



AGENDA

REGULAR MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD

Tuesday, July 21, 2026

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

2. Roll Call and Determination of Quorum

3. Approval of Minutes

A. Approval of DDA Regular Meeting Minutes of June 16, 2026

4. Approval of Agenda

5. Call to the Public

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

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

6. Consent Agenda

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

7. Financial Matters

A. Bill Approval

8. New and Old Business

A. Budget Adjustment – Property Acquisition Fund

B. Authorizing Payment - Electrical Field Change

C. RFP – Fire Suppression

D. Student Interns - Stipend Approval

9. Reports, Resolutions and Recommendations

A. Financial Reports

B. Executive Directors Report

C. Great American Main Street Award – Application

10. Board Comments and Training Feedback

11. Next Regular Meeting - August 18, 2026

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: July 21, 2026

TOPIC: Approval of DDA Regular Meeting Minutes of June 16, 2026

RECOMMENDED MOTION: To approve the Downtown Development Authority Board Regular Meeting Minutes of June 16, 2026, as presented.



MINUTES

REGULAR MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD

Tuesday, June 16, 2026

6:30 PM

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

(248) 693-8391 ext. 102

1. Call to Order

The June 16, 2026 Downtown Development Regular Meeting was called to order at 6:30 PM by Chairperson Burgess.

2. Roll Call and Determination of Quorum

PRESENT

Chairperson Debbie Burgess

Vice Chairperson Sam Caruso

Secretary Hank Lorant

Board Member Lloyd Coe

Board Member Alaina Campbell

Board Member Todd Garris

Board Member Chris Barnett - arrived at 6:36 PM

President Teresa Rutt

ABSENT

Treasurer Matt Shell

STAFF PRESENT

Executive Director Matthew Gibb

Assistant Director Janet Bloom

Village Manager Darwin McClary

Deputy Clerk/Treasurer Lynsey Blough

3. Approval of Minutes

A. Approval of DDA Regular Meeting Minutes of May 19, 2026

MOTION made by Board Member Coe, Seconded by Secretary Lorant, to approve the Downtown Development Authority Board Meeting Minutes of May 19, 2026, as presented.

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

VOTING NAY: None

ABSENT: Barnett, Shell

MOTION: Carried

Executive Director Gibb introduced Stephen Brenner, a Lake Orion High School honor student assisting the DDA with downtown flower watering. Executive Director Gibb also introduced Tracy Woodrum, the DDA Administrative Coordinator. The Board welcomed both new team members with applause.

4. Approval of Agenda

MOTION made by President Rutt, Seconded by Secretary Lorant, to approve the June 16, 2026, Agenda, as presented.

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

VOTING NAY: None

ABSENT: Barnett, Shell

MOTION: Carried

5. Call to the Public

Laura Gabriel, local artist and President of the Sculptors Guild of Michigan, addressed the Board regarding the Call for Art at the Lumberyard site. Ms. Gabriel offered to donate a marble sculpture to the DDA at no cost, requesting only that the DDA cover the cost of the pedestal and installation, alongside a small title and artist nameplate. Ms. Gabriel invited the Board to view her artwork at her stone carving studio, located at her residence (the "Mermaid House" near the library), and provided business cards for scheduling.

6. Consent Agenda

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

MOTION made by President Rutt, Seconded by Board Member Coe, to approve the June 16, 2026, Consent Agenda by one vote, as presented.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt

VOTING NAY: None

ABSENT: Shell

MOTION: Carried

A. Financial Reports

MOTION made by President Rutt, Seconded by Board Member Coe, to receive and file the financial reports for May 2026.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt

VOTING NAY: None

ABSENT: Shell

MOTION: Carried

7. Financial Matters

A. Bill Approval

MOTION made by Board Member Campbell, Seconded by Secretary Lorant, to approve disbursements in the amount of \$96,913.03 for May 2026.

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

8. New and Old Business

A. 2026-27 Annual Budget - ADOPTION

Executive Director Gibb presented the Fiscal Year 2026–2027 Annual Budget, which aligns with board policies and includes a finalized \$64,522 PA-57 fee and a \$106,090 contribution for public safety. Responding to Board Member Campbell, Executive Director Gibb confirmed that a \$29,000 DPW contract is for specific maintenance services detailed on page 59 of the board packet, with further cost breakdowns available. The budget, including these allocations, was recommended for adoption by resolution.

MOTION made by Board Member Coe, Seconded by Vice Chairperson Caruso, to adopt the 2026-2027 Budget for the Lake Orion Downtown Development Authority by Resolution, as presented and incorporated.

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

B. Assistant Director Contract – Final Termination Date

Executive Director Gibb recommended that Assistant Director Bloom's contract end at the end of the fiscal year, which is June 30th. This is to provide compensation during her transition, following the elimination of her position in the upcoming budget. He praised her exceptional professionalism and noted that the current budget can accommodate this, serving as a gesture of gratitude.

MOTION made by Vice Chairperson Caruso, Seconded by Board Member Coe, to ratify and affirm the termination of the Assistant Director Contract subject to the following:

1. The contract shall fully terminate on June 30, 2026, with all compensation and insurance benefits continuing until that date.
2. From and after June 16, 2026, the current staff member under the contract will work remotely, on an on call / as needed basis only, allowing any and all personal time for

professional development and transition.

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

C. DPW Services Agreement 2026-2027 – Approval

MOTION made by President Rutt, Seconded by Board Member Campbell, to approve the INTERGOVERNMENTAL SERVICE AGREEMENT Between the Lake Orion Downtown Development Authority and the Village of Lake Orion as presented, and authorizing its execution and presentment to the Village Council for adoption.

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

D. Public Safety Agreement 2026-2027 - Approval

Executive Director Gibb endorsed the public safety contract renewal, including the budgeted increase, and commended Police Chief Mark Edmondson for his proactive communication and highly collaborative approach to addressing downtown ordinance issues.

MOTION made by Vice Chairperson Caruso, Seconded by Board Member Coe, to approve the ENHANCED PUBLIC SAFETY AGREEMENT between Lake Orion Downtown Development Authority and Village of Lake Orion as presented, and authorizing its execution and presentment to the Village Council for adoption.

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

E. Main Barn Exterior Painting - Approval

Executive Director Gibb provided a brief update on the Lumberyard at Paint Creek project, noting that the Planning Commission recommended preliminary plan approval. Staff is currently working with Project Engineers, the Fire Marshal, and Jim Butler of PEA to finalize technical adjustments regarding fire suppression and a dry-well cistern-based stormwater solution. Regarding immediate site improvements, requests for quotes were issued to paint and stain the exterior of the historic barn structure. Three bids reflecting varying operational approaches were received and included in the board packet. He recommended accepting the bid submitted by Wessels Painting.

MOTION made by Board Member Barnett, Seconded by Board Member Campbell, to approve the quote from Wessel’s Painting Inc for the preparation and staining of the exterior of the Lumber Yard Main Barn at a cost not to exceed \$5,120, with funds form GL 301-901- 971-000

Capital Outlay – Buildings.

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

Board Member Barnett noted that the exterior painting quotes received were \$5,000, \$16,000, and \$34,000. He expressed support for the recommended lowest bidder, highlighting that the business owner is a local Village resident.

Executive Director Gibb sought Board feedback regarding whether to apply a solid historic color stain to the salvaged lumberyard barn or a clear sealant to preserve the natural patina of the wood. Board Members Coe, Barnett, Garris, Secretary Lorant, and Vice Chairperson Caruso expressed an initial preference for a clear stain to maintain the building’s historic character and salvaged materials. However, President Rutt, Board Member Campbell, and Chairperson Burgess raised concerns regarding long-term maintenance and visual cohesion with future site developments, with President Rutt suggesting a semi-transparent tinted wash as a middle ground.

The discussion shifted when Executive Director Gibb noted that the west face of the barn retains remnants of an original 1917 painted sign for the "Lake Orion Lumber and Coal Company." He explained that a clear stain would allow for the preservation and potential restoration of this landmark feature, a point which Chairperson Burgess indicated would significantly influence her final opinion. Ultimately, Executive Director Gibb stated he will work with Wessel’s Painting to generate digital renderings of the finish options to circulate to the Board for consensus before work begins.

F. Notice of Selection – Main Street Momentum Grant

Executive Director Gibb announced that the DDA was awarded a \$20,000 Ralph C. Wilson Jr. Foundation grant through Oakland County's distribution to northern rural communities. The grant prioritizes public placemaking, space, and connectivity projects, with a formal grant agreement from the county to follow.

MOTION made by President Rutt, Seconded by Board Member Coe, to receive and file notice of the selection and award from Main Street Oakland County and the Ralph C Wilson Foundation and authorizing our Executive Director to coordinate and prepare all future agreements and applications to secure the initial funding.

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

G. Notice of New Hire(s)

MOTION made by Board Member Barnett, Seconded by President Rutt, to receive and file notice of hiring of Tracy Woodrum and Stephen Brenner.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt

VOTING NAY: None
ABSENT: Shell
MOTION: Carried

9. Reports, Resolutions and Recommendations

A. Assistant Director’s Report

Assistant Director Bloom presented her final report, with heartfelt gratitude to the Board, Administration, and volunteers. She announced that "The Illuminators" won Main Street Volunteer of the Year, earning a \$600 check to supplement a \$20,000 Ralph C. Wilson Jr. Foundation grant. She highlighted strong marketing metrics and promoted the Mother’s Day "Orion Redo" campaign to support businesses after the water emergency. She provided updates on the upcoming summer lineup, including LOLive! concerts, Movie Nights, Dragon on the Lake, and Chamber lunchtime events. Finally, she recognized successful Memorial Day and National Trails Day events, thanked the Sunrise Rotary for the new downtown flags, and noted upcoming dates for the June 22 Downtown Lowdown, a September 21 small business training, and next week's America in Bloom beautification audit.

MOTION made by President Rutt, Seconded by Board Member Barnett, to receive and file the Assistant Director’s Report.

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

B. Committee’s Minutes

MOTION made by Board Member Barnett, Seconded by Board Member Coe, to receive and file the Committee’s Minutes.

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

C. Executive Directors Report

Executive Director Gibb reported that new staff onboarding is underway, with strong transitional support from Assistant Director Bloom. He thanked Caleb Campbell for helping with Trail Day. He also noted that a revised, design-focused sandwich board sign ordinance that he’s been working on with Bob Davis has been drafted and will be presented for merchant feedback at the June 22 Downtown LOdown meeting. Fiscally, year-end inter-fund budget adjustments will be finalized this week, including transferring trailing property acquisition funds to the building capital improvements account for the lumberyard project. Finally, following recent Main Street award success, the DDA will immediately apply for the Great American Main Street Award (GAMSA) ahead of the July 10th deadline, which will require brief Board assistance to produce a mandatory three-minute promotional video.

Village Manager McClary added that the preliminary Planned Unit Development (PUD) approval for the Lumberyard at Paint Creek project is on the agenda for the upcoming Monday Council meeting.

MOTION made by Board Member Barnett, Seconded by Secretary Lorant, to receive and file the June 16, 2026 Executive Director’s Report.

VOTING YEA: Burgess, Caruso, Lorant, Coe, Campbell, Garris, Barnett, Rutt

VOTING NAY: None

ABSENT: Shell

MOTION: Carried

10. Board Comments and Training Feedback

Board Member Barnett announced his election as President of the National Association of Regional Councils and attendance at the U.S. Conference of Mayors, noting these networks secure funding and recognition. He praised the community’s resilient response to the water main break and thanked Assistant Director Bloom.

Board Member Garris noted Lake Orion's exceptional statewide reputation based on positive feedback at a youth tournament in Boyne. He commended local leadership and thanked Assistant Director Bloom for her first-class service.

Secretary Lorant thanked Assistant Director Bloom for supporting the Orion Art Center, commended the downtown appearance, and thanked Executive Director Gibb for his hard work despite a minor injury.

Vice Chairperson Caruso praised Assistant Director Bloom’s exceptional professionalism during the leadership transition and commended the vibrant downtown summer atmosphere, noting its value for upcoming promotional media.

Board Member Campbell highlighted that DDA and Main Street accreditations are vital for securing funds like the recent Ralph C. Wilson Foundation grant. She thanked Board Member Barnett and Orion Township leadership for spearheading the Mother’s Day redo after the water main crisis and thanked Assistant Director Bloom for her transitional leadership.

President Rutt thanked Assistant Director Bloom and Executive Director Gibb for guiding the DDA through its transition. She promoted the Orion Area Chamber of Commerce’s upcoming "Meet Me in Orion" lunchtime campaign, praised the town's walkability compared to her recent travels in Moldova, and reminded the public to support the July 4th fireworks.

Board Member Coe thanked Assistant Director Bloom for her service. He promoted the Lions Club’s July 3rd "Flare Night" fundraiser (\$5 flares available at local shops and on the lake) and anticipated high downtown foot traffic for the July 4th fireworks, encouraging local businesses to adjust their operating hours accordingly.

Chairperson Burgess Expressed deep gratitude to Assistant Director Bloom for her professionalism during the transition. She thanked the Rotary Club for downtown flags, acknowledged the \$20,000 Ralph C. Wilson Foundation grant, and thanked organizers of the Mother’s Day redo. Finally, she shared John Bry’s recommendation that Lake Orion apply for GAMSA ahead of the 2027 conference in Detroit.

11. Next Regular Meeting - July 21, 2026

12. Adjournment

MOTION made by Board Member Campbell, Seconded by Board Member Coe, to adjourn the June 16, 2026, Downtown Development Authority Board Regular Meeting.

VOTING YEA: Burgess, Caruso, Lorient, Coe, Campbell, Garris, Barnett, Rutt

VOTING NAY: None

ABSENT: Shell

MOTION: Carried

The June 16, 2026 Downtown Development Authority Board Regular Meeting adjourned at 7:39 PM.

Debbie Burgess
Chairperson

Lynsey Blough, CMC
Deputy Clerk/Treasurer

Sonja Stout, MiCPT
Village Clerk/Treasurer

Date Approved: as presented on July 21, 2026



DDA ACTION SUMMARY SHEET

MEETING DATE: July 21, 2026

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 for June 2026.

