5,000	16 oz drinking cups	\$0.44	\$0.51	\$0.00	\$0.49	\$1.54	\$0.43	incomplete
Quote Estimate Number			QT-3450			10002			1267
Item Number			GC16-OS	ECO-16		16/18PL-ECO & LID	GOSLP16OZ		TG316
Price per each piece			\$0.44	\$0.49	no bid - see notes	\$0.4000	\$1.54	\$0.4070	\$0.373
Subtotal			\$2,200.00	\$2,450.00		\$2,000.00	\$7,700.00	\$2,035.00	\$1,865.00
Shipping			included	\$80.00		\$452.00		\$90.00	to be determined
Other fees:									
Screen setup			included						\$48.00
PMS match if required			included						\$25.00
Total			\$2,200.00	\$2,530.00		\$2,452.00	\$7,700.00	\$2,125.00	incomplete
Production turn around and shipping time frame			12 business days	20 business days		10-15 business days	4 weeks		5-7 days after paper proof approval
Notes			quoting clear soft-sided cups w/ flat straw lids	quoting eco plastic cup w/lid	10,000 piece minimum- See 10,000pc quote	quoting 16-18 oz cup & lid	Based in Novi & Detroit, quoting clear cup with flat lid	Eco clear plastic cup *fees for extra colors & backside printing	Based in Grosse Pointe Farms quoting clear Eco cups & lids * has setup fees

PLASTIC CUPS

10,000 PIECES

	Qty	Description	Blinkswag	Concept Printing	Creativing Advertising Promotions	Elevate Promo	Global Office Solutions	M&B Graphics	Savvy Advertising Solutions Inc.
Total Price per cup	10,000		\$0.42	\$0.32	\$0.40	\$0.45	\$1.27	\$0.42	
		16 oz drinking cups							
Quote Estimate Number			QT-3450			10002			1267
Item Number			GC16-OS	ECO-16	RKJGM-RMBNO	16/18PL-ECO & LID	GOSLP16OZ		H316
Price per each piece			\$0.42	\$0.31	\$0.3770	\$0.3600	\$1.27	\$0.4020	\$0.35074
Subtotal			\$4,200.00	\$3,100.00	\$3,770.00	\$3,600.00	\$12,700.00	\$4,020.00	\$3,507.40
Shipping			included	\$80.00	\$185.00	\$852.00		\$180.00	to be determined
Other fees:									
Screen setup			included						\$48.00
PMS match if required			included						\$25.00
Total			\$4,200.00	\$3,180.00	\$3,955.00	\$4,452.00	\$12,700.00	\$4,200.00	incomplete
Production turn around and shipping time frame			12 business days	20 business days	10 business days		4 weeks		10 days after paper proof approval
Notes			quoting clear soft-sided cups w/ flat straw lids	quoting eco plastic cup w/lid	10,000 piece minimum		Based in Novi & Detroit, quoting clear cup with flat lid	Eco clear plastic cup	Based in Grosse Pointe Farms quoting clear Eco cups & lids * has setup fees

COMPOSTABLE PAPER CUPS

	Savvy Advertising Solutions Inc.			M&B Graphics			Indiana Printing and Publishing Company, Inc.		
Total price per cup				\$0.43	\$0.42	\$0.40	\$0.42	\$0.40	\$0.39
Description	16 oz white eco paper cups			16 oz compostable white eco paper cups			16 oz compostable white eco paper cups		
Quote Estimate Number	1266								
Quantity	3,000	5,000	10,000	3,000	5,000	10,000	3000	5,000	10,000
Item Number	TG324	TG324	HL324				3037	3037	3037
Price per each piece	\$0.454	\$0.458	\$0.439	\$0.410	\$0.400	\$0.382	\$0.3715	\$0.3382	\$0.3382
Subtotal	\$1,362.00	\$2,290.00	\$4,390.00	\$1,230.00	\$2,000.00	\$3,820.00	\$1,114.50	\$1,691.00	\$3,382.00
Shipping	to be determined	to be determined	to be determined	\$55.00	\$90.00	\$180.00	\$146.65	\$309.15	\$527.30
Other fees:									
Screen setup	\$48.00	\$48.00	\$48.00						
PMS match if required	\$25.00	\$25.00	\$25.00						
Lids	\$1,200.00	\$1,200.00	\$1,200.00						
Total	incomplete	incomplete	incomplete	\$1,285.00	\$2,090.00	\$4,000.00	\$1,261.15	\$2,000.15	\$3,909.30
Production turn around and shipping time frame	10 days after paper proof	10 days after paper proof approval	10 days after paper proof approval				15 business days	15 business days	15 business days
Notes	Based in Grosse Pointe Farms * has setup fees	Based in Grosse Pointe Farms * has setup fees	Based in Grosse Pointe Farms * has setup fees	Based in Lake Orion	Based in Lake Orion	Based in Lake Orion	quoting white cup with flat lid	quoting white cup with flat lid	quoting white cup with flat lid



DDA ACTION SUMMARY SHEET

MEETING DATE: September 16 2025

TOPIC Lumber Yard at Paint Creek Public Market – Non Profit

BACKGROUND BRIEF:

As we transition into the design and schedule for opening and use of the public space and barns at the Lumber Yard Project, the concept of how the DDA would like to operate and sustain the public market needs clarity and direction. The Board has previously authorized the exploration of the use of a non-profit structure to be the management and operational arm of the DDA for the project, allowing the entire public space to be a subsidiary of the DDA, but not tied to the historical discourse of being bound to the revenue and budget constraints of the TIF.

At this Board Meeting, the Director will walk you through the structure of what the diligence into this question could look like, and how the entity would be formed, leadership populated, and funded.

To get the board ready for a good discussion, and a directional initial recommendation by motion, the following documents are attached (and in order in your packet):

1. An article highlighting the benefits of building and maintaining a public market of the type we have been constructing. This showcases the success of the Flint Market, which is a good example of the walkable, vendor based, market we are driving towards.
2. A comparison sheet walking through the differing types of entity structures, and how they impact Board composition, management decisions and pro/cons. (I will try and get everyone a larger sheet prior to the meeting.)
3. SAMPLE - An initial EXAMPLE packet of By-Laws, applications, member handbook, vendor selection criteria and additional materials that will be part of our operational launch of the market. This is only the initial DRAFT packet, there would be much more.

This packet is an example. While it is the Director's preferred form, the Board needs to walk through this concept thoroughly and decide on the structure that best fits the long term sustainability of the market concept.

FINANCIAL IMPACT:

None, at this time.

RECOMMENDED MOTION:

Move to direct the filing of Articles of Incorporation (Formation) for an entity to be named “Lumber Yard at Paint Creek Public Market” and the cause the entity to be formed as

Choose one:

_____ A Directorship based Michigan non-profit corporation

_____ A Membership based Michigan non-profit corporation

BYLAWS OF

Enhanced Draft for Board Review – September 12, 2025

Lumber Yard at Paint Creek Public Market, Inc.

Michigan nonprofit corporation; member-based (Board-managed; limited member voting)

Article I. Name and Purpose

Section 1. Name. The name of the corporation is Lumber Yard at Paint Creek Public Market, Inc. (the “Corporation”).

Section 2. Charitable and Educational Purposes. The Corporation is organized and shall be operated exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 (the “Code”), as amended. Without limiting the generality of the foregoing, the Corporation’s exempt purposes include:

(a) Advancing local and regional food systems, entrepreneurship, and small-business development by operating a year-round public market that provides affordable, mission-aligned vending opportunities and shared services to emerging and established vendors;

(b) Providing education and training to the public and to vendors—through workshops, coaching, incubator and accelerator programming, technical assistance, and access to shared equipment—on topics such as food safety, product development, merchandising, pricing, bookkeeping, e-commerce, licensing, and compliance;

(c) Improving community health, nutrition, and food access by offering educational programming, demonstrations, and outreach; facilitating acceptance of SNAP/EBT and similar benefits; and supporting programs that reduce barriers for low- and moderate-income residents;

(d) Strengthening the local economy and workforce by supporting micro-enterprise formation, internships, apprenticeships, youth entrepreneurship, and partnerships with schools, colleges, and universities;

(e) Preserving and activating historic community assets and public spaces for cultural, educational, and civic uses consistent with these purposes; and

(f) Conducting any and all lawful activities in furtherance of the foregoing purposes, including seeking grants and contributions; operating educational events; collaborating with governmental entities and other nonprofits; and publishing educational materials.

Section 3. Public Benefit; Program Priorities. The Corporation shall operate the public market as a public-serving program space. Priority may be given to vendors and programs that (i) are locally owned; (ii) source Michigan-grown or regionally produced inputs; (iii)

demonstrate community benefit, inclusive hiring, or accessible pricing; and (iv) participate in training or mentorship offered or coordinated by the Corporation.

Section 4. Related and Revenue-Generating Activities. The Corporation may earn revenue from stall fees, space licenses, program fees, and sales of goods or services if and to the extent such activities are substantially related to, and in furtherance of, the Corporation's exempt purposes within the meaning of the Code. Any unrelated trade or business activities, if undertaken, shall be insubstantial in relation to the Corporation's overall activities and shall be conducted in compliance with applicable law, including payment of any unrelated business income tax (UBIT).

Section 5. Non-Inurement; Political Activities. No part of the net earnings of the Corporation shall inure to the benefit of any private person, except for reasonable compensation for services rendered and reimbursement of reasonable expenses. The Corporation shall not carry on propaganda or otherwise attempt to influence legislation as a substantial part of its activities, and it shall not participate in, or intervene in, any political campaign on behalf of (or in opposition to) any candidate for public office.