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

POST DATES 06/01/2026 - 06/30/2026

POSTED AND UNPOSTED
OPEN AND PAID

Section 7, Item A.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 000 REVENUE					
248-000-681-000	INV D24109-2 (16 W FLINT)	ELECTRICAL SYSTEMS, INC.	LIGHT POLE REPLACEMENT	7,750.00	35987
Total Department 000 REVENUE				7,750.00	
Department: 260 GENERAL ACTIVITIES					
248-260-823-000	OPEN AI -UPV06D46 (5.30.26)	COMERICA BANK	MAY 2026 CC - GIBB	20.00	360
248-260-823-000	FLOWCODE (6.7.26)	COMERICA BANK	MAY 2026 CC - GIBB	9.95	360
248-260-823-000	GOOGLE(ANNUAL FEE)	COMERICA BANK	MAY 2026 CC - GIBB	29.99	360
248-260-823-000	SNAPRETAIL (EMAIL SFTWR)	COMERICA BANK	MAY 2026 CC - GIBB	65.00	360
248-260-823-000	CLICKUP 5.12.26)	COMERICA BANK	MAY 2026 CC - GIBB	38.00	360
248-260-823-000	IONOS (5.17.26)	COMERICA BANK	MAY 2026 CC - GIBB	28.85	360
248-260-823-000	ADOBE 5.22.26	COMERICA BANK	MAY 2026 CC - GIBB	21.19	360
248-260-851-000	BILL # 742169 (5.1.26)	COMERICA BANK	MAY 2026 CC - GIBB	92.91	360
248-260-851-000	COMCAST 5.25.26	COMERICA BANK	MAY 2026 CC - GIBB	234.61	360
248-260-920-000	ACCT 100062995376 - 6.3.26	CONSUMERS ENERGY	GAS BILL	70.40	35981
248-260-920-000	910018071613, DUE 6-16-26	DTE ENERGY	OFFICE UTILITIES	165.81	36039
248-260-920-000	INV 201721554582 - 118 N B	CONSUMERS ENERGY	GAS	110.06	None
248-260-920-000	9100 180 7161 3 - 118 N BR	DTE ENERGY	UTILITY - ELECTRIC	274.05	None
248-260-920-000	9200 095 4338 9 90 S ANDER	DTE ENERGY	UTILITY - ELECTRIC	475.27	None
248-260-920-000	9100180719903 165 S BROADW	DTE ENERGY	UTILITY - ELECTRIC	53.47	None
248-260-921-000	910040951600 - 6.25.26	DTE ENERGY	STREETLIGHTS	141.55	36038
248-260-921-000	910040951659 - 6.2.26	DTE ENERGY	STREETLIGHTS	880.86	36038
248-260-921-000	INV 200156539106 - 6.2.26	DTE ENERGY	STREETLIGHTS	249.87	36038
248-260-921-000	INV 200156539107 - 6.2.26	DTE ENERGY	STREETLIGHTS	99.97	36038
248-260-921-000	INV200156539108 6.2.26	DTE ENERGY	STREETLIGHTS	67.94	36038
248-260-921-000	920009680652 6.25.26	DTE ENERGY	STREETLIGHTS	1.29	36038
248-260-921-000	INV 200256426430 6.2.26	DTE ENERGY	STREETLIGHTS	157.19	36038
248-260-921-000	910018071993 6.16.26	DTE ENERGY	STREETLIGHTS	26.53	36038
248-260-921-000	920009543389 6.16.26	DTE ENERGY	STREETLIGHTS	174.08	36038
248-260-930-000	HOME DEPOT (FIX THE FLOWER	COMERICA BANK	MAY 2026 CC - GIBB	59.19	360
248-260-930-000	AMZN BANNER HARDWARE (5.14	COMERICA BANK	MAY 2026 CC - GIBB	271.60	360
248-260-930-002	ACE - FASTENERS	COMERICA BANK	MAY 2026 CC - GIBB	13.09	360
248-260-930-002	ACE - SCREWS, TIES	COMERICA BANK	MAY 2026 CC - GIBB	24.55	360
248-260-940-000	UHAUL - RENTAL (27163941	COMERICA BANK	MAY 2026 CC - GIBB	26.45	360
248-260-940-000	UHAUL 26805747	COMERICA BANK	MAY 2026 CC - GIBB	26.45	360
248-260-940-000	UHAUL 27959035	COMERICA BANK	MAY 2026 CC - GIBB	26.45	360
248-260-940-000	UHAUL 28876391 - TRAILER	COMERICA BANK	MAY 2026 CC - GIBB	26.45	360
248-260-942-000	HUMAN FECES CLEAN UP	PRESTIGE CLEANING MI	BIOHAZARD CLEANING	150.00	36007
248-260-942-000	FIRE INSPECTION (ANNUAL) I	PATRIOT FIRE EXTINGUISHERS	OFFICE EXPENSES	69.00	36006
248-260-942-000	WATER - 5.27.26	CRYSTAL WATER COMPANY	OFFICE EXPENSE	7.00	35984
248-260-942-000	ORDER 114-9947691-1789036	COMERICA BANK	MAY 2026 CC - GIBB	22.21	360
248-260-942-000	MICHIGAN E-FILING (PERMIT	COMERICA BANK	MAY 2026 CC - GIBB	45.00	360
248-260-942-000	SPAREBOX STORAGE (MONTHLY)	COMERICA BANK	MAY 2026 CC - GIBB	356.00	360
248-260-942-000	UPS COPIES	COMERICA BANK	MAY 2026 CC - GIBB	4.16	360
248-260-942-000	ACE - STRAPS	COMERICA BANK	MAY 2026 CC - GIBB	24.51	360
248-260-942-000	UPS - COPIES	COMERICA BANK	MAY 2026 CC - GIBB	40.58	360
248-260-942-000	EXXON -GASS 4 WHEELER	COMERICA BANK	MAY 2026 CC - GIBB	13.64	360
248-260-942-000	INVOICE 98350	DARWEL ENTERPRISES LLC	OFFICE MATS	27.06	36036
248-260-956-000	MEMBERSHIP RENEWAL	MICHIGAN HISTORIC PRESERVA	MEMBERSHIP RENEWAL	140.00	None
248-260-957-000	INVOICE E3514	MICHIGAN DOWNTOWN ASSOC	ANNUAL CONFERENCE 2025	150.00	36048
248-260-957-000	APRIL CONFERENCE MEAL - TI	JANET BLOOM	JANET REIMBURSEMENT	47.25	None

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

POST DATES 06/01/2026 - 06/30/2026

POSTED AND UNPOSTED
OPEN AND PAID

Section 7, Item A.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 260 GENERAL ACTIVITIES					
248-260-957-000	APRIL CONFERENCE MEAL - QU	JANET BLOOM	JANET REIMBURSEMENT	12.59	None
248-260-957-000	APRIL CONF TRAVEL - TSA CO	JANET BLOOM	JANET REIMBURSEMENT	45.00	None
248-260-957-000	STEPHEN BRENNER	COREWELL HEALTH URGENT CAR	EMPLOYEE SCREENING	135.00	None
248-260-957-000	TRACY WOODRUM	COREWELL HEALTH URGENT CAR	EMPLOYEE SCREENING	135.00	None
248-260-958-000	UPS (SITE PLAN COPIES)	COMERICA BANK	MAY 2026 CC - GIBB	313.49	360
Total Department 260 GENERAL ACTIVITIES				5,700.56	
Department: 725 ORGANIZATION					
248-725-824-000	REIMBURSEMENT	MEZZALIRA, LUCA	REIMBURSEMENT M.S.O.C. EVENT TICKET	35.00	36047
248-725-824-000	REIMBURSEMENT	ALAINA CAMPBELL	REIMBURSEMENT M.S.O.C EVENT TICKET	35.00	36023
248-725-824-000	REIMBURSEMENT M.S.O.C.	DEBBIE BURGESS		70.00	36037
248-725-824-000	REIMBURSEMENT M.S.O.C EVEN	FORD, STAN		70.00	36041
248-725-825-000	DONTOWN DOLLARS #4397	GREEN HIPPO GIFTS	GIF CERTIFICATE REDEMPTION	25.00	35991
248-725-826-000	100 TSHIRTS, BULK RATE	BROADWAY EMBROIDERY	ILLUMINATORS TSHIRTS	1,200.00	36028
248-725-864-000	MSOC - SPIRIT OF MAIN STRE	LAKE ORION BIKE & ADVENTUR	GRANT DISBURSEMENT	3,282.00	35995
Total Department 725 ORGANIZATION				4,717.00	
Department: 726 DESIGN					
248-726-745-000	HOME DEPOT - (5.8.26)	COMERICA BANK	MAY 2026 CC - BLOOM	81.89	360
248-726-745-000	HOME DEPOT - (5.8.26)	COMERICA BANK	MAY 2026 CC - BLOOM	35.81	360
248-726-745-000	HOME DEPOT - (5.8.26)	COMERICA BANK	MAY 2026 CC - BLOOM	(81.89)	360
248-726-745-000	KROGER FUEL	COMERICA BANK	MAY 2026 CC - BLOOM	5.69	360
248-726-745-000	ORDER 114-9931395-2103447	COMERICA BANK	MAY 2026 CC - GIBB	99.29	360
248-726-745-000	ORDER 112-7625701-8415400	COMERICA BANK	MAY 2026 CC - GIBB	132.49	360
248-726-745-000	HOME DEPOT (CLEAN UP DAY)	COMERICA BANK	MAY 2026 CC - GIBB	207.65	360
248-726-745-000	ORDER 112-7625701-8415400	COMERICA BANK	MAY 2026 CC - GIBB	137.79	360
248-726-745-000	HOME DEPOT (LANDSCAPING)	COMERICA BANK	MAY 2026 CC - GIBB	76.28	360
248-726-745-000	AMZN REFUND	COMERICA BANK	MAY 2026 CC - GIBB	(132.49)	360
248-726-745-000	HOME DEPOT - HANGIN BACKE	COMERICA BANK	MAY 2026 CC - GIBB	78.57	360
248-726-745-000	[ICHNIS - FLOWERS	COMERICA BANK	MAY 2026 CC - GIBB	467.01	360
248-726-745-000	ACE - 5.26.26 FLOWER SUPPL	COMERICA BANK	MAY 2026 CC - GIBB	38.75	360
248-726-745-000	ACE - LIGHT BULBS	COMERICA BANK	MAY 2026 CC - GIBB	27.54	360
248-726-801-000	INV 102284 - SIGN	RIGHT HOOK BRANDED MERCHAN	MARKETING	225.00	None
248-726-843-000	ESTIMATE 1017 (5.12.26)	HAUXWELL, TIMOTHY	STREETSCAPE REPAIRS	2,250.00	35992
248-726-883-000	BANNERBUZZ 5.10.26 - NEW B	COMERICA BANK	MAY 2026 CC - GIBB	309.40	360
248-726-975-001	SS STRIPING (REPAIR BIKE R	COMERICA BANK	MAY 2026 CC - GIBB	950.00	360
Total Department 726 DESIGN				4,908.78	
Department: 728 ECONOMIC DEVELOPMENT					
248-728-801-000	INV 26-0006228 - OLM	CHARTER TOWNSHIP OF ORION	MARKETING	1,398.63	None
248-728-886-002	ORDER 112-7625701- (CHAIRS	COMERICA BANK	MAY 2026 CC - GIBB	270.28	360
248-728-886-002	INV I31808 - 215 S BROADWA	TURNER SANITATION	PORT A JON	125.00	None
248-728-886-002	INV I31134 - CHILDRENS PAR	TURNER SANITATION	PORT A JON	155.00	None
248-728-888-000	INV 400940 (5.31.2026)	VIEW NEWSPAPER GROUP	MARKETING	878.00	36014
248-728-888-000	INVOICE 000025	ORION ART CENTER	FLOWER FAIR BOOTH	200.00	36055
248-728-888-000	INV 3082 - BANNERS	EPRINT SOLUTION LLC	MARKETING	390.00	None
248-728-888-000	INV 3040 - BANNERS	EPRINT SOLUTION LLC	MARKETING	138.00	None
248-728-888-000	INV 3049 - BANNERS	EPRINT SOLUTION LLC	MARKETING	118.00	None
248-728-888-001	MERCHANDISE GRAPHICS INV 1	DEBRA NOVARA	MARKETING	440.00	35985
248-728-888-001	INV 3102 - BANNERS	EPRINT SOLUTION LLC	MARKETING	108.00	None

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

POST DATES 06/01/2026 - 06/30/2026

POSTED AND UNPOSTED

OPEN AND PAID

Section 7, Item A.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Department: 728 ECONOMIC DEVELOPMENT					
Total Department 728 ECONOMIC DEVELOPMENT				4,220.91	
Department: 729 PROMOTION					
248-729-880-007	ORDER 114-1299465-14969251	COMERICA BANK	MAY 2026 CC - GIBB	261.81	360
248-729-880-007	ORDER 111-6706469-6602665	COMERICA BANK	MAY 2026 CC - GIBB	148.39	360
248-729-880-007	UHAUL27992287 - TRUCK	COMERICA BANK	MAY 2026 CC - GIBB	83.07	360
248-729-880-007	LAKE ORION EQUIPMENT TRAIL	COMERICA BANK	MAY 2026 CC - GIBB	43.26	360
Total Department 729 PROMOTION				536.53	
Department: 730					
248-730-975-003	CHNAGE ORDER - MATERIALS	MICKEY'S CONSTRUCTION LLC	LUMBER YARD CHANGE ORDERS	2,500.00	36049
248-730-975-011	REPAIR STRUCTURE / ELETRIC	MICKEY'S CONSTRUCTION LLC	LUMBER YARD CHANGE ORDERS	3,500.00	36049
Total Department 730				6,000.00	
Total Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND				33,833.78	
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023					
Department: 901 CAPITAL OUTLAY					
301-901-971-000	INV P26-RRR-56B - 5.19.26	TRIPLE R ELECTRIC INC	LUMBER YARD - ELECTRICAL	2,975.00	36013
301-901-971-000	INV 12627 - (5.27.26)	WEED ERASER	WEED CONTROL	750.00	36015
301-901-971-000	UPS - SITE PLANS (5.1.26)	COMERICA BANK	MAY 2026 CC - GIBB	304.26	360
301-901-971-000	HOME DEPOT (FIRE DOORS (LY	COMERICA BANK	MAY 2026 CC - GIBB	1,182.96	360
301-901-971-000	ROLL OFF DUMPSTER	COMERICA BANK	MAY 2026 CC - GIBB	100.00	360
301-901-971-000	ORION TWP BUILDING PERMIT	COMERICA BANK	MAY 2026 CC - GIBB	124.36	360
301-901-971-000	MENARDS (MATERIAL SAMPLES)	COMERICA BANK	MAY 2026 CC - GIBB	21.41	360
301-901-971-000	ROLLFOFF - EXTEND RENTAL	COMERICA BANK	MAY 2026 CC - GIBB	100.00	360
301-901-971-000	TOLLOFF - RETURN	COMERICA BANK	MAY 2026 CC - GIBB	624.00	360
301-901-971-000	MODIFIED CHANGE ORDER - W	MICKEY'S CONSTRUCTION LLC	LUMBER YARD CHANGE ORDERS	5,736.95	36049
301-901-971-000	INSTALL DOOR	MICKEY'S CONSTRUCTION LLC	LUMBER YARD CHANGE ORDERS	1,200.00	36049
Total Department 901 CAPITAL OUTLAY				13,118.94	
Total Fund 301 DOWNTOWN DEV BOND PROJECT 2023				13,118.94	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LAKE ORION

POST DATES 06/01/2026 - 06/30/2026

POSTED AND UNPOSTED

OPEN AND PAID

Section 7, Item A.