Article II. Offices and Records

Section 1. Principal Office. The principal office shall be in the State of Michigan at an address fixed by the Board of Directors (the "Board").

Section 2. Records. Corporate records shall be maintained at the principal office or another location designated by the Board and made available as required by law.

Article III. Membership

Section 1. Classes. The Corporation shall have three classes of Members (collectively, "Members"): (a) Individual Members; (b) Corporate Members; and (c) University/Institutional Members.

Section 2. Eligibility and Representatives. Individual Members are natural persons age 18 or older. Corporate Members are legal business entities. University/Institutional Members include accredited colleges, universities, and schools, and comparable institutions. Each entity Member shall designate in writing one natural person as its voting representative and may change the designation by written notice to the Secretary.

Section 3. Rights; Limited Member Voting. Members support the mission and (i) may attend the Annual Meeting; (ii) may receive reports and provide advisory input; and (iii) may vote only on the following limited matters: (A) election of designated Member-Elected Director seats described in Article V; (B) removal of a Member-Elected Director for cause; and (C) such other matters, if any, that the Board expressly submits to the Members for a vote. All other corporate powers are reserved to the Board.

Section 4. One-Member-One-Vote; No Cumulative Voting. Each Member in good standing is entitled to one (1) vote. Entity Members vote through their designated representative.

Proxy voting is permitted to the extent authorized by Board policy and applicable law. Cumulative voting is not permitted.

Section 5. Dues; Good Standing; Benefits. Membership dues, if any, shall be set annually by the Board, which may also establish a schedule of Member benefits consistent with the Corporation's charitable purposes. A Member is in good standing if current on dues and not suspended. Benefits are privileges and are not property or contractual rights.

Section 6. Non-Transferability; No Ownership Interest. Memberships are non-transferable and confer no ownership or property interest in the Corporation or its assets. Members are not liable for the debts of the Corporation and shall not share in any distribution of assets upon dissolution.

Section 7. Conduct; Conflicts. Members are expected to uphold the Market's Code of Conduct. A Member who is also a vendor, contractor, or sponsor of the Market shall comply with the Corporation's Conflict of Interest Policy and any vendor or sponsorship policies.

Section 8. Suspension or Termination. The Board (or a committee it designates) may suspend or terminate a Membership for nonpayment of dues; violation of policy; or conduct materially adverse to the Corporation's purposes, after written notice and an opportunity to be heard. The Board shall adopt procedures affording basic fairness, which may include written notice of the grounds, a reasonable opportunity to respond, and a final decision by disinterested directors.

Article IV. Meetings of Members

Section 1. Annual Meeting. An Annual Meeting of Members shall be held each fiscal year on a date fixed by the Board to receive reports, celebrate impact, gather advisory input on strategic priorities, and conduct any Member votes authorized by these bylaws.

Section 2. Special Meetings. Special meetings of Members may be called by the Chair, by a majority of the Board, or by written petition signed by not less than ten percent (10%) of Members in good standing stating the purpose(s) of the meeting.

Section 3. Notice; Record Date. Written notice of a meeting stating the date, time, place (or remote means), and purposes shall be delivered not fewer than ten (10) nor more than sixty (60) days before the meeting. The Board may fix a record date for determining Members entitled to notice and to vote.

Section 4. Remote Participation. Meetings of Members may be held by means of remote communication that allow Members a reasonable opportunity to read or hear the proceedings substantially concurrently and to vote, if voting occurs.

Section 5. Quorum and Vote. Ten percent (10%) of Members in good standing, present in person or by permitted proxy, constitutes a quorum. Unless otherwise provided by these bylaws, the act of a majority of the Members present at a meeting at which a quorum is

present is the act of the Members. Advisory resolutions are nonbinding recommendations to the Board.

Section 6. Member Proposals. Members may submit proposals for agenda consideration at least thirty (30) days before the Annual Meeting in a form and manner established by the Board. The Board may group or prioritize proposals to ensure an orderly and informative meeting.

Article V. Board of Directors

Section 1. Authority. The business and affairs of the Corporation shall be managed under the direction of the Board.

Section 2. Number and Composition. The Board shall consist of not fewer than seven (7) and not more than thirteen (13) directors, as fixed by the Board. The Board should collectively include expertise in community/economic development, food systems, small business operations, finance, law, and public space management.

Section 3. Member-Elected Director Seats. To ensure Member voice while preserving Board management, two (2) directors shall be elected by the Members: (a) one At-Large Director elected by all Members; and (b) one Institutional Director elected by Corporate and University/Institutional Members voting together. The remaining directors shall be elected by the Board.

Section 4. Terms and Staggering. Directors serve three-year terms and until successors are elected and qualified. Terms may be staggered by Board resolution.

Section 5. Removal and Vacancies. A director may be removed for cause by the constituency that elected the director (for Member-Elected seats) or by the Board (for Board-elected seats), following procedures affording basic fairness. Vacancies, including those in Member-Elected seats, may be filled by the Board for the remainder of the unexpired term with reasonable consultation with the relevant Member class when practicable.

Section 6. Compensation. Directors shall not receive compensation for service as directors but may be reimbursed for reasonable expenses.

Article VI. Meetings of the Board

Section 1. Regular and Special Meetings. Regular meetings occur as scheduled by the Board; special meetings may be called by the Chair or any two directors with reasonable notice.

Section 2. Remote Participation. Directors may participate by means of remote communication that allow all participants to communicate with each other; such participation constitutes presence in person.

Section 3. Quorum and Vote. A majority of directors then in office constitutes a quorum. The act of a majority of the directors present at a meeting at which a quorum is present is the act of the Board unless a greater vote is required by these bylaws or law.

Section 4. Action Without Meeting. Any action required or permitted may be taken without a meeting if all directors then in office consent in writing or by electronic transmission.

Article VII. Officers

Section 1. Officers. The officers shall include a Chair, Vice-Chair, Secretary, and Treasurer, and may include such additional officers as the Board determines.

Section 2. Duties. The Chair presides and oversees governance; the Vice-Chair performs the Chair's duties when absent; the Secretary maintains corporate records and minutes; the Treasurer oversees financial affairs and reporting.

Section 3. Election and Removal. Officers are elected annually by the Board and serve at the Board's pleasure.

Article VIII. Committees and Advisory Councils

Section 1. Executive Committee. The Board may establish an Executive Committee composed solely of directors, which may exercise Board authority between meetings to the extent permitted by law and Board resolution.

Section 2. Other Committees; Advisory Councils. The Board may establish standing or ad hoc committees and advisory councils, including a Vendor Advisory Council and a Member Engagement Council. Non-directors may serve in advisory capacities without Board authority.

Article IX. Market Management

Section 1. Executive Director/Market Manager. The Board may employ or appoint an Executive Director/Market Manager (the "Manager") to lead day-to-day operations, including vendor outreach and selection under Board-approved criteria; stall assignments and reconfiguration; fee collection; rule enforcement; program scheduling; incident response; and routine contracting within Board-set limits.

Section 2. Education & Training. The Manager shall coordinate or provide, directly or through partners, education and technical assistance for vendors and the public consistent with Article I, including but not limited to business coaching, financial literacy, food safety training, merchandising, and digital marketing.

Section 3. Access & Inclusion. The Manager shall endeavor to maintain equitable access for micro-enterprises and under-represented entrepreneurs, which may include subsidized stall fees, rotating pop-ups, and pathways from incubation to permanent tenancy as resources allow.

Section 4. Appeals. A vendor disciplined by the Manager may appeal to the Board (or a designated appeals committee) within ten (10) days. The Board's decision is final.

Article X. Conflicts; Ethics; Non-Discrimination; Accessibility

Section 1. Conflict of Interest. The Corporation shall maintain and enforce a written Conflict of Interest Policy consistent with law. Each director, officer, key employee, and committee member with Board-delegated powers shall annually disclose interests.

Section 2. Ethics. Directors, officers, employees, volunteers, and vendors shall adhere to the Corporation's Code of Conduct and applicable policies.

Section 3. Non-Discrimination. The Corporation prohibits unlawful discrimination in its programs, activities, employment, and vendor selection on the basis of race, color, religion, sex, national origin, age, disability, veteran status, marital status, sexual orientation, gender identity, or any other status protected by law.

Section 4. Accessibility. The Corporation shall strive to ensure that market facilities and programs are accessible to individuals with disabilities and shall reasonably accommodate participation consistent with applicable law.

Article XI. Finance and Administration

Section 1. Fiscal Year. The fiscal year shall be set by the Board.

Section 2. Controls. The Board shall adopt financial controls, including budget approval, dual-signature thresholds, segregation of duties, and independent financial review or audit as required by law or funders.

Section 3. Gifts; Restricted Funds. The Corporation may accept gifts, grants, and contributions to further its exempt purposes and shall manage donor-restricted funds prudently consistent with applicable law.

Section 4. Contracts, Checks, and Deposits. The Board shall establish signing authority and depository policies by resolution.

Section 5. Reporting and Compliance. The Corporation shall timely file required governmental reports, including IRS Form 990, and shall comply with applicable charitable solicitation laws.

Article XII. Indemnification and Insurance

To the fullest extent permitted by law, the Corporation shall indemnify and may advance expenses to its directors, officers, employees, nondirector volunteers, and agents, and may purchase insurance on their behalf.

Article XIII. Tax-Exempt Status; Restrictions; Dissolution

Section 1. Operation in Accordance with 501(c)(3). The Corporation shall not carry on any activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501(c)(3) of the Code.