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY FUND ---					
		248	DOWNTOWN DEVELOPMENT AUTHORITY FUND	33,833.78	
		301	DOWNTOWN DEV BOND PROJECT 2023	13,118.94	
		Total For All Funds:		46,952.72	

Janet's June 2026 Credit Card Transactions

Trans Date	Merchant/Description	Explanation
6/2/2026	Marathon 248-260-942-000	Gas
6/8/2026	Main Event 248-260-957-000	Main Event Ticket
6/8/2026	Main Event 248-260-957-000	Main Event Ticket
6/8/2026	Main Event 248-260-957-000	Main Event Ticket
6/8/2026	Main Event 248-260-957-000	Main Event Tickets
6/8/2026	Main Event 248-260-957-000	Main Event Ticket
6/8/2026	Best Version Media 248-728-888-000	Neighbors of Orion Print Ads-April & June
6/8/2026	Main Event 248-260-957-000	Main Event Ticket
6/11/2026	City of Rochester 248-260-957-000	Main Event Parking
		Total:

Amount	
\$	38.95
\$	35.00
\$	35.00
\$	35.00
\$	70.00
\$	35.00
\$	881.00
\$	35.00
\$	5.00
\$ 1,169.95	

Matt's June 2026 Credit Card Transactions

Trans Date	Merchant/Description	Amount
5/30/2026	OPEN AI - SUBSCRIPTION JUNE 2026 248-260-823-000	\$20.00
5/28/2026	MENARDS - MATERIALS 301-901-971-000	\$6,697.69
5/29/2026	HARVEST TIME - FLOWERS 248-726-745-000	\$179.91
5/29/2026	GL ACE - FERTILIZER 248-726-745-000	\$43.65
6/1/2026	MISWITCH - TELEPHONE JUNE 2026 248-260-851-000	\$92.91
6/4/2026	MICROSOFT - ANNUALSUBSCRIPTION 248-260-823-000	\$104.94
6/4/2026	EXXON - GAS 248-726-745-000	\$11.00
6/7/2026	FLOWCODE - MONTHLY SUBSCRIPTION 248-260-823-000	\$9.95
6/5/2026	UHAUL - EQUIPMENT RENTAL 248-726-883-000	\$15.90
6/5/2026	UHAUL - TRAILER RENTAL 248-726-883-000	\$26.45
6/6/2026	KROGER - EVENT SUPPLIES 248-729-880-016	\$27.96
6/5/2026	UPS - COPIES 248-728-888-000	\$31.77
6/8/2026	GL ACE - HOSES 248-726-745-000	\$178.04
6/8/2026	EXXON - GAS 248-726-745-000	\$14.97
6/9/2026	ROLL OFF DUMPSTER - EXTENSION FEE 301-901-971-000	\$100.00
6/8/2026	HOME DEPOT - SEED 248-726-745-000	\$25.89
6/9/2026	LAKE ORION EQUIPMNENT - POWER WASHER 248-260-940-000	\$83.33
6/10/2026	PLAUD AI - MEETING SFTWAR 248-260-942-000	\$440.33
6/10/2026	MAIN EVENT TICKETS 248-729-880-016	\$70.00
6/11/2026	KINSMAND GARDEN - LIGHT POLE ARMS 248-726-745-000	\$474.84
6/13/2026	GOFUNDME - FIREWORKS SPONSORSHIP 248-729-880-010	\$505.00
6/12/2026	SNAP RETAIL - SFTW SUBSCRIPTION 248-260-823-000	\$65.00
6/13/2026	CLICKUP - SUBSCRIPTION 248-260-823-000	\$38.00
6/15/2026	GL ACE - PLUGS, WATR REPAIR	\$95.37

248-726-745-000	
6/13/2026 MENARDS - CREDIT	-\$4.50
248-726-745-000	
6/16/2026 ROLL OFF - EXTENSION FEE	\$100.00
301-901-971-000	
6/15/2026 SPAEBOX - MONTHLY FEE JUNE 2026	\$356.00
248-726-801-000	
6/16/2026 MICHAELS - CERTIFICATE SUPPLIES	\$42.39
248-729-880-016	
6/16/2026 UPS - COPIES	\$19.27
248-728-888-000	
6/16/2026 LITTLE GREEN APPLE - GIFT	\$4.22
248-728-801-000	
6/16/2026 EXXON - GAS	\$9.72
248-726-745-000	
6/17/2026 HOTEL - AIB HOST VISIT	\$614.40
248-728-888-001	
6/18/2026 HOME DEPOT - MULCH	\$190.50
248-726-745-000	
6/18/2026 IONOS - WEB HOSTING	\$28.85
248-260-823-000	
6/18/2026 GL ACE - HARDWARE	\$39.20
248-260-942-000	
6/22/2026 WEE BEAN - SITE HOST MEETING	\$19.58
248-728-801-000	
6/22/2026 ADOBE MONTHLY JUNE 2026	\$21.19
248-260-823-000	
6/22/2026 SICK TOWN HALL - MEETING	\$80.72
248-728-888-001	
6/22/2026 COOKIE AN CREAM - HOST MTG	\$11.66
248-728-801-000	
6/23/2026 BITTER TOMS - AIB LUNCH	\$195.40
248-728-888-001	
6/23/2026 ROLL OFF - EXTENSION	\$100.00
301-901-971-000	
6/24/2026 RISE LOUNGE - AIB LUNCH	\$122.94
248-728-888-001	
6/23/2026 EXXON -GAS	\$10.72
248-726-745-000	
6/24/2026 GL ACE - HOSES	\$183.15
248-726-745-000	
6/24/2026 SPTINGHILL SUITE - AIB HOTEL	\$207.29
248-728-888-001	
6/24/2026 SPRINGHILL SUITE	\$184.21
248-728-888-001	
6/25/2026 COMCAST - TELEPHONE/WEB	\$234.61
248-260-851-000	
6/28/2026 AMAZON - JULY 4 DECOR	\$127.16
248-729-880-010	

6/28/2026 AMAZON EQUIPMENT 248-260-942-000	\$188.99
6/26/2026 VISTAPRINT - THANK YOU CARDS 248-728-886-000	\$130.53
6/26/2026 TRACTOR SUPPLY - WATERING WAND 248-726-745-000	\$36.02
6/29/2026 AMAZON - JULY 4 248-728-886-000	\$349.57
6/30/2026 AMAZON - JULY 4 248-729-880-010	\$51.16
TOTAL:	\$13,007.85



DDA ACTION SUMMARY SHEET

MEETING DATE: July 21, 2026

TOPIC Budget Adjustment – Property Acquisition Fund

BACKGROUND BRIEF:

The Board previously worked to set aside funding under GL 248—000-676-404 Transfer from Property Acquisition Fund. It now has a remaining balance of \$169,436.00

I am recommending we transfer this into GL 301-901-971-00 Capital outlay – Buildings to be applied and used for costs associated with the acquisition of 215 S Boardway (Lumber Yard)

FINANCIAL IMPACT:

This transfer will support and assist ongoing and expected expenses of the adaptive reuse of 215 S Broadway St.

RECOMMENDED MOTION:

Motion to authorize an amendment to the 2026-2027 Budget transferring the amount of \$169,436.00 from GL 248-000-676-404 to GL 301-901-971-000 Capital Outlay Buildings

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Section 8, Item A.

Balance As of 05/31/2026 % Fiscal Year Completed: 91.78						
GL Number	Description	25-26 Amended Budget	YTD Balance 05/31/2026	Activity For 05/31/2026	Available Balance 05/31/2026	% Bdg't Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Revenues						
Department: 000 REVENUE						
248-000-402-000	Current Real Property Taxes	1,047,377.00	1,036,268.47	22,316.19	11,108.53	98.94
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	1,600.57	0.00	1,769.43	47.49
248-000-441-000	Local Community Stabilization Share	15,000.00	17,650.43	0.00	(2,650.43)	117.67
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	10,000.00	0.00	33,500.00	22.99
248-000-540-000	COUNTY/FEDERAL PROGRAM GRANTS PUBLIC	595,823.00	151,455.75	0.00	444,367.25	25.42
248-000-582-000	PROPERTY TAXES OTHER UNITS	0.00	0.00	0.00	0.00	0.00
248-000-664-000	Interest Earned	9,708.00	13,976.79	0.00	(4,268.79)	143.97
248-000-671-999	Appropriation from Fund Balance	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
248-000-681-000	Reimburse - Insurance Claims	17,000.00	7,750.00	0.00	9,250.00	45.59
248-000-683-000	Reimbursements-Other	0.00	0.00	0.00	0.00	0.00
248-000-685-000	Sponsorships	35,000.00	3,400.00	0.00	31,600.00	9.71
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	(131.76)	0.00	8,131.76	(1.65)
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	1.34	0.00	3,498.66	0.04
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	3,382.28	0.00	817.72	80.53
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	350.00	0.00	3,650.00	8.75
248-000-692-000	Rent	0.00	0.00	0.00	0.00	0.00
248-000-694-000	Miscellaneous	8,000.00	3,414.21	0.00	4,585.79	42.68
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	1,249,118.08	22,316.19	907,423.92	57.92
Revenues		2,156,542.00	1,249,118.08	22,316.19	907,423.92	57.92
Account Category: Expenditures						
Department: 260 GENERAL ACTIVITIES						
248-260-701-000	Executive Director Wages	84,000.00	83,346.51	6,461.60	653.49	99.22
248-260-704-000	Wages - Administrative Coordinator	32,417.00	13,045.00	0.00	19,372.00	40.24
248-260-706-000	Asst. Executive Director wages	72,230.00	62,535.32	5,461.61	9,694.68	86.58
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	5,969.06	0.00	(569.06)	110.54
248-260-711-013	OVERTIME	0.00	0.00	0.00	0.00	0.00
248-260-715-000	Social Security	15,254.00	11,898.40	912.14	3,355.60	78.00
248-260-716-000	Health Insurance- Medical	17,920.00	18,821.08	1,042.96	(901.08)	105.03
248-260-717-000	Life & Disability Insurance	1,562.00	1,633.91	149.90	(71.91)	104.60
248-260-718-000	Dental Insurance	1,132.00	971.50	89.48	160.50	85.82
248-260-719-000	Pension	15,690.00	15,333.33	1,192.32	80.71	99.49
248-260-720-000	Unemployment	0.00	0.00	0.00	0.00	0.00
248-260-721-000	Vision Care	720.00	167.65	15.38	552.35	23.28



DDA ACTION SUMMARY SHEET

MEETING DATE: July 21, 2026

TOPIC Authorizing Payment – Electrical Field Change

BACKGROUND BRIEF:

The Board previously approved the contracted retention of Triple R Electric from Lake Orion to coordinate, plan and install the DTE service plan drops in the Lumber Yard site. In the course of needed preparation several details were presented that gave opportunity to complete infrastructure work that could ordinarily be done following DTE service work, but in this instance was compromised due to the significant delay in PUD plan approval.

The director made field decisions to move work forward, taking advantage of mobilization and onsite equipment and contractor. This resulted in expedited and site ready work. There were three areas of decision, all itemized in the attached invoice.

The invoice was presented as a requisition for payment, and Village staff requested either the presentment of three independent quotes, or Board approval. There is/was no ability to obtain like quotes as advantage of on site mobilization and readiness was taken into the cost structure of the work.

FINANCIAL IMPACT:

This is an ongoing and expected expense of the restoration of the Main Barn at the lumber yard. It can be paid from GL 301-901-971-000 Capital Outlay - Buildings

RECOMMENDED MOTION:

Motion to approve the field decision of the DDA Director, acting as the GC for the Lumber Yard Project, and authorize payment to Triple R Electric Inc in the amount of \$25,875.00 from GL 301-901-971-000 Capital Outlay Buildings.

Purchase Requisition

Purchase Requisition No 26-6332

Requested Date 06/30/2026
Required Date
Ordered By MATT GIBB
Department DDA
DOWNTOWN DEVELOPMENT AUTHORITY

Preferred Vendor 913784
TRIPLE R ELECTRIC INC
Address 4581 S LAPEER STE A

Req. Description ELECTRICAL CONTRACTOR

Quantity	Units	Description	Unit Price	Amount
1	LUMPSUM	EST P26-DDA-4 - 6.18.26 301-901-971-000	15,875.00	15,875.00
			Total:	15,875.00

Approved By _____ Date _____

Estimate

Triple R Electric, Inc.
4581-A South Lapeer Road
Lake Orion, MI 48359

Estimate # P26-DDA-4

Estimate Presented To
DDA Lake Orion
Village of Lake Orion
21 E. Church Street

Date 6/18/2026
P.O. No.
Project 26-DDA-4 (Event Barn Svc a...
Contact Matthew Gibb

Description

Qty Rate Amount

This estimate is based upon our proposed design for the electrical distribution in the Event Barn at the Lake Orion Lumber Yard.