Section 2. No Private Inurement; Limited Lobbying; No Campaign Intervention. No part of the net earnings shall inure to the benefit of any private person; no substantial part of activities shall be lobbying; and the Corporation shall not engage in political campaign intervention.

Section 3. Dissolution. Upon dissolution, the Corporation's assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Code, or to the federal, state, or local government for a public purpose, with due regard to donor restrictions and applicable law.

Article XIV. Amendments

These bylaws may be amended by the affirmative vote of a majority of directors then in office at any regular or special meeting, after reasonable advance notice of the proposed amendment. Members do not possess amendment rights unless granted by the Articles of Incorporation.

Counsel's MI cross-references (for convenience)

Board powers: MCL 450.2501; Minimum board size: MCL 450.2505; Remote participation: MCL 450.2521(3); Quorum/majority: MCL 450.2523; Unanimous written consent: MCL 450.2525; Committees: MCL 450.2527-.2528; Conflict transactions safe harbor: MCL 450.2545a; Indemnification: MCL 450.2561 et seq.; Directorship/member provisions: MCL 450.2302, 450.2305.

Annual Meeting of Members – Procedures (One-Pager)

Lumber Yard at Paint Creek Public Market, Inc. – Draft September 12, 2025

Purpose: Receive reports, celebrate impact, gather advisory input on strategic priorities, and conduct any Member votes (e.g., election of Member-Elected Directors).

Key Steps

- 1) Set Record Date (30–45 days out) and issue Notice with agenda, logistics, and any proposals.
- 2) Credentials check-in; verify good standing and authorized reps.
- 3) Quorum check (10% of Members in good standing).
- 4) Reports: Chair, Treasurer, Manager; Q&A and moderated Member forum.
- 5) Elections: slate and floor nominations per policy; secure ballots/e-ballots; independent teller tabulates.
- 6) Advisory resolutions: present, vote, and report results.
- 7) Minutes and next-steps: publish summary and Board response timeline.

Ballots & Proxies

Proxy voting and electronic ballots may be authorized by Board policy; maintain secure records.



MARKET RULES AND REGULATIONS

If you are a vendor, event user, participant, performer, or associate, these rules apply to you. Please make sure you read the following carefully.

The following **Rules and Regulations** apply to all users of the facilities. Please note which apply to you and which do not.

Attendance In the best interests of the Market, all vendors are expected to be at the Market on the days they have contracted from the time the market opens until closing. If this expectation conflicts with the business requirements of individual vendors, management must be notified so that accommodations may be agreed upon. Any vendor leaving more than 30 minutes prior to close or arriving more than 30 minutes past open will be fined \$25 unless the absence is due to an unexpected emergency. Non-payment may result in cancellation of the contract or denial of future applications.

Cleanliness At the end of each market day, event, use, fund raiser, or program, the vendor/user(s) are expected to clean their entire area. Vegetable matter, papers and boxes must be removed. Outside vendors must remove everything, including tents, tables/chairs, trash, etc.

All vendors are expected to break down their own cardboard and remove it. Wooden and wire produce crates must be removed from the market by the vendor. Deposit of these containers in the dumpsters is prohibited.

No grease may be poured into any drain, inside or outside. Vendors using the market washtubs must clean the tubs after use. Violation of these cleaning and disposal regulations will, after a verbal and/or written warning, result in a \$25 fine.

Closing All vendors/users must have cleaned their space and vacated the market no later than **one hour** after closing.

Emergencies and First Aid All vendors are required to have in their possession a basic first aid kit. If an injury occurs that requires further care please call 911 first and then notify the management office.

General Guidelines

Discourtesy to patrons or other vendors, obscene language, shouting or hawking of wares will not be tolerated. It is expected that these issues will be handled immediately in a mature fashion, and contained as much as possible so as not to disrupt the market or event experience. No physical alterations may be made to any space without approval of the Market manager.

Non-disparagement Vendors and/or their agents and employees shall not disparage, demean or make negative comments about, in any form or fashion, other vendors or their products or spaces, market staff or the Market itself. Conduct meant to harm someone's reputation and/or business will not be tolerated. This includes all social media outlets.

Inclement Weather In the event of inclement weather, the Market Manager will decide if the market will close or if a scheduled event must be postponed. This decision is solely vested in the market manager. If the market is open, but conditions in your area are too dangerous for you to get here, simply notify market management. Please watch for updates on the group text and/or Pontiac Farmers Market Facebook group page.

Insurance Vendors are required to have signed the general market insurance waiver or to hold a current \$500,000 liability policy. It is the **responsibility of the vendor** to keep the market office copy up to date.

Late or No Shows Vendors who are running late or not coming **must** notify a market manager. Text one of the market managers if you know you are going to be late or unable to make it to the market.

Licenses All vendors are required to display the appropriate MDA, Health Department, and/or Sales Tax licenses, and to have the required insurance (\$500,000 Liability). Daily vendors are required to carry the same appropriate licenses.

Prices and Points of Origin – Transparency All products must carry signage indicating their origin. “Homegrown” means the seller grew the product. “Michigan” means grown (not packaged) in Michigan. Other points of product origin are acceptable, but signage must be truthful. This specifically applies to PRODUCE, meat and poultry inside and outside.

The Market understands that many growers also broker some products at some point during a season. Our goal at the market is not to eliminate this practice, but to ensure that our customers understand which products are grown and which products are brokered. Products not grown in Michigan must be clearly marked as to their point of origin. “Homegrown” means grown on the seller’s farm, not a neighbor’s or relative’s. Michigan grown means Michigan grown.

Products It is expected that, wherever possible, vendors will grow or make the products they sell, and that during the Michigan growing season, products will be Michigan grown.

We reserve the right to encourage brokering vendors to provide alternative products if we have an excess of the product on the market brought by growers. (i.e. no brokering blueberries in August during peak blueberry season)

SNAP (Bridge Card), WIC, Project FRESH

Project Fresh, Senior Project Fresh, and Head Start Coupons may be accepted by eligible vendors. They are turned in to the market office and redeemed periodically. Vendors wishing to accept Bridge Cards must have their own ACS machines and pay a phone line usage fee. Most vendors accepting credit or debit use Square or a similar smart phone app. Bridge Card receipts are deposited directly into the vendor’s bank account.

Signage

Your sign must be tasteful and removable and CANNOT obstruct the view of your neighbor’s spaces. Preferably signs will be **PARALLEL** to the aisles not perpendicular to them. **The Market Manager will be periodically checking vendor spaces for obstructions.**

Parking Vendors must park within the designated space. There will be no parking of any vehicles at the pavilion unless permission is granted by the market manager. Remember, if you allow your employees to park close to the market it makes it more difficult for your customers to get to your stall.

Illegal Substances There is a ZERO tolerance for illegal drugs on this property. Do not come to the market under the influence of drugs or alcohol. Do not keep drugs or alcohol on your person or in your vendor space or vehicle. Do not receive or distribute illegal substances ON THIS PROPERTY. If you are found to be doing any of these things you will immediately be asked to leave the market and risk losing your business space here at the market.

Food Safety Addendum

Lumber Yard at Paint Creek Public Market – Market Rules Addendum – Draft September 12, 2025

This Addendum supplements the Market Rules and applies to all vendors who handle, sample, or sell food or beverage products. Vendors must follow all applicable laws and permits (e.g., MDARD and local health department rules). When this Addendum is stricter than law, the Addendum controls for Market operations.

A. Licensing & Inspections

1) Licensure. Vendors must hold required licenses/permits before vending (e.g., Special Transitory Food Unit (STFU), Mobile Food Establishment, Temporary Food License, or retail food establishment license, as applicable). Display licenses on site.

2) Cottage Food. Home-kitchen products allowed only if permitted by Michigan law; packages must bear required labeling including product name, ingredients (by weight), allergen statements, net quantity, producer name and address, and any required statements (e.g., “Made in a home kitchen not inspected by...”). No cottage foods are allowed for items requiring time/temperature control for safety (TCS).

3) Inspections. Vendors shall cooperate with Market and health department inspections. The Manager may suspend operations that present an imminent health risk.

B. Approved Sources & Water/Ice

1) Use only food from approved sources. Do not sell or sample unpasteurized dairy or otherwise prohibited items.

2) Water and ice must come from approved, potable sources. Handle ice with clean scoops; never bare hands. Drain and discard meltwater properly.

C. Time/Temperature Control for Safety (TCS)

1) Cold holding $\leq 41^{\circ}\text{F}$ (5°C). Use NSF-listed refrigeration or ice baths that fully surround product. Monitor and log at least every 2 hours.

2) Hot holding $\geq 135^{\circ}\text{F}$ (57°C). Reheat rapidly to $\geq 165^{\circ}\text{F}$ (74°C) before hot holding if previously cooked and cooled.

3) Cooling. Cool from 135°F to 70°F within 2 hours and to 41°F within 6 hours total. Use shallow pans, ice wands, or blast chilling.

4) Thermometers. Provide calibrated stem thermometers (0 – 220°F range). Keep calibration records.

5) Date marking. Mark ready-to-eat TCS foods held >24 hours with prep/open date; 7-day max at $\leq 41^{\circ}\text{F}$ unless otherwise limited.

D. Cross-Contamination & Hygiene

- 1) Handwashing. Provide a handwash station (warm water, soap, paper towels, catch bucket) unless in a licensed unit with a plumbed sink. Wash hands at start of shift; after restroom, eating/drinking, handling raw foods, or touching face/hair/phone; and before glove changes.
- 2) Gloves/Utensils. Use gloves or utensils for ready-to-eat foods; change gloves between tasks. No bare-hand contact with ready-to-eat items.
- 3) Hair/Clothing. Hair restraints required; clean clothing; no eating or smoking in service area.
- 4) Allergen Control. Prevent cross-contact; use separate utensils/equipment when feasible; clean and sanitize between allergen and non-allergen prep. Provide clear allergen statements on labels/menu boards as applicable.

E. Sampling & Demonstrations

- 1) Portion samples to bite-size; protect with sneeze guards or covers. Use single-use toothpicks/cups. Discard leftovers at end of service.
- 2) Temperature. Keep TCS samples $\leq 41^{\circ}\text{F}$ or $\geq 135^{\circ}\text{F}$. Time-as-control only with written plan and visible time marking; discard within 4 hours.
- 3) Utensil sanitation. Provide sanitizer buckets or spray and wiping cloths; store cloths in sanitizer between uses.

F. Equipment, Utensils, and Sanitizing

- 1) Food-contact equipment must be smooth, non-absorbent, and easily cleanable (NSF or equivalent).
- 2) Warewashing. Provide a three-compartment setup (wash/rinse/sanitize) with test strips. Maintain sanitizer strength per label (e.g., chlorine 50–100 ppm; quats per manufacturer, often 200–400 ppm).
- 3) Daily cleaning schedule. Maintain a written cleaning/sanitizing schedule for high-touch surfaces and equipment.

G. Waste, Grease, and Utilities

- 1) Wastewater. Dispose of in designated sanitary drains; never onto pavement or landscape.
- 2) Solid waste. Use lined containers with tight-fitting lids; remove to designated waste points.
- 3) Grease. Capture and dispose of used oil/grease only in approved receptacles; no grease to drains or trash.

4) Power/Propane/Generators. Use only approved cords; protect from trip hazards; keep propane cylinders secured and away from ignition sources; supply fire extinguisher as required.

H. Incident Reporting & Enforcement

1) Report any suspected foodborne illness, employee illness (e.g., vomiting, diarrhea, jaundice), or contamination immediately to the Manager. Exclude ill food workers per health code.

2) Enforcement ladder: verbal warning → written notice → temporary suspension → termination of stall/license. Severe or imminent hazards may result in immediate suspension.

I. Required On-Site Documents

- Copy of applicable licenses/permits
- Recent inspection report (if applicable)
- Calibrated thermometer(s)
- Test strips
- Handwashing setup (if required)
- Food Safety Addendum
- Completed logs (below)

Appendix 1 – Temperature Log (Sample)

Date	Unit/Item	Time	Temp (°F)	Action/Corrective	Initials
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Appendix 2 – Cleaning & Sanitizing Log (Sample)

Date	Area/Equipment	Task	Frequency	Initials
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Appendix 3 – Sampling Plan (If Using Time as Control)

Record start time, discard time (≤ 4 hours from removal from temperature control), items sampled, and staff initials.

Item	Start Time	Discard Time (≤ 4h)	Notes	Initials
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Acknowledgment

I acknowledge receipt of, and agree to comply with, the Food Safety Addendum.

Vendor/Business: _____ Date: _____
Authorized Representative (print): _____
Signature: _____



Office Use Only: <input type="checkbox"/> Application <input type="checkbox"/> Certificate of Insurance <input type="checkbox"/> Agreement and Indemnification <input type="checkbox"/> Payment in Full	Section 8, Item C.
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APPLICATION TO SELL AND CONTACT INFORMATION.

Date _____ Michigan Sales Tax License No. _____
[If license has not been received, give date of application for license:]
Health Department License (if applicable) No. _____
Other License(s) _____

Business name _____ Contact _____

Address _____

Town _____ State _____ Zip _____

County _____ Email _____

Phone No. _____ Fax No. _____

Cell Phone _____ Website: _____

List products to be sold:

Access to electricity needed? yes no

_____ spaces for the season x \$ _____ each = \$ _____ owed

Payment

Check # _____ made payable to Lumber Yard at Paint Creek Public Market or

Credit Card:

MC VISA Discover Credit Card # _____

Exp date _____ code _____

Vendor Selection Criteria & Rubric

Lumber Yard at Paint Creek Public Market – Draft September 12, 2025

Selection is ****holistic and subjective**** to mission fit and experience design. The Market may accept, conditionally accept, waitlist, or decline any application in its sole and absolute discretion. The Board/Manager may deviate from the rubric to advance mission and category balance.

Process Overview

1) Staff screening for completeness and basic compliance. 2) Panel review with scoring and narrative. 3) Interviews/tastings as requested. 4) Conditional offer with milestones (permits, insurance, build-out). 5) Final stall/license agreement.

Conflict-of-interest: Reviewers disclose any ties to applicants and recuse as appropriate.

Scoring Scale (Guidance; panel may deviate)

5 = Exceptional | 4 = Strong | 3 = Adequate | 2 = Limited | 1 = Not acceptable / non-responsive

Criteria (Suggested Weights)

Criterion	What we're looking for	Weight	Notes
Mission Alignment & Public Benefit	Entrepreneur training, local sourcing, nutrition/food access (e.g., SNAP/EBT), youth/workforce pathways, education partnerships.	30%	Commitments/documentation are a plus.
Market Diversity & Category Balance	Adds a distinctive offering; complements rather than duplicates; broadens cultural/culinary representation; strengthens overall mix.	20%	Consider pipeline and seasonality.
Design & Aesthetic / Experience	Quality stall design, materials, signage, ADA-aware layout; welcoming 'vibe' consistent with the Market.	15%	Concept board and plan quality.
Product Quality & Sourcing	Quality, safety, and consistency; transparent sourcing; appropriate pricing; labeling/packaging.	15%	Tastings/samples may be requested.

Operations Readiness & Compliance	Licenses/permits/insurance in place or plan; food safety practices; staffing & training; utilities/build-out feasibility.	10%	Positive inspection history.
Business Background & Capacity	Experience and/or strong plan; references; realistic financials; openness to coaching.	5%	Start-ups can score via plan + coaching.
Vibe & Cultural Fit	Intangible fit with Market culture and values; collaboration; customer engagement.	5%	Panel discretion.

Disqualifiers (if present)

- Repeated serious health code violations or unresolved suspensions
- Misrepresentation
- Failure to maintain required insurance/licensing
- Conduct that endangers safety or materially conflicts with mission

Documentation

Record brief narrative justifications and any conditions for acceptance (e.g., permit, design revision, training completion).



Vendor Application

Lumber Yard at Paint Creek Public Market – Draft September 12, 2025

Use this form to apply for a permanent stall, rotating pop-up, or special event activation. Selection is ****holistic and subjective**** to mission fit. The Market reserves the right to accept, waitlist, or decline applications in its sole discretion.

A. Applicant & Business Information

Legal Business Name (and DBA) _____

Entity Type / State of Formation / EIN _____

Primary Contact (name, title, phone, email) _____

Business Address (city, state, ZIP) _____

Website / Social Handles _____

Ownership (names and %; optional demographic info may be provided on Section K) _____

Years in Operation / Current Locations _____

How did you hear about the Market? _____

B. Concept Summary & Mission Alignment

Describe your concept (≤150 words) and how it advances our charitable purposes—entrepreneurship, education/training, local sourcing, nutrition/food access, workforce, and public-space activation.

Concept summary:

Mission alignment (check all that apply and explain):

- Local sourcing (describe %)
- Historical enhancement
- Nutrition demos
- Youth/workforce pathways
- Business training participation (incubator/accelerator)
- Education partnerships (schools/universities)

Explain:

C. Products & Menu

List primary products/menu items, key ingredients and sources, and proposed pricing. Identify any TCS (time/temperature control for safety) foods.

Seasonality & production capacity:

D. Market Offer & Diversity

How does your concept add to the “diversity” of the Market’s offerings and customer experience? Discuss category gaps you fill and how you complement rather than duplicate others.

E. Design & Aesthetic

Describe your stall layout, materials, color palette, signage, lighting, and guest experience. Confirm ADA access and queue management. Attach a “concept board” (images, finishes), a simple “floor plan” with dimensions, and any renderings.

F. Operations Readiness & Compliance

- Food establishment license / STFU / mobile unit permit (specify): _____
- Certified food protection manager on staff (name/cert): _____
- General liability insurance (limits): _____ Product liability Liquor (if applicable)
- Health department inspection history available No prior closures/suspensions
- Staffing plan (# FT / PT): _____ Training approach: _____

G. Utilities & Build-Out (if seeking a permanent stall)

Electrical load (amps/volts/phase): _____

Water: Yes No Drain: Yes No

Estimated build-out budget range: \$_____ to \$_____

Target opening date: _____

H. Experience & References

Prior markets/locations (with dates):

References (name, organization, email/phone):

- 1) _____
- 2) _____
- 3) _____

I. Training, Mentorship & Community Benefit

Which Market-supported training or mentorship would you participate in? What can you offer (e.g., demos, workshops, youth internships)?

J. Attachments Checklist (include as PDFs where possible)

- Concept board (images, finishes, brand) • Floor plan (dims) • Menu with pricing • Product photos • Sample labels (if packaged) • Proof of licenses/permits/insurance • Safety/cleaning plan • Three references • Optional: financial snapshot (confidential)

K. Acknowledgments & Signature

By signing, applicant represents that information is true and complete; agrees to comply with Market policies (including food safety and code of conduct); and acknowledges that selection is holistic and at the sole discretion of the nonprofit operator. This application is not an offer, contract, or guarantee of space. The Market prohibits unlawful discrimination.