1. PART 1 - Service and main electrical panel.	5,875.00	5,875.00
a. Install 3" conduit from DTE ped to new meter rack.		
b. Install 320A, 1 Ph meter.		
c. Install a 200 amp service disconnect at meter rack.		
d. Install a 150 amp service disconnect at meter rack.		
e. Install conduit and wire from 200 amp service to new 200 amp panel in electrical room.		
f. install square duct and connect conduits to 200 amp panel.		
(These items appear in Yellow, Red, Black and Blue on the attached drawing)		
2. PART 2 - 150 amp panel for east end of Event Barn, Stage and Lot lighting.	5,025.00	5,025.00
g. Connect conduit to 150 amp disconnect at meter rack.		
h. Install 150 amp panel at east end wall of Event Barn. Connect conduit to panel.		
i. Install wire from meter rack to east end panel.		
(These items appear in Purple on the attached drawing)		
3. PART 3 - 100 amp panel in Market Shed.	4,975.00	4,975.00
j. Install a 100 amp 2 pole breaker in Event Barn 200 amp panel.		
k. Install an outdoor rated 100 amp panel in west wall of Market shed.		
l. Connect conduit to new 100 amp panel.		
m. Install wire from 200 amp panle to 100 amp panel.		
(These items appear in Green on the attached drawing)		

Subtotal \$15,875.00

Sales Tax (6.0%) \$0.00

There is an additional 3.5% processing fee if you are paying with a credit card.

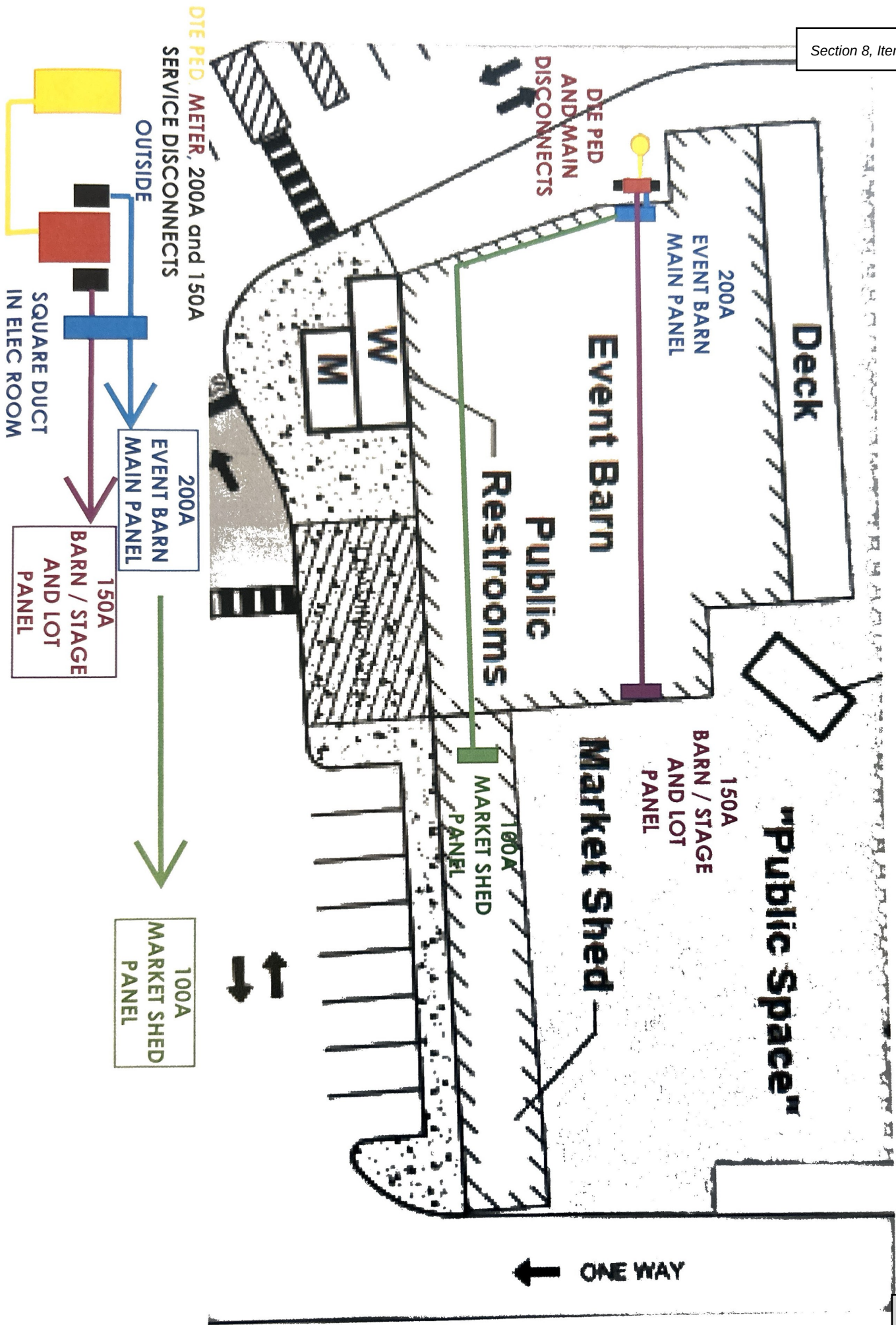
Estimate Total

\$15,875.00

Phone # (248) 276-0400

E-mail info@tripleelectric.net

Fax # (248) 276-0882





DDA ACTION SUMMARY SHEET

MEETING DATE: July 21, 2026

TOPIC RFP – Fire Suppression

BACKGROUND BRIEF:

During the process of PUD review for the Lumber Yard project, the Orion Township Fire Marshall indicated a strong preference, if not demand, that the main barn be suppressed and alarmed. The historic preservation code approach would not require this, but the tradeoff for pursuing and completing this demand is the elimination of strict occupancy oversight and use application every time a new vendor comes into the building. While a fair trade, it is an expensive upgrade.

The Director issued RFP seeking proposals for the installation, asking for alternative approaches, on June 26, 2026. A walk through was conducted on July 9, 2026. Proposals are due to the office of Matthew Gibb on July 20, 2026 by noon. Properly received proposals will be opened with two independent witnesses at 1pm on July 20, 2026 at the DDA and the results brought to this Board on July 21, 2026 with a recommendation.

Based on the submissions, the recommendation could range from a need to re-issue to an award.

The RFP is attached

FINANCIAL IMPACT:

Upon approval, this expense would be paid from Capital Outlay – Buildings.

RECOMMENDED MOTION:

To be determined at the Meeting, based upon the Director’s report of RFP timing, submission and opening.

Notice

Basic Information

Estimated Contract Value (USD) \$100,000.00 (Not shown to suppliers)
Reference Number 0000429102
Issuing Organization Village of Lake Orion
Owner Organization Lake Orion Downtown Development Authority
Solicitation Type RFP - Request for Proposal (Formal)
Solicitation Number LODDA-26-0030
Title FIRE PROTECTION SYSTEM EVALUATION, DESIGN, AND INSTALLATION
Source ID PU.AG.USA.2261
Piggyback Solicitation No

Details

Location Oakland County, Michigan
Delivery Point 118 N. Broadway st., Lake Orion MI 48362
Description The Lake Orion Downtown Development Authority ("DDA") is soliciting proposals from qualified fire protection contractors, fire suppression system designers, and licensed fire protection firms to evaluate, design, and provide budget pricing for fire protection improvements within the Market Barn located at the Lumber Yard at Paint Creek development in Downtown Lake Orion, Michigan.
 The DDA seeks professional recommendations regarding the most practical, cost-effective, and code-compliant fire protection solution for the facility. The DDA is specifically requesting both a traditional dry-pipe fire suppression proposal and alternative recommendations that may provide equivalent life-safety and property protection benefits while minimizing installation and long-term operating costs.
 FULL REQUEST DOCUMENT IS ATTACHED

Dates

Publication Manual publication
Question Acceptance Deadline 07/09/2026 12:00 PM EDT
Questions are submitted online No
Closing Date 07/20/2026 12:00 PM EDT

Onsite Visit 07/09/2026 09:00 AM EDT

Contact Information

Matthew Gibb
 2486939742
 gibb@downtownlakeorion.org

Buyer Preferences, Guidelines & Requirements

General Requirements

- Contractors License Required
- Insurance Required
- Warranty Information Required

Pre-Bidding Events

Event Type Onsite Visit
Attendance Recommended
Event date 07/09/2026 09:00 AM EDT
Location 215 S Broadway St. Lake Orion MI 48362 (Atwater/M-24)
Event Note STRONGLY ENCOURAGED

Bid Submission Process

Bid Submission Type
Pricing In attached document
Pricing In attached document
Bid Documents List

Item Name	Description	Mandatory	Limited to 1 file
Bid Documents	Documents defining the proposal	Yes	No

Documents

Documents

Document	Size	Uploaded Date	Language
RFP - Fire (final).pdf [pdf]	6 Mb	06/26/2026 12:52 PM EDT	English

Categories

Selected Categories

NIGP Categories (7)	
340	FIRE PROTECTION EQUIPMENT AND SUPPLIES
34020	Fire Detecting Equipment Fire Detecting Equipment
34084	Sprinkler Heads and Systems Sprinkler Heads and Systems
34080	Smoke Detecting Equipment (Incl. Smoke Alarms) Smoke Detecting Equipment (Incl. Smoke Alarms)
34016	Fire Alarm Systems, Power Sirens, and Controls Fire Alarm Systems, Power Sirens, and Controls
34015	Fire and Medical Alert Systems Fire and Medical Alert Systems
34029	Fire Extinguisher Systems, Complete, All Types (See Item 28 for Individual Extinguishers) Fire Extinguisher Systems, Complete, All Types (See Item 28 for Individual Extinguishers)
936	EQUIPMENT MAINTENANCE AND REPAIR SERVICES FOR GENERAL EQUIPMENT
93633	Fire Protection Equipment and Systems Including Fire Hydrants, Fire Sprinkler Systems, Smoke Detectors, Jaws of Life, Fire Protection Material Treatment, Firestop and Fire Barriers, etc. Inspection, Maintenance and Repair Fire Protection Equipment and Systems Including Fire Hydrants, Fire Sprinkler Systems, Smoke Detectors, Jaws of Life, Fire Protection Material Treatment, Firestop and Fire Barriers, etc. Inspection, Maintenance and Repair

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REQUEST FOR PROPOSALS

FIRE PROTECTION SYSTEM EVALUATION, DESIGN, AND INSTALLATION

MARKET BARN AT THE LUMBER YARD AT PAINT CREEK

Issued By: Lake Orion Downtown Development Authority
118 N BROADWAY ST., Lake Orion, Michigan 48362

Matthew Gibb
gibb@downtownlakeorion.org
(248) 464-0307 mobile
(248) 693-9742 office

PROJECT LOCATION: 215 S BROADWAY LAKE ORION MICHIGAN 48362
PROJECT NAME: Lumber yard at Paint Creek

PROPOSAL DUE DATE: 12:00 p.m. JULY 20, 2026

IN A SEALED PACKAGE/ENVELOPE

One (1) signed unbound hard copy and one (1) electronic PDF loaded on a flash drive must be submitted to:

DIRECTOR – LAKE ORION DDA
RFP – Fire Suppression Services – Lumber Yard at Paint Creek
118 N BROADWAY ST., LAKE ORION, MI 48362

EMAILED SUBMISSIONS AND LATE SUBMISSIONS WILL BE REJECTED AS UNOPENED

ON SITE INSPECTION MEETING (OPTIONAL BUT STRONGLY ENCOURAGED)

The DDA Director will host an on-site meeting to allow inspection, analysis and questions. Attendance is **strongly** encouraged. All questions will be answered on site and NOT added to this proposal document, or uploaded to BidNet/MTN.

Date: July 9, 2026
Time: 9:00am
Location: 215 S Broadway, Lake Orion MI 48362
Place: Main Barn – behind Leo's (M24/Atwater Street)

1. INTRODUCTION

The Lake Orion Downtown Development Authority (“DDA”) is soliciting proposals from qualified fire protection contractors, fire suppression system designers, and licensed fire protection firms to evaluate, design, and provide budget pricing for fire protection improvements within the **Market Barn** located at the Lumber Yard at Paint Creek development in Downtown Lake Orion, Michigan.

The DDA seeks professional recommendations regarding the most practical, cost-effective, and code-compliant fire protection solution for the facility. The DDA is specifically requesting both a traditional dry-pipe fire suppression proposal and alternative recommendations that may provide equivalent life-safety and property protection benefits while minimizing installation and long-term operating costs.

The DDA reserves the right to select the proposal that provides the best overall value and is not obligated to accept the lowest-priced proposal.

2. PROJECT DESCRIPTION

The Market Barn is a seasonal public gathering facility located within the Lumber Yard at Paint Creek redevelopment project.

The structure is generally characterized as:

- Open-air assembly structure • Approximately 4,500–5,500 square feet • Unheated building • Metal roof construction • Approximately 28-foot clear-span structure • Seasonal occupancy • Public Markets, performances, markets, events, and community gatherings • Exposure to freezing temperatures • Adjacent vendor and public gathering areas

The facility is intended to serve as a flexible community venue and public Market space.

Respondents shall independently verify site conditions and dimensions as necessary.

3. PROJECT OBJECTIVES

The DDA seeks proposals that:

- Address applicable fire protection requirements. • Enhance public safety. • Provide practical and reliable operation in a seasonal, unheated environment. • Minimize lifecycle costs. • Consider ongoing inspection and maintenance obligations. • Identify all supporting infrastructure requirements. • Provide clear recommendations regarding the most appropriate fire protection strategy for the facility.

The DDA is interested in understanding not only installation costs but also long-term operational, maintenance, testing, and compliance costs associated with each proposed solution.

4. SCOPE OF SERVICES

Respondents shall:

- A. Review available project information and site conditions.
- B. Evaluate applicable requirements under: • Michigan Building Code • Michigan Fire Code • NFPA Standards • Applicable local requirements • Fire Marshal requirements
- C. Develop conceptual fire protection recommendations.
- D. Identify applicable design criteria and assumptions.
- E. Provide budget-level pricing and narrative recommendations.
- F. Identify all required supporting infrastructure, utility improvements, and water supply requirements.
- G. Provide estimated installation schedules.
- H. Provide estimated annual maintenance and inspection costs.

5. REQUIRED PROPOSAL ALTERNATIVES

Each proposal shall include the following alternatives.

ALTERNATIVE A: DRY PIPE FIRE SUPPRESSION SYSTEM

Provide a conceptual design and budget estimate for a complete dry-pipe sprinkler system suitable for an unheated assembly structure.

The proposal shall include:

- Design assumptions • Estimated coverage area • Water supply requirements • Equipment description • Control systems • Installation requirements • Testing and commissioning requirements • Budget estimate • Annual inspection and maintenance requirements

ALTERNATIVE B: BEST VALUE RECOMMENDED SOLUTION

Provide the respondent's recommended fire protection solution based upon overall value, reliability, lifecycle cost, maintainability, and suitability for the facility.

Respondents may recommend:

• Dry pipe sprinkler systems • Pre-action systems • Antifreeze systems • Water mist systems • Hybrid systems • Alternative code-compliant fire protection systems • Other innovative approaches deemed appropriate

The respondent shall explain the basis for the recommendation and identify advantages and disadvantages relative to a traditional dry-pipe system.

ALTERNATIVE C: OPTIONAL ALTERNATIVE SOLUTIONS

Respondents may submit additional alternatives that provide equivalent or enhanced protection, operational efficiency, or lifecycle value.

6. UTILITY AND INFRASTRUCTURE REQUIREMENTS

Respondents shall identify all utility, water supply, and infrastructure improvements necessary to support the proposed fire protection system.

The proposal shall specifically identify whether any of the following are required:

• Dedicated fire service lines • Water main improvements • Hydrant installations or upgrades • Fire pumps • Booster pumps • Water storage tanks • Backflow prMarketion devices • Utility service upgrades • Monitoring systems • Alarm systems • Other supporting infrastructure

Any assumptions regarding available water flow, pressure, municipal water supply, or utility capacity shall be clearly stated.

Respondents shall identify all work that is excluded from the proposed pricing.

7. LIFE SAFETY AND SYSTEM PURPOSE ANALYSIS

Because the Market Barn is a seasonal, open-air assembly structure, respondents shall identify the primary purpose of the proposed system and explain the rationale supporting the recommendation.

At a minimum, respondents shall address whether the proposed system is intended primarily for:

• Life safety protection • Property protection • Insurance risk reduction • Regulatory compliance • Business continuity • A combination of the above

Respondents shall explain how the proposed system addresses the unique characteristics of an open-air public assembly facility and why the recommended approach represents the most appropriate solution.

8. OPERATIONS, TESTING, AND MAINTENANCE

Respondents shall provide estimated annual costs associated with:

• Required inspections • Testing and certification • Monitoring services • Routine maintenance • Required repairs • NFPA compliance activities • Freeze protection requirements • System startup and shutdown procedures, if applicable

The DDA intends to evaluate lifecycle costs in addition to installation costs.

9. PROPOSAL CONTENT REQUIREMENTS

Each proposal shall include:

A. Company Information

• Company name • Address • Contact person • Phone number • Email address • Applicable licenses and certifications

B. Relevant Experience

Provide at least three examples of comparable projects involving:

Open-air structures • Community gathering spaces • Public assembly occupancies

C. Technical Approach

Describe: • Proposed system • Design methodology • Applicable codes and standards • Water supply assumptions • Freeze protection approach • Advantages and limitations

D. Cost Proposal

Provide separate pricing for each alternate.

Pricing shall identify: • Design • Engineering • Permitting • Materials • Installation • Testing • Commissioning • Training • Exclusions

E. Schedule

Provide estimated timelines for: • Design • Permitting • Procurement • Installation • Final acceptance

10. EVALUATION CRITERIA

Proposals may be evaluated based upon: • Relevant experience • Understanding of project objectives • Quality of technical recommendation • Compliance with applicable codes • Long-term operational value • Installation cost • Lifecycle cost • Maintenance requirements • Schedule • Overall suitability for the facility

The DDA reserves the right to negotiate scope, pricing, and project delivery methods with one or more respondents.

11. RESERVATION OF RIGHTS

The Lake Orion Downtown Development Authority reserves the right to:

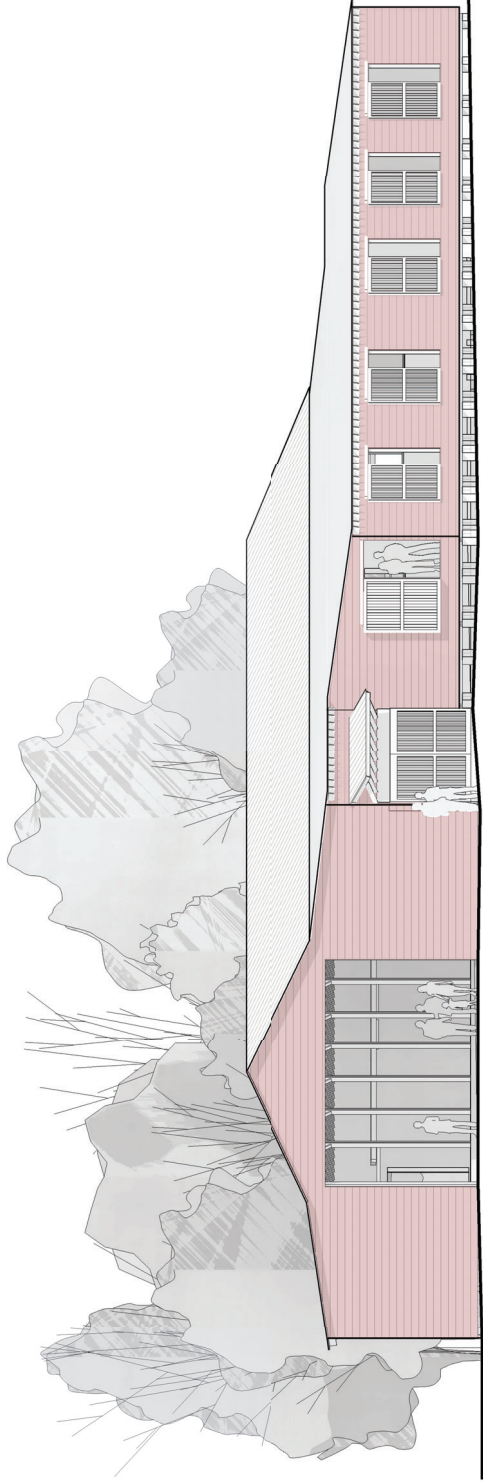
- Reject any or all proposals
- Waive informalities or irregularities
- Request additional information
- Negotiate modifications to proposals
- Select the proposal determined to provide the best overall value
- Cancel the solicitation at any time

Submission of a proposal shall not create any contractual obligation on the part of the DDA.

END OF REQUEST FOR PROPOSALS

AS-BUILTS FOR:

**215 S. BROADWAY ST.
LAKE ORION, MI 48362**



BUILDING MANAGED BY:

LAKE ORION DOWNTOWN DEVELOPMENT AUTHORITY
CONTACT: MATTHEW GIBB
EMAIL: GIBB@DOWNTOWNLAKEORION.ORG
PHONE: (248) 646-0307

PROJECT TEAM

INTERIOR DESIGNER & ARCHITECT:
DAVIS & DAVIS
30500 NORTHWESTERN HWY. SUITE 311
FARMINGTON HILLS, MI 48334

PHONE: (248) 855-7040

JEREMIAH DOORNBOS
JEREMIAH@DAVISINTERIORDSIGN.COM

CHANCE LAPRATT
CHANCE@DAVISINTERIORDSIGN.COM

NOT FOR CONSTRUCTION

THESE "AS-BUILT" DRAWINGS ARE INTENDED TO DOCUMENT EXISTING CONDITIONS AS OBSERVED AT THE TIME OF SURVEY OR INVESTIGATION. THEY REFLECT FIELD OBSERVATIONS TO THE BEST EXTENT POSSIBLE.

THESE DOCUMENTS ARE PROVIDED FOR RECORD AND REFERENCE PURPOSES ONLY. THEY ARE NOT INTENDED FOR PERMITTING OR FUTURE DESIGN WITHOUT FURTHER VERIFICATION. ALL DIMENSIONS, LOCATIONS, AND CONDITIONS SHOWN SHOULD BE FIELD-VERIFIED BY OTHERS PRIOR TO ANY FUTURE WORK OR DESIGN ASSUMPTIONS.

ALTERNATES AND SEPARATE PRICING

PRICING TO BE PROVIDED FOR SPECIFIED ALTERNATE

DRAWING INDEX			ISSUANCE
NO.	DRAWING NAME	AS-BUILTS 11.07.25	
ARCHITECTURAL			
A000	COVER SHEET	•	
A001	EXISTING PHOTOS	•	
A101	FOUNDATION PLANS	•	
A102	FLOOR PLANS	•	
A103	ENLARGED MAIN BARN PLAN	•	
A105	ENLARGED ANNEX PLAN	•	
A104	ENLARGED MAIN BARN FRAMING PLAN	•	
A106	ENLARGED ANNEX PLAN FRAMING PLAN	•	
A107	ROOF PLAN	•	
A300	BUILDING ELEVATIONS	•	
A301	BUILDING ELEVATIONS	•	
A404	SECTION DETAILS	•	
A405	SECTION DETAILS	•	

DRAWN BY: CWL
CHECKED BY: JD

PROJECT NUMBER

25121

SHEET TITLE

COVER SHEET

SHEET NUMBER

A000

EXTERIOR



01



02



03

SEAL

DEPARTMENT OF BUILDINGS SCAN

INTERIOR



04



05



06

PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ISSUE	Rev.	Issued for	Date
	1	AS-BUILTS	11/07/25

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CHECKED BY: Checker

PROJECT NUMBER
25121

SHEET TITLE
EXISTING PHOTOS

SHEET NUMBER

A001

ARCHITECT



3600 NORTHWESTERN HWY., SUITE 311
FARMINGTON HILLS, MICHIGAN 48334
TEL: 248.486.1000
WWW.DAVISINTERIORDESIGN.COM

CONSULTANTS

FOUNDATION PLAN REFERENCE NOTES

- EXISTING 18" ROUND X 42" DEEP SONO TUBE FOOTING WITH CMU BLOCK PILLAR
- EXISTING TRENCH FOOTING (SIZE VARIES)
- EXISTING CONCRETE SLAB

FOUNDATION PLAN LEGEND

- AREA NOT IN CONTRACT
- REFERENCE NOTES
 - NAME → INDICATES ROOM OR AREA NAME
 - X-XX- INDICATES ROOM OR AREA NUMBER
 - D1 → ELEVATION NUMBER
 - 7500 → DRAWING NUMBER
 - D1 → DETAIL NUMBER
 - A500 → DRAWING NUMBER
- EXISTING PARTITION TO REMAIN
- EXISTING DOOR & FRAME TO REMAIN, PROTECT DURING CONSTRUCTION.
- INDICATES ALIGNMENT OF FINISHED SURFACES
 - NEW
 - EX
- INDICATES PARTITION TYPE (SEE DRAWING A-601 FOR SPECIFICATIONS AND DETAILS)