Applicant Name/Title:

Date: _____

Signature: _____



Member Handbook

Lumber Yard at Paint Creek Public Market, Inc. – Draft September 12, 2025

Thank you for joining the Lumber Yard at Paint Creek Public Market community. This handbook explains how membership works, what benefits you receive, and how your participation advances our charitable mission.

1. Mission & Public Benefit

We develop and operate a year-round public market that advances local entrepreneurship, food access, and community education. Your membership fuels vendor training, business incubation, youth and workforce programs, nutrition education, and public-space activation in and around the historic Lumber Yard at Paint Creek.

2. Membership Model (Board-Managed; Limited Voting)

The organization is governed by a Board of Directors. Members provide input, volunteer support, and limited voting on specified matters: (A) electing designated Member-Elected Directors (one At-Large; one Institutional); (B) removing a Member-Elected Director for cause; and (C) any additional items the Board submits for a member vote. Day-to-day operations remain with the Board and Market Manager.

3. Membership Classes & Dues

We offer three classes. Dues are set annually by the Board; all dues are mission-supporting contributions and may be tax-deductible to the extent allowed by law.

Class	Who’s Eligible	Illustrative Benefits	Annual Dues (fill-in)
Individual	Any person age 18+.	Voting for At-Large seat; member forum invites; early access to programs; vendor discounts (as offered).	\$___
Corporate	Any legal business entity (designate one representative).	Voting for Institutional seat; recognition on website; invitations to business roundtables; sponsor opportunities.	\$___
University/Institutional	Accredited college, university, school, or comparable	Voting for Institutional seat; program collaboration; internships/apprenticeships;	\$___

institution
(designate one
representative).
research/teaching
partnerships.

4. Benefits Grid (Customize Annually)

Benefit	Individual	Corporate	University/Institutional	Notes
Recognition on website/donor wall	✓	✓	✓	Logo placement for entities per policy
Member forums & early program access	✓	✓	✓	Quarterly forums
Vendor discounts (as offered)	✓	—	—	Optional vendor-run promos
Roundtables with Market Manager	—	✓	✓	Quarterly business & campus sessions
Advisory council eligibility	✓	✓	✓	Member Engagement Council

5. Voting & Meetings

- One Member = one vote; entity Members vote through a designated representative (updateable by written notice at least 5 days before a vote).
- Annual Meeting: reports, Q&A, advisory resolutions, and elections for the two Member-Elected Director seats.
- Quorum: 10% of Members in good standing; actions by majority of those present once quorum exists. Proxy/e-ballots may be enabled by policy.

6. Member Expectations & Code of Conduct

Members agree to support our mission; treat the public, vendors, staff, and volunteers with respect; and comply with applicable policies, including anti-harassment and non-discrimination.

7. Engagement Pathways

- Volunteer: event support, visitor surveys, youth programs, nutrition demos.
- Advisory: Member Engagement Council and program working groups.
- Mentorship: pair with new vendors (business basics, merchandising, digital).
- Philanthropy: sponsor training, subsidize pop-up fees, fund shared equipment.
- Advocacy: share stories of impact; recruit new members and vendors.

8. Privacy

We use your information to administer benefits and meeting notices. We do not sell personal information. Any public directory is opt-in.

9. FAQs

Q: Are dues tax-deductible? A: Dues support our 501(c)(3) mission; consult your tax advisor.

Q: Can a Corporate Member change its voting representative? A: Yes—submit written notice at least 5 days before a vote.

Q: Do Members set vendor rules? A: No—Members provide input; the Board approves policies and the Market Manager runs daily operations.

10. Contact

Membership inquiries: [email] • Market office: [address] • Website: [url]

A (Market) Place for Everyone

Priscilla Posada
Feb 11, 2022

—[7 Principles for Becoming a Market City](#)

Visit a great public market, and merchandise aside, you’ll find a welcoming, exciting place to spend time in. Like neighborhood parks and plazas, markets offer a stage where meetings between friends, chats with strangers, and colorful community events play out. Beyond serving as sites where people can exchange goods and services, markets are gathering places that strengthen social ties. This is especially important for diasporic communities who can enjoy markets as a “home away from home” where they can celebrate their culture and history.

The Flint Farmers' Market bustles with activity, both indoors and outdoors.



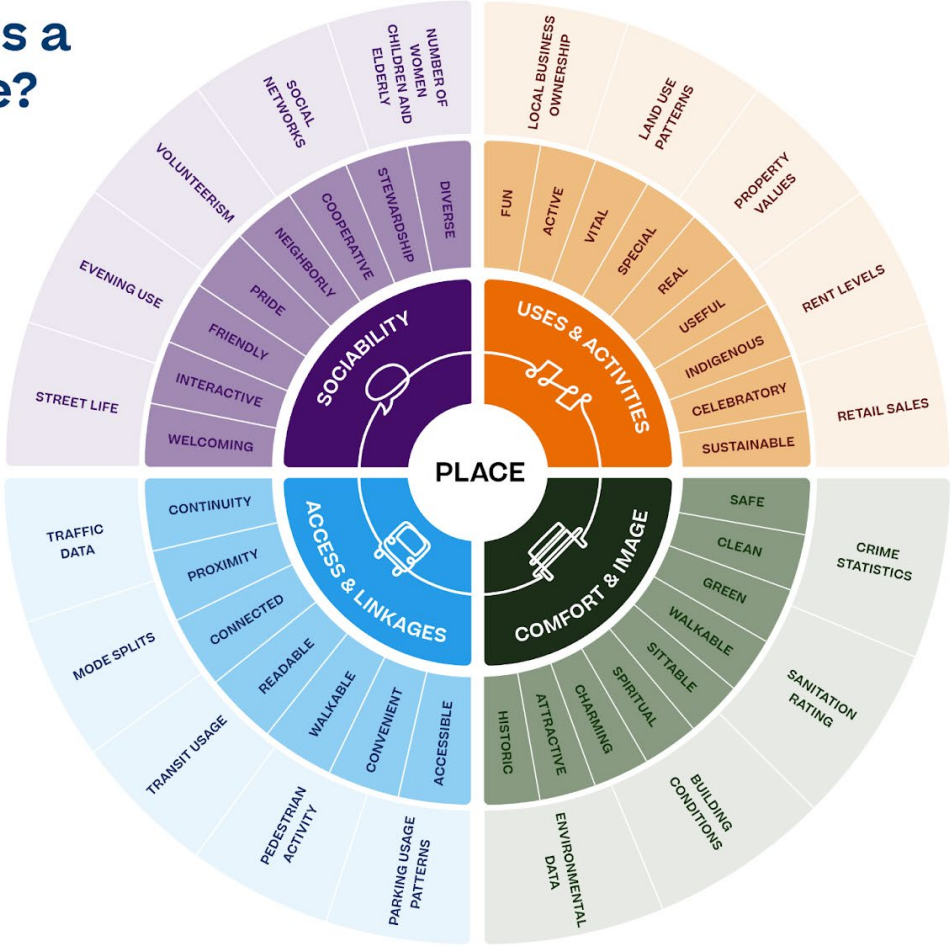
While the atmosphere of a lively market can seem magical, it’s important to remember that a great place rarely happens by accident. A Market City needs to *intentionally* plan public markets so that they can meet their full potential as public spaces. In this article, the third in a series on the [seven principles for becoming a Market City](#), we’ll take a deep dive into the Flint Farmers’

Market to illustrate how [placemaking](#) rooted in connecting with underserved populations can transform the physical location of a market into a place to come together.

The Flint Farmers' Market in Michigan, U.S., has been housed in a former printing press with 10,500 square feet of space since it [relocated](#), with the help of Project for Public Spaces, to Flint's downtown in 2014. When planning for the new location, Project for Public Spaces and the market's architects used the concept of placemaking to design the market, hand-in-hand with the local community, as [one of the country's great public places](#).

What Makes a Great Place?

Project
for Public
Spaces



More specifically, key stakeholders used the placemaking diagram to ensure that the new space was accessible, multifunctional, comfortable, and could facilitate and support community interaction. Today, the market hosts 45 permanent indoor vendors and seasonal outdoor vendors, including Michigan farmers and craft artisans, and serves half a million visitors each year. There is an assortment of local produce, fresh flowers, prepared meals, wine, candles, cheeses, and more.

Key Takeaway #1: A Great Marketplace has Plenty To Do.

To draw in a variety of people throughout the day, week, and year, a market should host a multitude of activities and uses.

The Flint Farmers' Market goes far beyond securing food access for people. The new location houses Flint Food Works, a commercial kitchen venture that helps entrepreneurs take their ideas to market—literally. [Their goal](#) is to offer a low-cost, low-risk way for locals to set-up a food-based business. In this way, they “eliminate the need for small businesses to take on debt, purchase expensive equipment, [and] sign a long-term lease.”

The market also includes a colocation that is unique in the world—it houses the Hurley Children's Clinic, which acted as the whistle-blower for the [Flint water crisis](#). The clinic provides families with medical services as well as an on-site nutritionist and, thanks to the market's proximity in the same building, produce prescriptions, which they can conveniently redeem in the very same visit.

Programs that integrate the clinic and the market are so popular that during the Flint Water Crisis, the NBA Foundation caught wind of this work and generously [offered a gift](#) of \$25 to each child in Flint's schools to be used at the market. Tom Gores, the owner of the Detroit Pistons foundation, then matched this gift resulting in approximately \$325,000 worth of food vouchers for families who were then able to support the market's small-business vendors. As the Flint Farmers' Market's manager Karianne Martus sums it up, “Everyone was happy.”

Wayfinding signage at the Flint Farmers' Market includes The Ramsdell Room—named in honor of former market manager Dick Ramsdell—a site for birthdays, weddings, and other community gatherings.

The market also partners with all types of local organizations, especially those with a mission of uplifting communities. A market that programs something for everyone keeps people coming back for more.

Key Takeaway #2: Facilitate Access & Linkages to Your Market.

Even when a market offers lots of reasons *why* people should visit, it also has to consider *how* people get to the market.

For example, the Flint Farmers' Market relocation was planned, in part, to resituate the market in a more accessible and convenient part of the city. Its location since 2014 is adjacent to a major transportation hub that 18,500 people pass through on an average day. The market has even [partnered](#) with the Metropolitan Transit Authority “to have special routes within the community to bring families to the market for fresh food and provide free satellite parking for the market at no charge.”

There is plenty of seating at the Flint Farmers' Market for both resting and catching up with neighbors.

A 2016 [study](#) by Richard Sadler at the College of Human Medicine at Michigan State University found that in just the first year after the relocation, the market saw a 300% increase in foot traffic. And, while only 4% of patrons walked, biked, or took a bus to the market in 2011, four years later almost a quarter of them did. Those numbers have likely increased in the years since.

This lesson can be applied to markets beyond the U.S., too. For example, in Arusha, Tanzania, Dr. Furaha Abwe, the Executive Director of Urban Planning for Community Change, has led efforts to better link Arusha's informal settlements to its markets via [transit](#). In this way, stakeholders in Arusha ensure its markets remain a critical and accessible part of the community.

As these examples demonstrate, considering the various modes of transportation that people rely on can help make a market more accessible, sustainable, and financially viable.



Key Takeaway #3: Welcome the People Most Likely to be Excluded from the Market.

If you want a vibrant market, focus on the needs of the most vulnerable visitors.

The Flint Farmers' Market fosters a feeling that everyone in the community has a place at the market, a process that began with community engagement at the time of the relocation. Someone staying warm from the cold feels just as comfortable taking a seat indoors as a wealthy suburbanite. And, while Karianne only has one full-time colleague to help with market management, a portion of their budget goes towards maintenance and security services to ensure the space is clean and safe.

Similarly, the [Mercado Libertad](#) in Guadalajara, Mexico serves a local audience of limited means, rather than strictly tourists or upper-middle class shoppers. Or, as *Curbed* puts it, the market is for “virtually everyone except the frequent-flier elites who stick to air-conditioned malls at the city’s edge.” The key idea is to move your market towards being more approachable than Instagrammable.

Across the world, markets play a particularly important role in creating spaces of comfort for diasporic communities. At the Flint Farmers' Market, for example, Middle Eastern immigrants travel from far beyond downtown to the market's Lebanese restaurant, which doubles as a specialty grocery store. Likewise, the largely international student populations of the neighboring Michigan State School of Public Health and University of Michigan-Flint also hang out at the market. Karianne notes that these students often gush to her that the market “feels like home.”



The Flint Farmers' Market anchors the local community while providing a "home away from home" for visitors from all over the world.

In other markets where there are large diasporic communities such as the [Southeast Asian Market in Philadelphia's FDR Park](#), an additional focus can be placed on providing hard-to-find ingredients and street foods "from back home" to create a gathering place for people to connect with their roots. The feel of a marketplace resonates with many people, no matter where they hail from, and it's always a relief to find a familiar taste, sound, smell, or sight in a new place.

In Flint, fostering an atmosphere of inclusion has led to encouraging results. In 2020, the Brookings Institution published [research](#) on the Flint Farmers' Market showing that doing so created an environment that was more inviting to all. Today, the racial composition of customers at the Flint Farmers' Market—28% Black and 68% white—reflects that of the Flint metro area. In addition, the visitors' zip codes demonstrate that the market attracts many of its customers from Flint's low-income neighborhoods. "While some of these innovations are context-dependent, they reveal the importance of designing public spaces not just for 'everyone,'" the study concludes, "but instead designing them to reach those who are most likely to be excluded."

"In doing so, the market did not lose suburban customers or become any less of a regional destination, but rather became a destination where all Flint residents—regardless of income, race, or ZIP code—felt comfortable to be."

Key Takeaway #4: The Market Is a Place for Gathering.

A Market City considers how its markets can facilitate people coming together. This sociability is often the hardest characteristic to cultivate in a public space, and it emerges as much from regular usage as any particular community-building effort.

In 2017, Dr. Victoria Morckel at the University of Michigan-Flint published a [paper](#) in the International Journal of Justice and Sustainability that explored how market patrons felt about the Flint Farmers' Market relocation. Her work showed that socializing was one of the [top four reasons](#) people visited the market. In one visit, locals can do their shopping and catch-up with old friends. All types of people—including older adults, new moms, and budding entrepreneurs—can drop in for events made with them in mind. And, Karianne notes that children absolutely love the market, so families know they can always head there for a nice outing.

Even when journalists, many of whom had been all over the world, flocked to Flint during the water crisis and during presidential primaries, they were deeply moved by how special it is. Talking to Karianne, they would say things like, "Wow, this is Flint? We would never have imagined this huge sense of community."

Dimension	Directorship (No Members)	Member-Based (Advisory Only)	Member-Based (Board-Managed; Limited Voting) – DRAFT	Member-Based (Mem	Section 8, Item C.
Who manages the corporation?	Board of Directors exclusively.	Board of Directors exclusively.	Board of Directors; Members elect 2 directors (minority of Board).	Members elect a majority of directors; Board still manages operations but is member-accountable.	
Member classes	N/A	Individual, Corporate, University/Institutional (non-voting).	Individual, Corporate, University/Institutional (one vote per Member).	Same classes; voting rights expanded to majority control.	
Annual Meeting	Optional gathering; no formal member rights.	Advisory annual meeting: reports, Q&A, non-binding resolutions.	Annual meeting with advisory segment plus elections for Member-Elected seats and any other permitted votes.	Annual meeting includes elections for most Board seats and other member actions.	
Quorum for member actions	N/A	N/A (advisory only).	10% of Members in good standing.	Typically 10–20%, set by bylaws.	
Amending bylaws	Board only.	Board only.	Board only (per draft).	Often shared or member-only; higher change friction.	
Board composition	≥3 directors (MI minimum); skills mix preferred by Board.	Same as directorship.	7–13 directors; 2 seats elected by Members (1 At-Large; 1 Institutional).	Similar size; majority of seats elected by Members.	
Member voting rights	None.	Advisory input only; no votes.	One vote per Member for designated Board seats and any permitted member actions.	Votes for most Board seats and broader member actions.	
Pros	Fast decisions; clean compliance; no dues system.	Legitimacy & engagement with minimal complexity.	Member voice + preserved control; fundraising & volunteer upside.	High democratic legitimacy; potential donor magnet.	
Cons / Risks	Lower community voice; fewer engagement levers.	Expectation gaps (advisory vs. authority).	Admin overhead (dues, elections); some political dynamics.	Complex governance; slower decisions; factional politics risk.	
Use cases	Early start-up phase; small leadership team.	Pilot membership; bridge to voting model.	Mature operator seeking sustainable engagement (recommended baseline).	Legacy markets with large stakeholder base; city-chartered entities.	



DDA ACTION SUMMARY SHEET

MEETING DATE: September 16, 2025

TOPIC Lumber Yard Progress Report – Phase 2 Work

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 September 16, 2025



LUMBER YARD at PAINT CREEK

PROGRESS REPORT

PHASE 2 – RESTORATION

Report to the Board

For the Period 8/15/25 – 9/15/25

September 16, 2025 @ 6:30pm

By: Matthew Gibb, Executive Director



The project is nearing the end of the initial repair and re-roofing of the structures subject to adaptive reuse and preservation. This includes the main barn which has undergone extensive repair, and remains in need of footing repair on the east and west walls. This report outlines what has been done in the immediately prior work period and concludes with next steps.

MAIN OFFICE BUILDING

The re-roofing of the main office building is complete, except for the rear gutter system. This was paused as the intended tenant/owner of the structure upon completion, Tringali’s Bakery, requires a small addition on the rear to accommodate health department related equipment and wash sinks. We are in the process of that design criteria and will be attempting to move forward under our current zoning compliance permit with the Village.

- NEXT STEPS: Complete the design drawings for the rear addition
- Permit and re-install electrical service
- Confirm and cap gas service
- Complete a final Letter of Intent with Tringali’s



Roof Coping and Cap (finished 9.10.25)



Area for Addition

NORTH WALL OF MAIN BARN

The north annex of the main barn is roughed/completed on the interior, and the exposed and unsafe floor is repaired using source material from the main barn. The footings were repaired (as reported in a prior month), and now the north wall and openings have been structurally repaired and the openings closed by the rebuilding of the doors, again incorporating both historic design and a mix of materials from the site.

NEXT STEPS

Secure drawings and permit for electrical (inter/exterior)

Craft the Vendor Plan and Contract Structure for Market Space

Select Lighting / Fixtures



Structurally Rebuilt North Wall and Doors



NORTH DECK.

It was determined during field inspections by the building official and the contractor that additional footing support is needed to handle the load from the new roofing, as well as, the access to the structure. The Village has confirmed that our existing zoning compliance permit allows us to construct the deck, adjacent to the north face of the annex.

Three quotes were obtained on labor for the install of the deck, and three material quotes likewise obtained. The total cost was presented to the Board who voted by motion to secure installation by change order from Mickey’s Construction at a cost not to exceed \$24,900, with this office securing materials in accord with our procurement policy for the lumber yard project.