SEAL

DEPARTMENT OF BUILDINGS SCAN

PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ISSUE

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1	AS-BUILTS	11/07/25

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PROJECT NUMBER

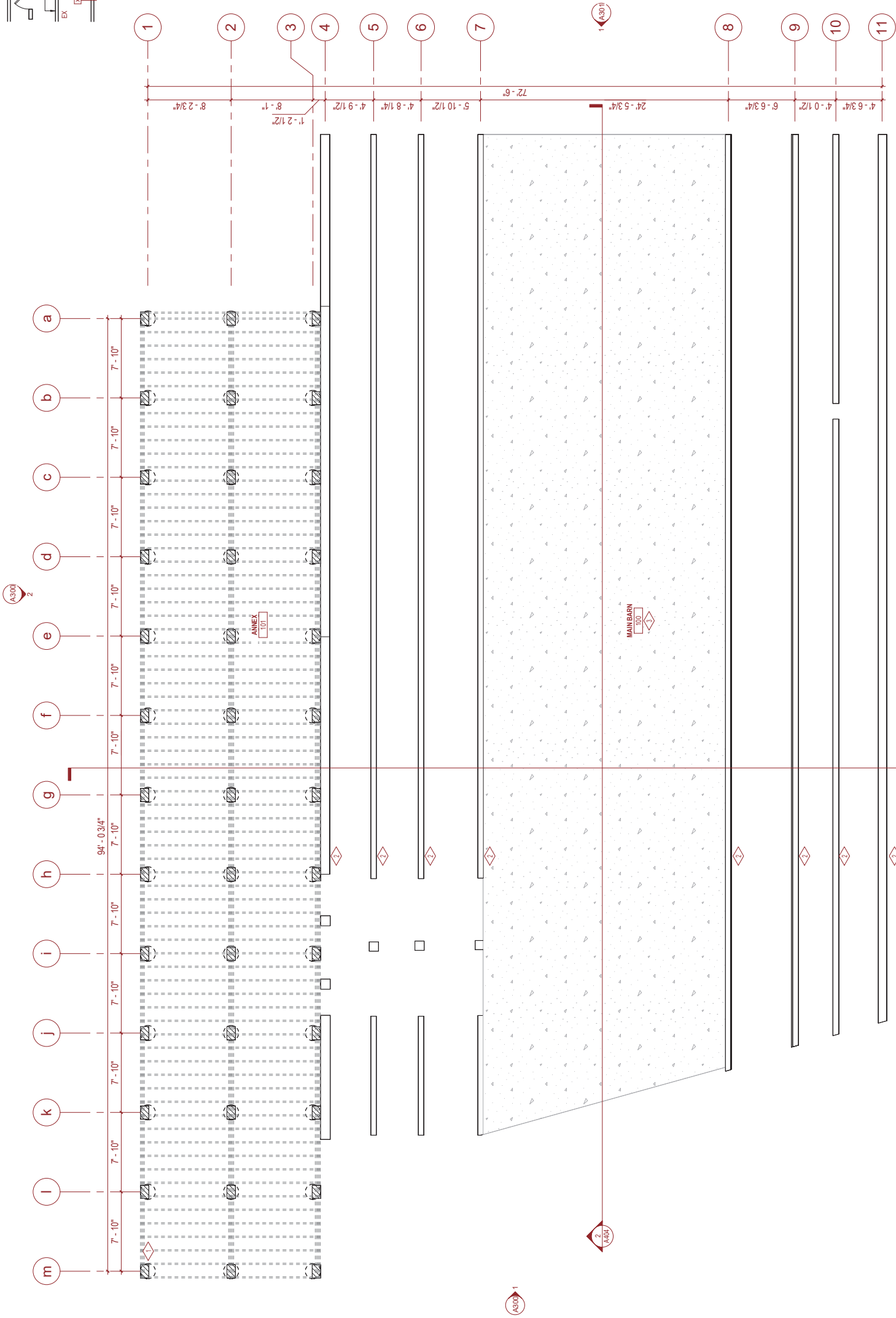
25121

SHEET TITLE

FOUNDATION PLANS

SHEET NUMBER

A101



ARCHITECT



3600 NORTHWESTERN HWY., SUITE 311
FARMINGTON HILLS, MICHIGAN 48334
TEL: 248.463.1100
WWW.DAVISINTERIORDESIGN.COM

CONSULTANTS

SEAL

DEPARTMENT OF BUILDINGS SCAN

PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ISSUE

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25121

SHEET TITLE

FLOOR PLANS

SHEET NUMBER

A102

CONSTRUCTION LEGEND

AREA NOT IN CONTRACT

REFERENCE NOTES

NAME
X.XX

D1
A500

D1
A500

D1
A500

INDICATES ROOM OR AREA NAME

INDICATES ROOM OR AREA NUMBER

ELEVATION NUMBER

DRAWING NUMBER

DETAIL NUMBER

DRAWING NUMBER

EXISTING DOOR & FRAME TO REMAIN.
PROTECT DURING CONSTRUCTION.

INDICATES ALIGNMENT OF FINISHED
SURFACES

NEW

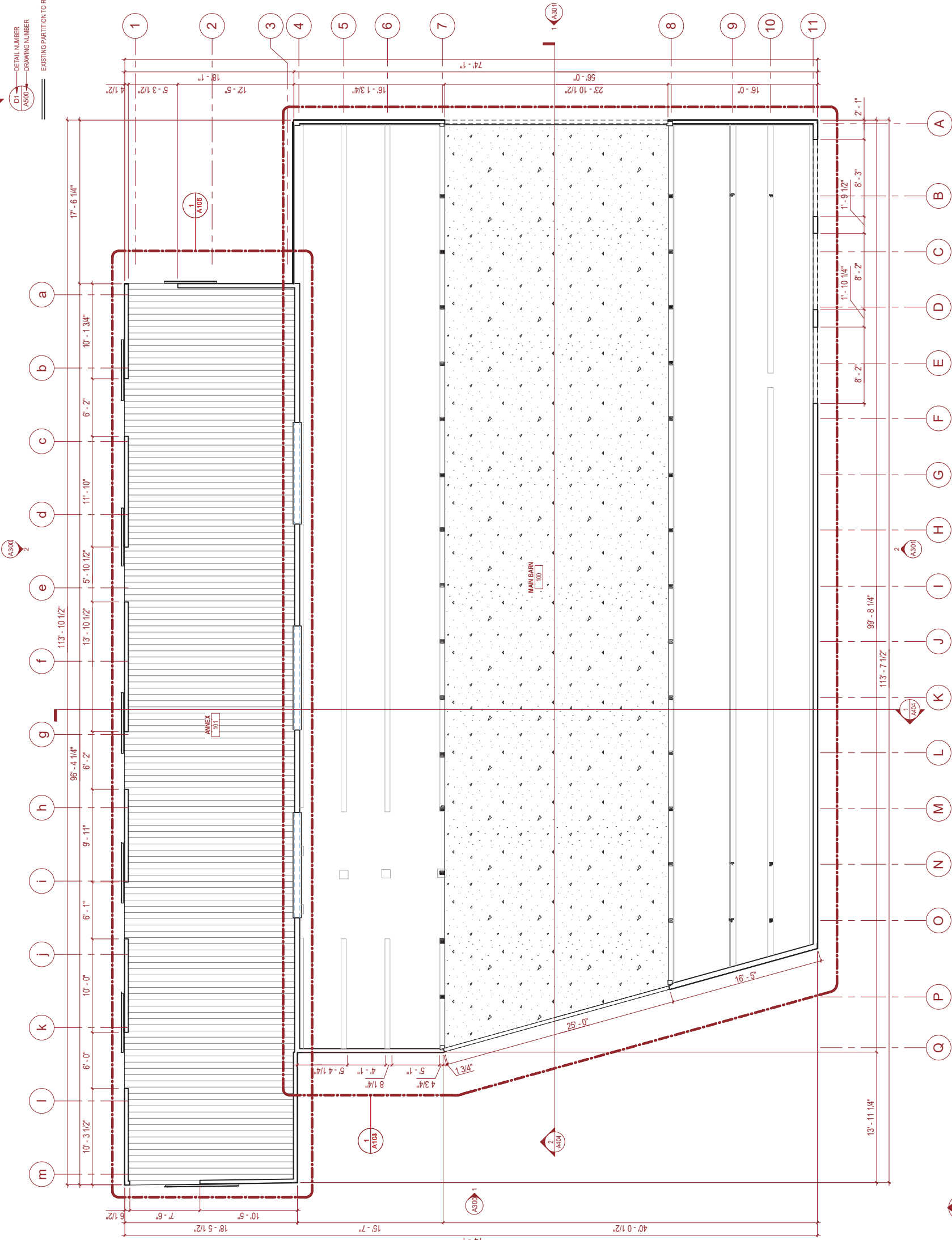
INDICATES PARTITION TYPE (SEE
DRAWING A-601 FOR SPECIFICATIONS AND
DETAILS)

GLASS (DEMOUNTABLE) PARTITION

INDICATES DOOR NUMBER

NEW DOOR AND FRAME

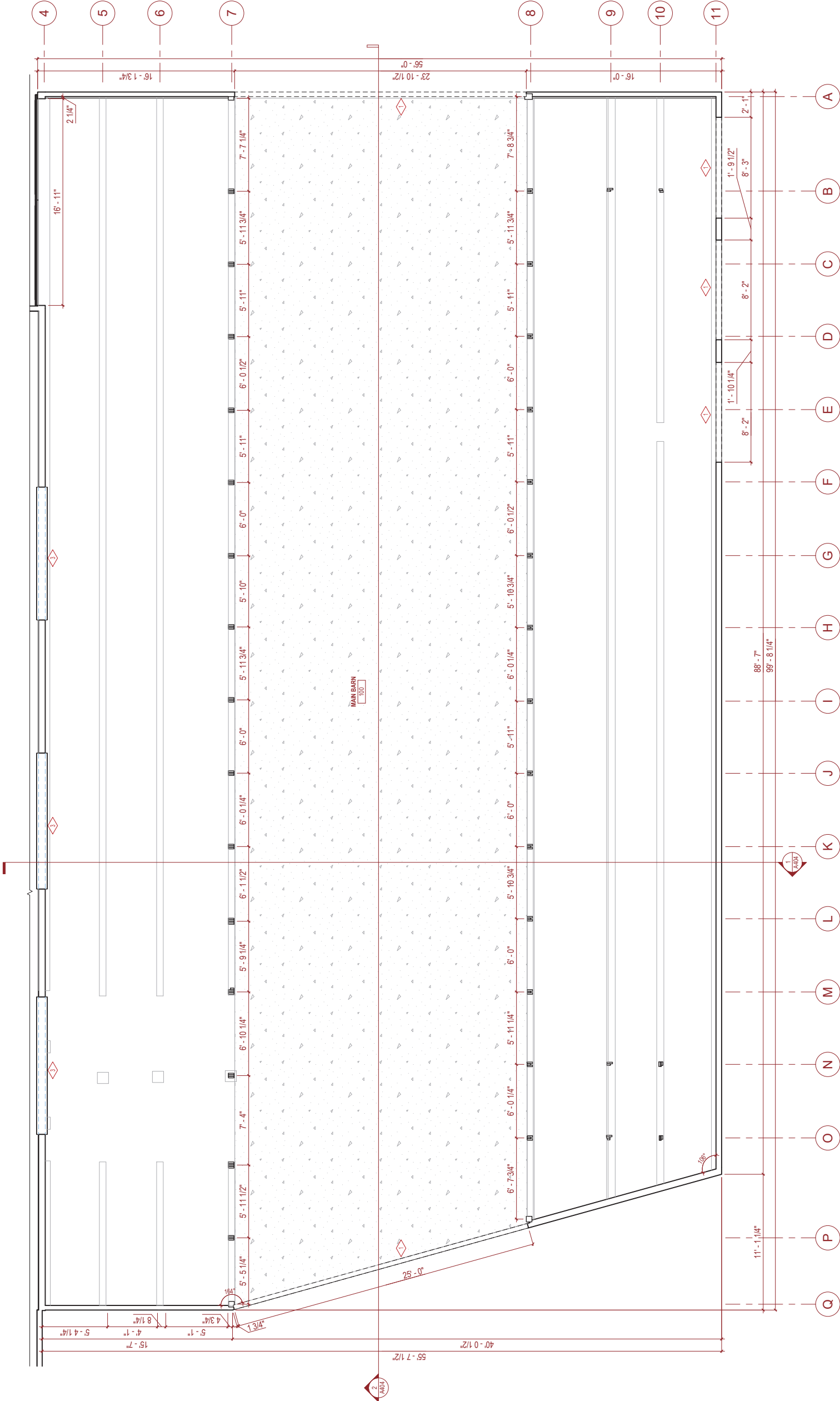
INDICATES MILLWORK (SEE ELEVATIONS
AND DETAILS)



AS-BUILT REFERENCE NOTES



CONSTRUCTION LEGEND



AS-BUILT REFERENCE NOTES

- 1 EXISTING RAISED OPENING (CUT-THROUGH TO MAIN BARN)
- 2 EXISTING SLIDING DOOR (VARYING SIZES)
- 3 EXISTING GALVANIZED STEEL WALL FINISH
- 4 EXISTING 1X6 DECKING

CONSTRUCTION LEGEND

AREA NOT IN CONTRACT

REFERENCE NOTES

NAME → INDICATES ROOM OR AREA NAME

X XX → INDICATES ROOM OR AREA NUMBER

DT → ELEVATION NUMBER

A 600 → DRAWING NUMBER

DT → DETAIL NUMBER

A 500 → DRAWING NUMBER

EXISTING PARTITION TO REMAIN

EXISTING DOOR & FRAME TO REMAIN, PROTECT DURING CONSTRUCTION.

INDICATES ALIGNMENT OF FINISHED SURFACES

NEW

EX

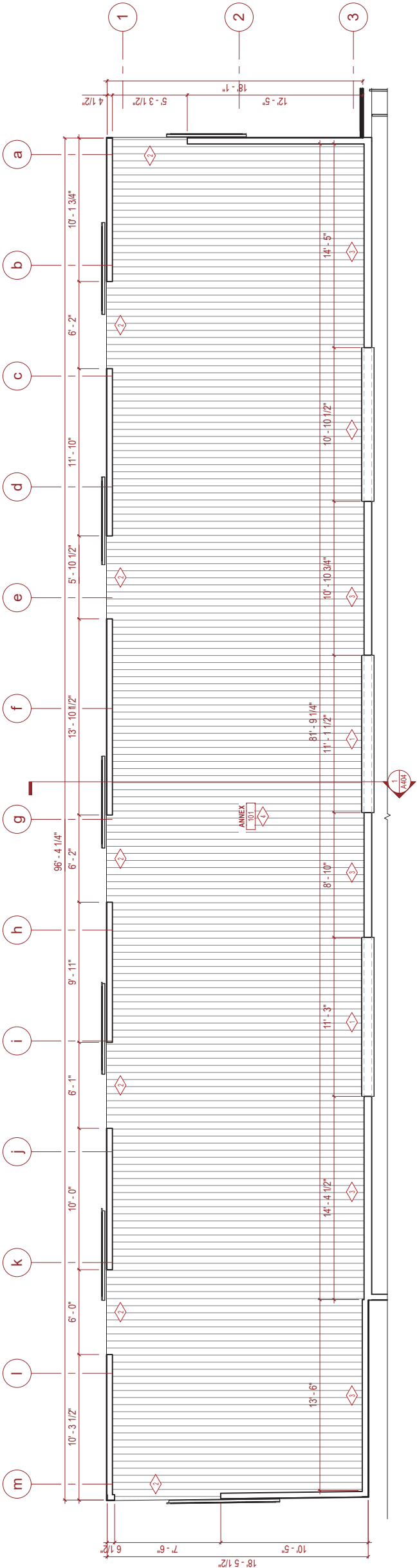
INDICATES PARTITION TYPE (SEE DRAWING A-601 FOR SPECIFICATIONS AND DETAILS)

GLASS (DEMOUNTABLE) PARTITION

INDICATES DOOR NUMBER

NEW DOOR AND FRAME

INDICATES MILL WORK (SEE ELEVATIONS AND DETAILS)



PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

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PROJECT NUMBER

25121

SHEET TITLE
ENLARGED ANNEX
PLAN

SHEET NUMBER

A105

CONSULTANTS

SEAL

DEPARTMENT OF BUILDINGS SCAN

PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

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11/07/25	

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PROJECT NUMBER
25121

SHEET TITLE
ROOF PLAN

SHEET NUMBER

A107

FOUNDATION PLAN LEGEND

- AREA NOT IN CONTRACT
- REFERENCE NOTES
- NAME

INDICATES ROOM OR AREA NAME
- X-XX

INDICATES ROOM OR AREA NUMBER
- D1

ELEVATION NUMBER
- 7500

DRAWING NUMBER
- D1

DETAIL NUMBER
- A500

DRAWING NUMBER
- EXISTING PARTITION TO REMAIN
- EXISTING DOOR & FRAME TO REMAIN.
PROJECT DURING CONSTRUCTION.
- INDICATES ALIGNMENT OF FINISHED SURFACES
- NEW
- EX
- INDICATES PARTITION TYPE (SEE
DRAWING A-601 FOR SPECIFICATIONS AND
DETAILS)

ROOF REFERENCE NOTES

- EXISTING METAL SEAM ROOF
- EXISTING METAL SEAM ROOF "SHED ROOF"

SEAL

DEPARTMENT OF BUILDINGS SCAN

PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

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1	AS-BUILTS	

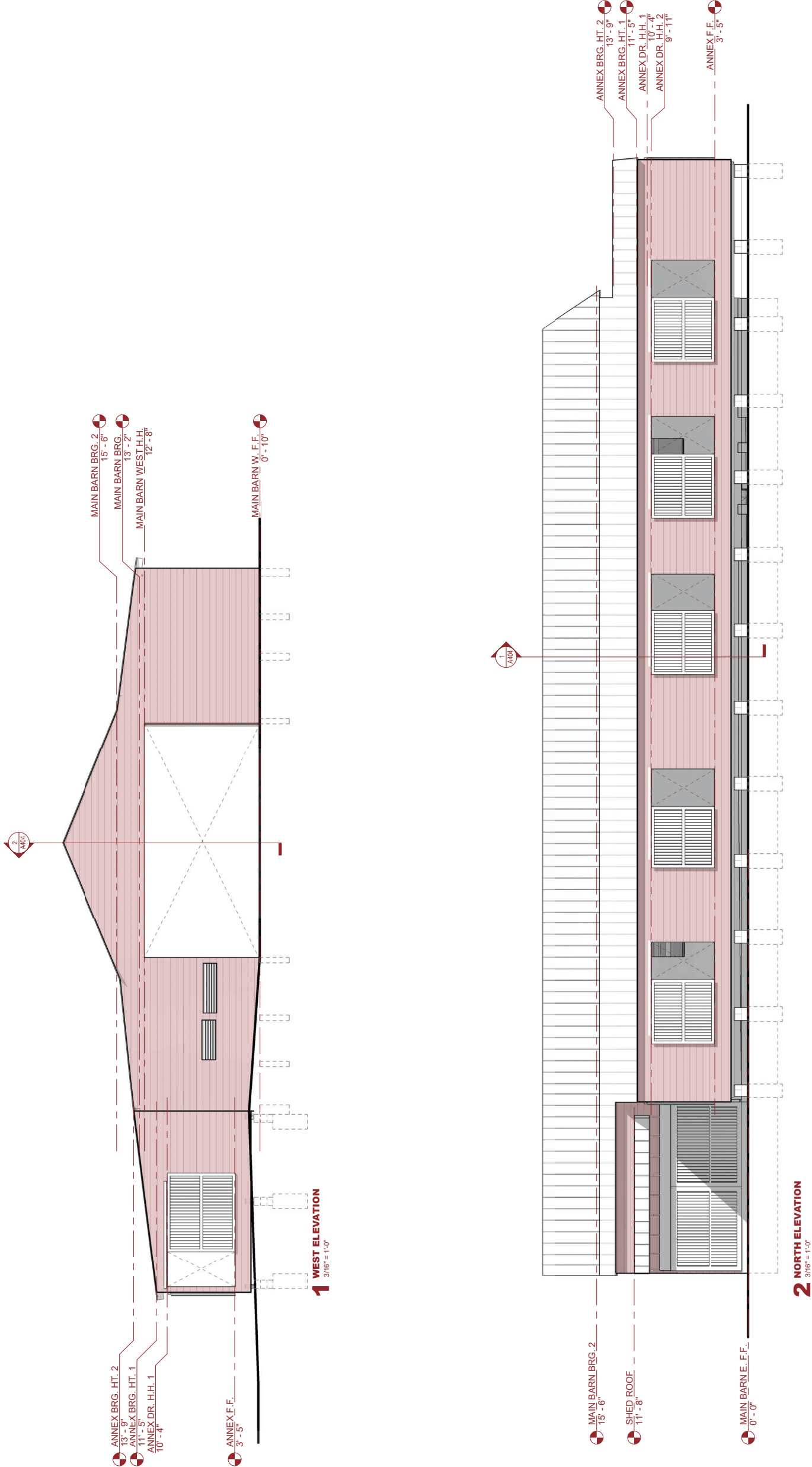
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PROJECT NUMBER
25121

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

A300



CONSULTANTS

SEAL

DEPARTMENT OF BUILDINGS SCAN

PROJECT

CLIENT
LOGO

DDA
DOWNTOWN
DEVELOPMENT
AUTHORITY

MAIN STREET
AMERICA

LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ISSUE

Rev.

Issued for

1

AS-BUILTS

Date

11/07/25

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PROJECT NUMBER

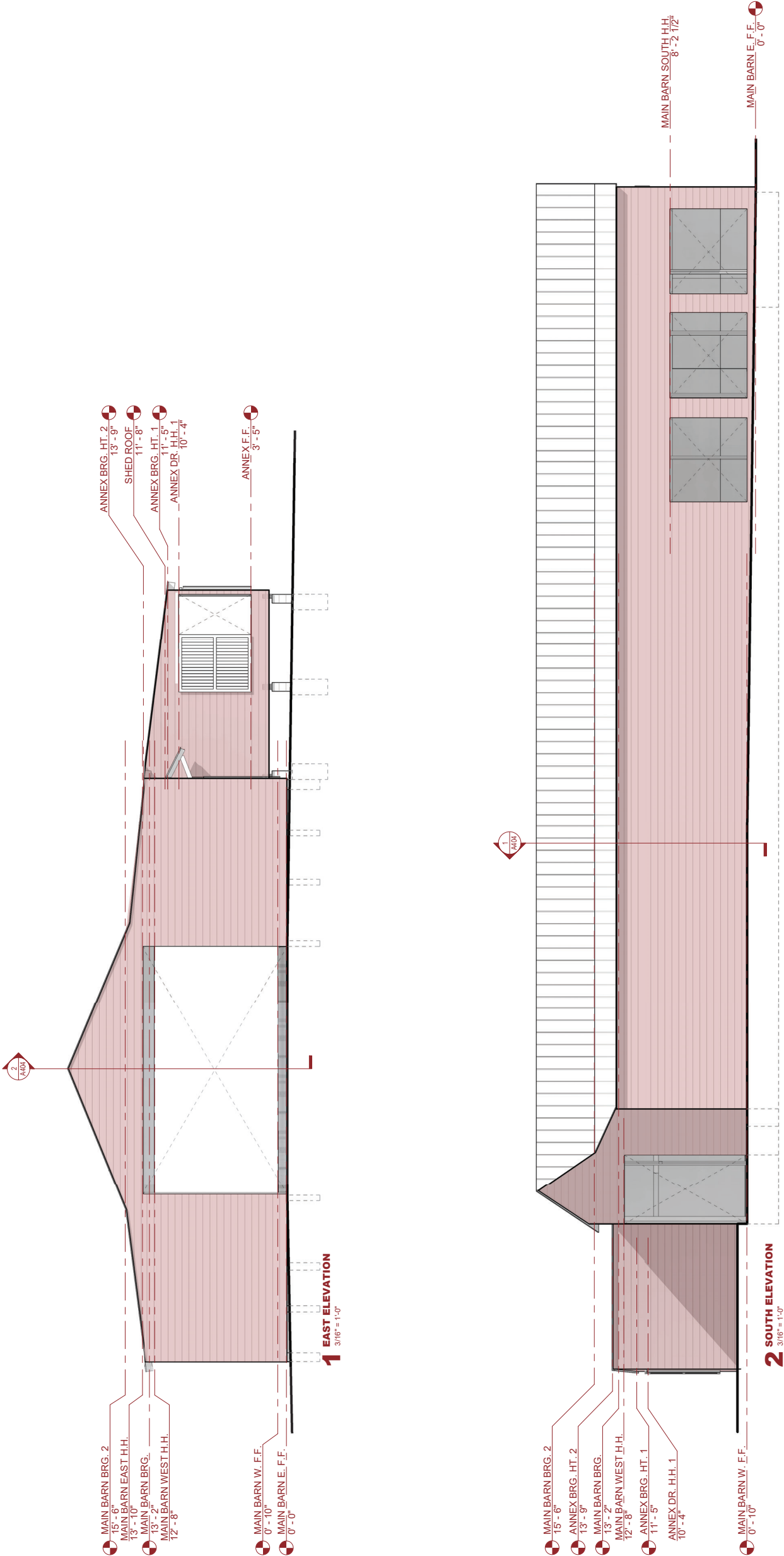
25121

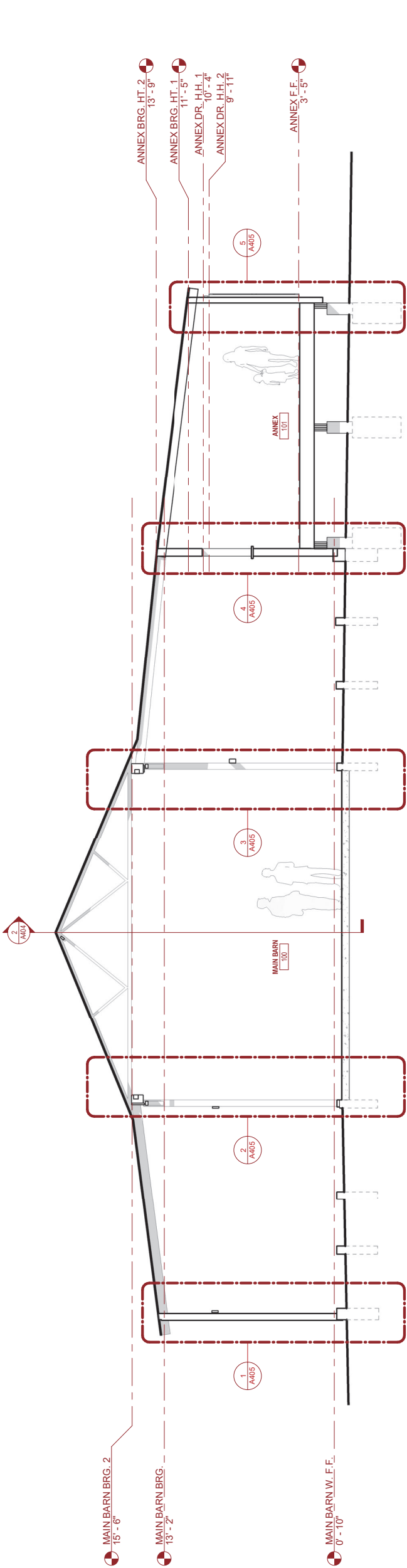
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BUILDING ELEVATIONS

SHEET NUMBER

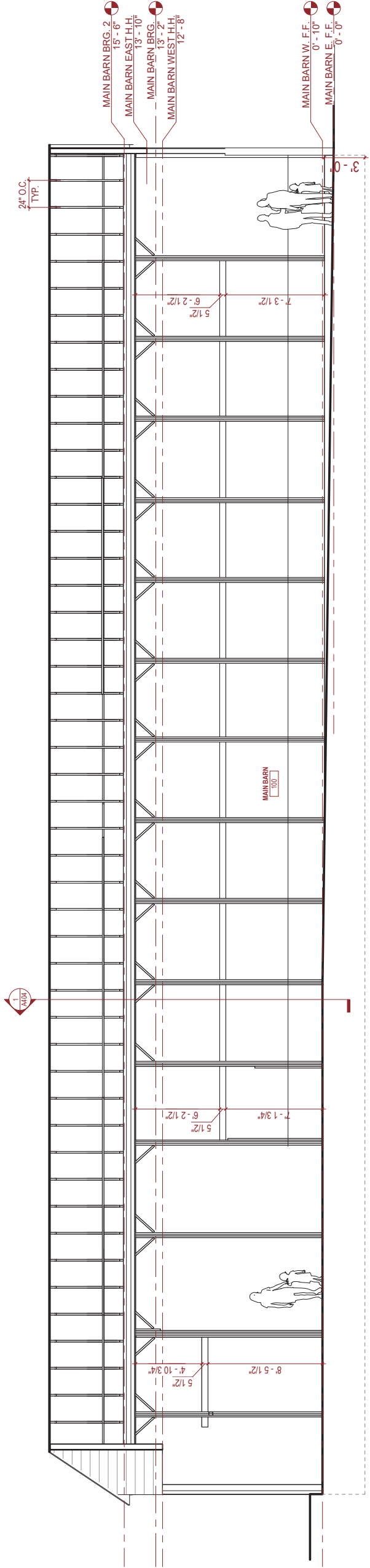
A301





1 MAIN BARN / ANNEX TRANSVERSE SECTION

1/4" = 1'-0"



2 MAIN BARN LONGITUDINAL BUILDING SECTION

1/4" = 1'-0"