FOUNDATION REPAIR

The Board reviewed the status of Architectural services as affirmed in cost and quote by the Director. A decision was made to contract for as built drawings and initial design services for the main barn from Davis & Davis at an initial cost not to exceed \$25,000. These as built drawings will fulfil the open permit(s) trough the Township for re-roofing and structural/foundation repairs as need to secure the buildings.

- NEXT STEPS inspect and pour the repaired footings on the East and West walls

- Coordinate field inspection to obtain sealed as built drawings

- Start the design and architectural for the interior market build



Footing repairs ongoing. The West and East Walls are intended to be rebuilt with original materials but to have glass panels for light and structure.



STORAGE

The Village Manager has restricted the DDA's long use of the basement of the Village Hall for storing Christmas and holiday lighting materials. That, combined with the denial of use of tools and other equipment of the DPW for maintenance purposes, has caused the DDA a need to find storage solutions and to build out a DPW style yard area. On a temporary basis that is at the Lumber Yard. We have secured wo shipping containers, which will be repurposed for the LY as part of the long term maintenance and activity at the market area.



NEXT STEPS

SITE DEVELOPMENT

1. Apply for PUD Eligibility
2. Complete Site Engineering and Plan
3. Secure MDOT/DTE approvals for site work
4. Renew SEC permit

USE DEVELOPMENT

1. Finish LOI documentation for proposed uses of bakery, florist, creamery and bike shop
2. Build non-profit package and vendor market contract and offering package
3. Build sponsorship pre-listings
4. Secure design assistance on public areas
5. Build native plantings list and rain garden concepts



DDA ACTION SUMMARY SHEET

MEETING DATE: September 16, 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 September 2025.

EXECUTIVE DIRECTOR REPORT

Matthew Gibb – Executive Director

September 16 2025



I. NEWS AND UPDATES

a. **ECONOMIC INFLUENCES FOR DOWNTOWN.** Several meetings have been held in the past month with multiple businesses, both existing and those seeking locations. The underlying issues surround cost of rent and utility billing. There is a growing chasm between the historic rent pricing and where the landlords are heading. This is being worked on weekly.

b. **HIGHLIGHTS .**

- i. New quotes have been obtained for the maintenance of the Slater St parking area and the broken concrete at the Front Street Lot. Slater is manageable from a cost perspective and we will be moving forward prior to winter. The concrete at the Front lot is broken and there is a steel corner rod sticking out of the apron., Cost to replace and repair have ranged from \$4700 to \$24,000. More work is needed on those to make a decision as it is out of the cost structure of the DDA, and not really even our responsibility.
- ii. Quotes, again, have been obtained for the repair of the parking wall in the children park parking area. The lowest [price, so far, is approximately \$17,000.
- iii. Meetings are ongoing with owners of empty space to find tenants or make a stronger economic proposal for the attraction of a user.
- iv. The PNC account has now been closed.
- v. Several meetings with the auditors to ensure compliance and to make sure they understand our DDA procurement policies, particularly in the area of the lumber yard project.
- vi. Participation at Dragon on the Lake.
- vii. Filmed update video content with ONTV on the Lumber Yard.
- viii. Created and presented Pre-application Outline and packet to the Village Planning Commission on the Lumber Yard.
- ix. Multiple meetings with architectural and engineering.
- x. Handling the improper verbal attacks of a councilman so that the DDA maintains its integrity, and does not fall into the trap of engaging someone intent on the failure of the Village, and through that the DDA.

- c. **MAIN STREET GRANT REPORTING**. The initial report auditing all expenses to date for the lumber yard public space grant is drafted and financials being reviewed for submission and final invoicing on the second draw.
- d. **DOWNTOWN LODOWN**. Held another great meeting to advance the concepts of business development, discussions around closing downtown for events.
- e. **STRATEGIC PLAN**. Working to finish the updated DDA Transformational Strategy Plan. This will be presented for adoption in August 2025, following a final review by the joint meeting of all four Main Street Committees in July.
- f. **VILLAGE MTGS**. Several meetings regarding the status of Council-DDA.

II. TO DO'S AND MORE

1. FINANCIAL – The Director will be taking back the core financial processing until it can be assured that all matters will be timely and properly appropriated.
2. SPONSORSHIPS – There needs to be a target of sponsorship, now that there is a new software support system, the director will be supporting and working with the AD to ensure this is rolled out.
3. MECHANDISE – Lumber Yard merchandise is being created or offering at Dragon on the Lake. Core DDA gear for staff and volunteers is likewise being developed. We have engaged a new Org Committee Member Debra Novara, to complete graphic design work and it is going very well.
4. INSURANCE CLAIMS – the insurance claim for the damaged light pole was submitted.
5. NON-PROFIT – Coordination has started between the director and a board member to draft out the articles and structure.
6. STAFF ANNUAL REVIEW(S). This is in progress and reports are required.
7. BANNERS – We are seeking a better install solution.

Respectfully Submitted,

Matthew Gibb

gibb@downtownlakeorion.org

(248) 464-0307



DDA ACTION SUMMARY SHEET

MEETING DATE: September 16, 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

September 16, 2025

Completed Events/Activities:

Dragon on the Lake: (Illuminators Launch & Dragon Boat): We had a successful launch of our new volunteer effort, The Illuminators, August 23 and 24. Flint St. Alley was buzzing with families taking photos at the chalk Dragon Wings, getting dragon tattoos, voting for our kids movie, picking up DDA event and shopping information or signing up for newsletters and/or to volunteer. We had several sign ups (estimate at around 50). We are planning our next Illuminators engagement soon. Dragon Boat News: we made 2nd place!

LOLive! : The last concert was held August 27, marking a 8 date schedule for 2025. We wish to thank FlipSpot Gymnastics, Lake Orion Review, 20 Front Street, and ONTV for supporting this music series.

Outdoor Movie Night – Date Night Edition: Held September 12, 25 attendees gathered in the new event/park space between Great Lakes Insurance and Orser Photography Studio. All of the patrons grabbed meals in town, settled in for free popcorn, or grab a photo, and watch “To Catch A Thief”. Thank you to our Date Night Package giveaway providers: Amazing Petals (one free bouquet), Lake Orion Bike & Adventure (Free rental of two bikes), 20 Front St. (two free tickets), Wee Bean Coffee (\$25 gift card), plus 4, \$25 Downtown Dollar Gift Certificates.

Upcoming Events:

We sent an **event participation survey** via e-newsletter on September 8 to the DDA businesses asking for their planned participation in America in Bloom, Michigan Downtown Day, Halloween Extravaganza, and Witches Night. We have six responses so far. We ask for business owners to fill that out as soon as possible (check spam folders).

See attached **Fall Events flyer** for September and October events.

See attached the **Downtown Lake Orion Calendar** to see **more upcoming** events.

We encourage other community organizations to let us know of event dates to add to the community calendar.

Project Status:

1) Kiosk Signs: Installed at beginning of September. Two at Broadway and Flint, and one at Front St. and Anderson.

2) Façade Grant - Check presentation at Lake Orion Bike & Adventure held Sept. 20 along with ONTV and attendees.

Social Media Stats

Downtown Lake Orion Facebook:

Followers: 10,933 (added 99)

Estimated Reach: Previous: 62,300; Current: 16,000 (# of people who saw content at least once)

Engagement: Previous: 932; Current: 5,300 (reactions, comments, shares, or clicks on our posts)

Views: Previous 56,804; Current 131,454 (# of times our content was played or displayed.

Includes reels, videos, posts, stories, and ads.)

Downtown Lake Orion Business Group on Facebook:

142 members (no new adds); 39 posts in the last 30 days.

Instagram:

4,299 (added 22); Views: current 26.2K, previous 23.2K; 16 posts over last 30 days.

X (formerly Twitter):

1,541(down 5) – total impressions this month: 785 impressions; 8 posts over last 30 days.

E-Newsletters

Via SnapRetail!: 11 e-newsletters created (Business/Consumer)

Grants:

DDA - T-Mobile Grant (up to \$50,000) – New submission deadline of September 30. Selected project must be shovel ready along with five letters of support. Response within 60 days of close date. Cassandra and Luca, new residents and volunteers, have been very helpful in the grant process.

Businesses – Genisys Credit Union grant “Spirit of Main Street” four Downtown Lake Orion businesses applied for this grant. The grant review process is currently underway.

Committee Meetings:

Organization Committee –meeting held 8/20-11:30am.

Promotions Committee – meeting held 9/2 -11am.

Design Committee – meeting held 8/18 – 3 pm.

Economic Vitality Committee – canceled, TBD - Lacking members.

Add to Your Calendar:

Downtown LDown: Monday, September 22, 4:00-5:30 pm. Location is TBD. These are held the 4th Monday of the month.

New Business:

Rise Lounge will be moving into Anita's Kitchen. Opening Date: TBD.

Other:

The MSOC training for Grants 101 on September 15 has been cancelled due to low participation numbers.

Respectfully Submitted,

Janet Bloom

bloom@downtownlakeorion.org

cell (248) 320-7599

🎃🍁 DDA Business Owner - event participation survey

From Lake Orion Downtown Development Authority <noreply@snapretailmail.com>

Date Mon 9/8/2025 3:22 PM

To Janet Bloom <bloom@downtownlakeorion.org>

Having trouble viewing this e-mail? View in browser.



Hey, Downtown Lake Orion Businesses!

It's Fall and that means we have lots of events and activities coming up!

GOOGLE FORM:

Please fill out this Google form ASAP so we can get you listed as a participant and on event maps (where they apply) as we prepare for each event.

- 1) America in Bloom (9/26)
- 2) Michigan Downtown Day (9/27)
- 3) Halloween Extravaganza & Parade (10/15)
- 4) Witches Night (10/24)

Google Form Link: [HERE](#)

Also, we plan to start switching over to Fall Decor the week of Sept. 15. We plan to have cornstalks, mums, pumpkins, and straw bales downtown.

We encourage you to update your windows and back and front entrances for Fall, too! (And we see many have already started!)

If you have any questions, please email Janet Bloom, Asst. Director, at bloom@downtownlakeorion.org or call 248-693-9742.

Thank you!

FALL EVENTS

DOWNTOWN LAKE ORION

SEPTEMBER

OUTDOOR MOVIE NIGHTS

SEPT. 12: DATE NIGHT
TO CATCH A THIEF (1955)
 GRASSY AREA BY ABEANTOGO
 6:30 - 10 PM
 A COZY NIGHT OUT FOR PARENTS!
 DATE NIGHT OUT PRIZES!

SEPT. 19: KIDS NIGHT
INSIDE OUT 2
 CHILDREN'S PARK
 6 - 9:30 PM
 FREE POPCORN, KIDS GAMES,
 CHALK CONTEST, & MORE!

ZOMBIE WALK & POKER RUN
 SEPT. 20, 6 PM MAKEUP/8 PM WALK
 HOSTED BY ED'S BROADWAY GIFT & COSTUME
 FUNDRAISER FOR ORION LIGHTED PARADE

MICHIGAN DOWNTOWN DAY
 SEPT. 27 - SHOP LOCAL, SHOP HOURS

OCTOBER

HERE LIES LAKE ORION
CEMETERY TOUR
 OCT. 4-5
 EVERGREEN CEMETERY
 FAMILY FRIENDLY!
 HOSTED BY ORION HISTORICAL SOCIETY
 & LAKE ORION DDA
 4 PM/5 PM/6 PM (TICKETED)

HALLOWEEN EXTRAVAGANZA
& COSTUME PARADE
 OCT. 15
 CIDER & DONUTS IN CHILDREN'S PARK &
 TRICK-OR-TREATING AT DTWN SHOPS
 5 - 8 PM (PARADE - 6 PM)

WITCHES NIGHT BY TROLLEY!
 OCT. 24
 SHOPPING AND SPOOKY FUN AT
 DOWNTOWN LAKE ORION AND
 OXFORD SHOPS
 5 - 10 PM

DowntownLakeOrion.org

Lake Orion Downtown Development Authority

118 North Broadway
 Lake Orion, MI 48362
 (248) 693-9742
www.downtownlakeorion.org

Office Hours
 9-5 Monday through Friday

MAIN STREET AMERICA
 Nationally recognized.
 Locally powered.™

Downtown Lake Orion in 2019
 Nationally Accredited Main Street Community since 2006, Over \$1.2 million in private investment, 6 buildings rehabilitated and/or renovated, 15 new businesses opened, 74 new jobs, 1,606 volunteer

hours donated, 41 special events, \$23,610 of in-kind contributions, and \$7,000 in sponsorship received.

Section 9, Item C.

This email was sent to bloom@downtownlakeorion.org by Lake Orion Downtown Development Authority.
To ensure delivery in your inbox (not bulk or junk folders), you can
add noreply@snapretail.com to your address book or safe list.

Don't want to receive our emails? [Unsubscribe now.](#)

Lake Orion Downtown Development Authority | 118 North Broadway | Lake Orion MI 48362 United States





25
YEAR
ANNIVERSARY

ECONOMIC VITALITY SERVICES

Section 9, Item C.

In-Person Workshop

PART OF THE DIGITAL MARKETING SERIES

Using AI (*Artificial Intelligence*) Tools in Small Business - Part One

SEPT
16
2025
8:45 - 11 AM



OAKLAND COUNTY EXECUTIVE OFFICE BUILDING
41 West | Conference Center | 2100 Pontiac Lake Road | Waterford, MI 48328

TOPICS COVERED:

- What is AI
- Examples of AI Tools and Uses
- Best Practices—Examples of Good Prompts
- Optimize AI Use to Simplify Your Business—Saving Time, Money, and Energy
- Expected Outcomes
—Feel More Comfortable (No Fear) Using AI Tools

SPEAKER



Bobby Dimovski, Founder | 4MJ Social, Troy

Dimovski is a marketing strategist and entrepreneur who helps local businesses turn scattered efforts into clear, results-driven marketing systems. He is the founder of the 4MJ Social agency. He has 12 years of digital marketing experience, helping small and midsize businesses grow through smart strategy, simple messaging, and consistent execution. He advises business owners on building marketing that actually works—without the fluff, burnout, or wasted spend. His no-nonsense, practical approach resonates with anyone tired of guessing at what works and is ready to create real, repeatable growth.

AGENDA

- 8:45 AM – Coffee, Bagels, and Pastries
- 9:30 AM – Workshop
- 11:00 AM – Close

Register Today at
[AdvantageOakland.Eventbrite.com](https://www.advantageoakland.com/eventbrite)

Cost: Free | Advance registration required

QUESTIONS? Contact
George Venettis, Oakland County
venettisg@oakgov.com | (248) 858-5618





Downtown Lake Orion 2025 Events

Page 1 of 3

***All the LLive! Music concerts are from 6:30pm – 8:00pm in Children’s Park
(Rain location is 20 Front St. Doors open at 6pm, food and beverage allowed, seating limited.).***

Storybook Stroll – watch for seasonal maps of book pages in retailers’ windows.

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-Oct. 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)

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



Downtown Lake Orion 2025 Events

Page 2 of 3

June

June/July/August	Launch of Pedal Boat Pub Tours
June/July/August	Launch of Tour on Orion Boat Tours
Thru Oct.	DIA Inside/Out Art Installation – 10 locations (DDA)
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)
17	Orion Area Chamber 75 th 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 Cove (Orion Chamber)
27	Lake Orion American Summer Pub Crawl (LO/Oxford) (LOAS)

July

Thru Oct.	DIA Inside/Out Art Installation – 10 locations (DDA)
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, 6:30-8pm (DDA)
18	LOHS All Classes Reunion Pre-Party (American Legion)
19	LOHS All Classes Reunion at Camp Agawam
26-27	Tommystock (fundraiser for Camp Agawam)
27	Lake Orion Kids & Kops Car Show (and Pancakes at Johnny Black’s) 8am – 1pm (LOPA/Golling Buick GMC)

August

Thru Oct.	DIA Inside/Out Art Installation – 10 locations (DDA)
2	Seafood Boil Fundraiser, ticketed event, 12 – 4 pm (Sunrise Rotary)
6, 13, 20, 27	Lake Orion LOLive! Music Concerts, 6:30-8pm (DDA)
15	Outdoor Movie Night at Children’s Park (for teens), 6:30-10pm (DDA)
21	National Senior Citizen’s Day (Orion Tsp./Oxford Parks & Rec.)
21-24	Lake Orion Dragon on the Lake (Orion Art Center)
22	Lighted Boat Parade, 8:30 pm start (Lake Orion Lake Association)

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



Downtown Lake Orion 2025 Events

Page 3 of 3

September

- Thru Oct. DIA Inside/Out Art Installation – 10 locations (DDA)
- 6 The Art of Storytelling Opening – thru 9/27, 6 pm (Orion Art Center)
- 12 Outdoor Movie Night (Adult Date Night), 6-9:30pm, Location: grass area between Orser Photography and Great Lakes Independent Insurance Agency (DDA)
- 19 Outdoor Movie Night at Children’s Park (for kids), 6-9:30pm (DDA)
- 20 Zombie Walk & Poker Run, 6pm makeup at Ed’s, 8pm start (Ed’s Broadway Gift and Costume/Lighted Parade Fundraiser)
- 25-27 America in Bloom (Orion Twp./Orion Parks/Village/DDA) In downtown on 9/26, 4 pm – 10 pm
- 27 Michigan Downtown Day, Shop Hours (DDA)
- 27 Classic Car Show for Orion Veterans Memorial Fundraiser, 8am-1pm (@Golling Buick GMC)

October

- Thru Oct. DIA Inside/Out Art Installation – 10 locations (DDA)
- 4 The Midnight Gallery: A Haunting Exhibition Opening – thru 10/25, 6 pm (Orion Art Center)
- 4-5 Here Lies Lake Orion Cemetery Tours, 4pm, 5pm, 6 pm (ticketed) (Orion Historical Society/DDA)
- 15 Lake Orion Halloween Extravaganza & Costume Parade, 5pm-8pm, (5:30 pm parade lineup, step off at 6pm) (DDA)
- 24 Witches Night Lake Orion & Oxford #StrongerTogether, 5-10pm (DDA)

November

- 1 Janet Almstadt Davison Solo Exhibition Opening, 6pm (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 5pm-7pm (DDA)
- 29 Artists Holiday Art Market Opening Day, 10 am (Orion Art Center)
- 29 Shop Small Saturday and Hometown Holiday Horse & Carriage Rides 10am – 2pm (DDA)

December

- 1-31 Artists Holiday Art Market (Orion Art Center)
- 4 Impact Awards (Orion Area Chamber)
- 5 Holly Jolly Folly Lighted Parade Fundraiser, 6-11pm (Golling Buick GMC/Orion Area Parade Group)
- 6 Orion Lighted Christmas Parade, 6 pm (Orion Area Parade Group)
- 13 Polar Express Trolley Rides, Ticketed event, 1 – 5 pm (DDA)
- 13 Winter Workshop, 11 am – 1 pm (Orion Twp. Public Library)

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