SEAL

DEPARTMENT OF BUILDINGS SCAN

PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ISSUE

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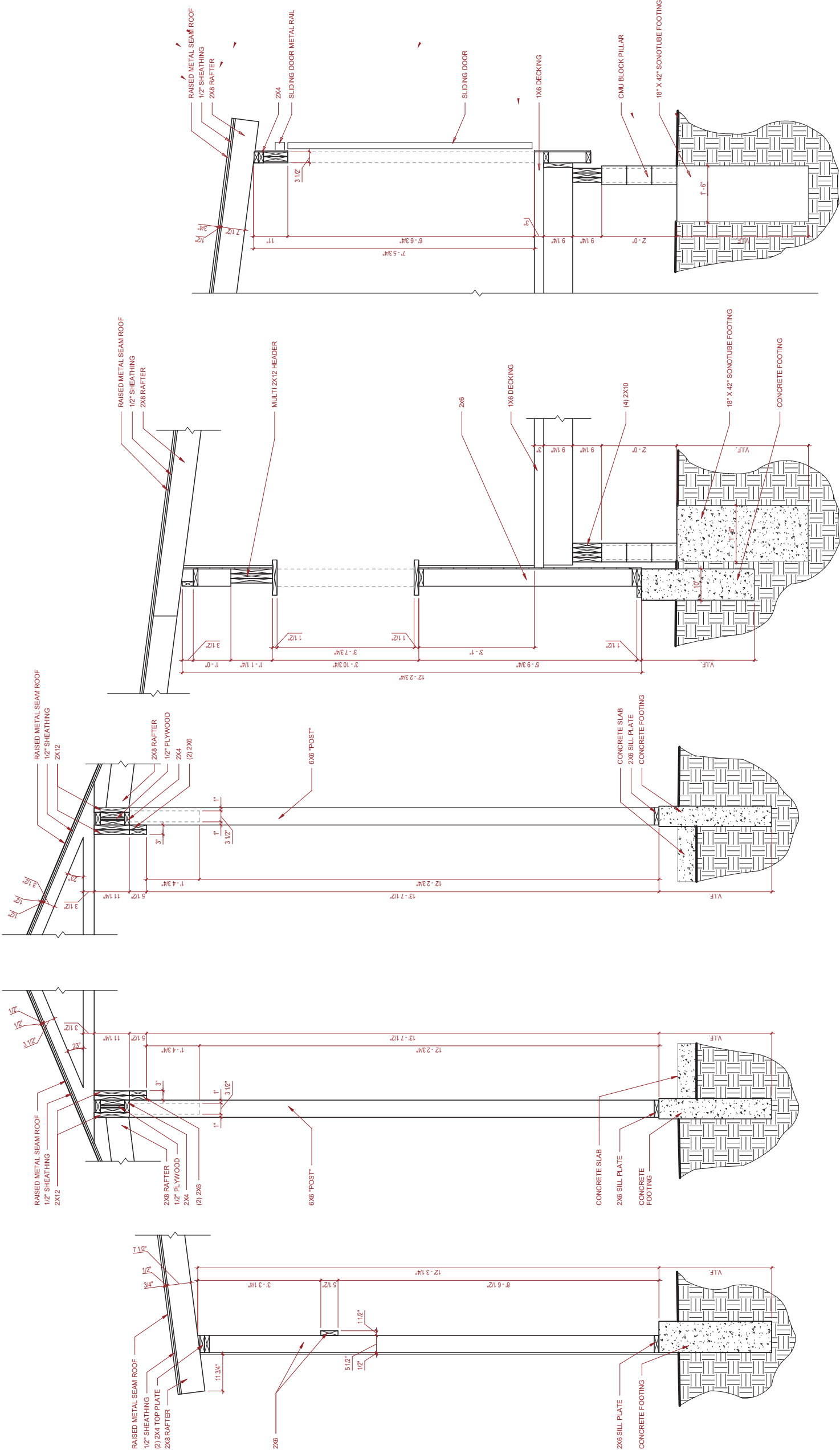
DRAWN BY: Author
CHECKED BY: Checker

PROJECT NUMBER
25121

SHEET TITLE
SECTION DETAILS

SHEET NUMBER

A405



1 TYP. MAIN BARN SOUTH WALL DETAIL
3/4" = 1'-0"

2 TYP. MAIN BARN COLUMN SOUTH
3/4" = 1'-0"

3 TYP. MAIN BARN COLUMN NORTH
3/4" = 1'-0"

4 MAIN BARN TO ANNEX SECTION
3/4" = 1'-0"

5 TYP. ANNEX NORTH WALL DETAIL
3/4" = 1'-0"



DDA ACTION SUMMARY SHEET

MEETING DATE: July 21, 2026

TOPIC Student Interns – Stipend Approval

BACKGROUND BRIEF:

In managing the transition away from an Assistant Director position that was charged with compiling and organizing digital media, promotional records, archived data and records, and other needs for strategic plan development, the Director determined that the retention of students with expertise in social media, photo video, youtube and other core organizational tools could assist the DDA in forming and compiling a structure and process of gathering and organizing our base media and filing systems.

Recruitment was conducted and two individuals were selected to join the team on a 90 day internship, subject to extension upon a finding of success in the strategy.

ALYSSA CROWLEY

CLAIRE JENKINS

FINANCIAL IMPACT:

It is recommended we provide a one time stipend for the work, to be directed and supported by the Director, in the amount of \$2,000/each. To be paid as a contracted service under our standard Independent Contractor Agreement. The students would be responsible for any/all tax or financial implications, and have no eligibility towards any benefits of employment.

This is a core function of Economic Development within the Downtown, and therefore would be paid from GL 248-728-801-000 Contracted Services.

Outsourcing this work is being estimated in excess of \$10,000.

RECOMMENDED MOTION:

Move to approve a stipend in the amount of \$2000 for each of Alyssa Crowley and Claire Jenkins from GL 248-728-801-000 Contracted Services, upon the signing of a standard Independent Contractor Agreement.

CONTACT

📍 Lake Orion, MI 48362

📞 248- 600-3337

✉️ Alyssacrowley20@gmail.com

PROFESSIONAL SUMMARY

Hardworking, highly motivated student that operates well in both individual and team capacities. Seeking a position that will utilize my excellent communication and organizational skills to complete tasks efficiently. Reliable, with a good work ethic, and the ability to quickly adapt to new tasks and environments.

A driven and detail-oriented individual with a desire to use my problem-solving skills to meet your company goals.

SKILLS

- Time management
- Multi-tasking
- Active listening
- Creative and energetic
- Positive engagement
- Problem-solving
- Effective communication

ALYSSA CROWLEY

Section 8, Item D.

EXPERIENCE

Gymnastics Coach

Great Lakes Elite – Oxford, MI

08/2025 - Present

- Planned and led engaging gymnastics classes for athletes of varying ages and skill levels in a safe and supportive environment
- Taught proper technique, strength, flexibility and fundamental gymnastic skills while encouraging confidence and personal growth
- Ensured athlete safety by supervising activities, spotting skills, and enforcing gym safety procedures
- Built positive relationships with athletes and parents through clear communication, encouragement, and individualized coaching

Host and Food Runner

Waterside Social – Lake Orion, MI

05/2025 - 10/2025

- Greeted and welcomed guests, managed waitlists, and ensured a friendly, organized dining experience
- Delivered food accurately and efficiently while maintaining high standards of presentation and customer service.
- Coordinated with servers and kitchen staff to ensure timely service and smooth restaurant operations
- Demonstrated strong communication, multitasking, and teamwork skills in a fast paced, high-volume environment

Camp Counselor Assistant

Upland Hills Farm - Oakland Township, MI

06/2024 - 09/2024

- Developed strong organizational skills by planning and executing daily camp activities for a group of children aged 6-8
- Showed leadership skills by motivating campers to participate in team building activities
- Displayed enthusiasm and commitment towards providing a fun learning experience for the kids
- Managed multiple tasks simultaneously while supervising large groups of children
- Communicated with parents and answered questions regarding camp policies and activities

Ice Cream Scooper and Sales Associate

Cookies and Cream - Lake Orion, MI

05/2023 - 09/2023

- Utilized excellent customer service skills, processing orders and maintaining cash register
- Demonstrated proficiency in scooping a variety of ice cream flavors with precision and accuracy
- Coordinated special orders for customers in a timely manner
- Performed daily cleaning tasks, such as mopping floors, washing dishes, and sanitizing equipment



EDUCATION

High School: Honors Level Classes Candidate

Oxford High School, Expected graduation 06/2027



ACCOMPLISHMENTS

Honors level Classes at Oxford High School

6-time National Dance Champion - OODA

Successful completion: Babysitting Course - Oxford Parks & Rec

Competitive Dancer with OODA for 16 years

Member of the 2025 & 2026 Oxford High School Dance Team

2025 OHS Link Leader – Mentorship of upcoming freshman



REFERENCES

References available upon request

CLAIRE JENKINS

HIGH SCHOOL STUDENT

CONTACT

248-519-3464

clairenicolejenkins1@gmail.com

PROFILE

I am a loyal, hardworking, trustworthy person looking for an opportunity that will allow me to interact with the public.

SKILLS

Communication

Self Starter

Responsible

Dedicated

EXPERIENCE

Indianwood Country Club – Receptionist & Banquet

Server/Food Runner

October 2024 – Current

Job responsibilities - Reception: Answer phone calls and take reservations. Banquet server: serve food, take down, and set tables. Pool food running during the summer.

EDUCATION

Lake Orion High School

2022-2026

Senior

Lake Orion Community Schools - Camp Wanna Have Fun

Assistant Camp Counselor

May-August 2024, Current

Job Responsibilities - Together with 2 lead counselors, responsible for 15-20 kids per day. This included traveling on field trips weekly, walking to LOHS to use the pool and preparing snacks daily. Light cleaning daily and prep for the next day of camp.

AWARDS

Lamp of learning
recipient for maintaining
a 3.5 gpa

2022-current

National Honor Society

2025-current

Orion Grill - Hostess

2022-2024

Academic Classes

Marketing

2024-2025

Job Responsibilities - Greet and seat people as they come into the restaurant. Get drinks for guests and assist servers as needed. Light cleaning and prep work.

Babysitting

2020-Current

Marketing Workshop

2025

Responsible for multiple children ranges in ages 3 months to 8 yrs.

HOBBIES

Competitive Dance at Orion Oxford Dance Arts

2013-Current

Summer 2024 & 2025 – Apprentice at Spotlight Dance
Company in Naples, Florida



DDA ACTION SUMMARY SHEET

MEETING DATE: July 21, 2026

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 June 2026.

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 06/30/2026

% Fiscal Year Completed: 100.00

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

Section 9, Item A.

GL Number	Description	25-26 Amended Budget	YTD Balance 06/30/2026	Activity For 06/30/2026	Available Balance 06/30/2026	% Bdg't Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Revenues						
Department: 000 REVENUE						
248-000-402-000	Current Real Property Taxes	1,047,377.00	1,036,268.47	0.00	11,108.53	98.94
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	1,669.39	68.82	1,700.61	49.54
248-000-441-000	Local Community Stabilization Share	15,000.00	17,650.43	0.00	(2,650.43)	117.67
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	10,000.00	0.00	33,500.00	22.99
248-000-540-000	COUNTY/FEDERAL PROGRAM GRANTS PUBLIC	595,823.00	154,737.75	3,282.00	441,085.25	25.97
248-000-582-000	PROPERTY TAXES OTHER UNITS	0.00	0.00	0.00	0.00	0.00
248-000-664-000	Interest Earned	9,708.00	15,167.07	0.00	(5,459.07)	156.23
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	169,436.00	169,436.00	0.00	100.00
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	(7,750.00)	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	3,400.00	0.00	31,600.00	9.71
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	(684.34)	0.00	8,684.34	(8.55)
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	1.34	0.00	3,498.66	0.04
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	3,382.28	0.00	817.72	80.53
248-000-687-000	Merchandise Sales	3,500.00	488.00	488.00	3,012.00	13.94
248-000-688-000	Gift Certificate Sales	4,000.00	400.00	50.00	3,600.00	10.00
248-000-692-000	Rent	0.00	0.00	0.00	0.00	0.00
248-000-694-000	Miscellaneous	8,000.00	3,414.21	0.00	4,585.79	42.68
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	1,415,330.60	165,574.82	741,211.40	65.63
Revenues		2,156,542.00	1,415,330.60	165,574.82	741,211.40	65.63
Account Category: Expenditures						
Department: 260 GENERAL ACTIVITIES						
248-260-701-000	Executive Director Wages	84,000.00	93,038.91	9,692.40	(9,038.91)	110.76
248-260-704-000	Wages - Administrative Coordinator	32,417.00	16,142.50	3,097.50	16,274.50	49.80
248-260-706-000	Asst. Executive Director wages	72,230.00	70,727.72	8,192.40	1,502.28	97.92
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	6,734.06	765.00	(1,334.06)	124.70
248-260-711-013	OVERTIME	0.00	0.00	0.00	0.00	0.00
248-260-715-000	Social Security	15,254.00	13,562.06	1,663.66	1,691.94	88.91
248-260-716-000	Health Insurance- Medical	17,920.00	22,136.04	3,314.96	(4,216.04)	123.53
248-260-717-000	Life & Disability Insurance	1,562.00	1,783.81	149.90	(221.81)	114.20
248-260-718-000	Dental Insurance	1,132.00	1,060.98	89.48	71.02	93.73
248-260-719-000	Pension	15,690.00	17,349.01	2,015.68	(1,934.97)	112.33
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 06/30/2026

% Fiscal Year Completed: 100.00

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Section 9, Item A.

GL Number	Description	25-26 Amended Budget	YTD Balance 06/30/2026	Activity For 06/30/2026	Available Balance 06/30/2026	% Bdg't Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 260 GENERAL ACTIVITIES						
248-260-721-000	Vision Care	720.00	183.03	15.38	536.97	25.42
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	27,000.00	23,898.08	0.00	3,101.92	88.51
248-260-801-002	CONTRACTUAL SERVICES - PUBLIC SAFETY	103,000.00	103,000.00	0.00	0.00	100.00
248-260-801-003	CONTRACT SERVICES - DPW FEE	27,211.00	27,210.66	0.00	0.34	100.00
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	0.00	0.00	6,700.00	0.00
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	393.00	0.00	5,507.00	6.66
248-260-810-000	Legal Services	3,500.00	2,807.25	0.00	692.75	80.21
248-260-823-000	Website/Software	4,200.00	3,267.68	212.98	932.32	77.80
248-260-823-001	Municipal Software	5,000.00	28.85	0.00	4,971.15	0.58
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	3,171.90	327.52	328.10	90.63
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	5,674.42	236.21	1,212.73	84.45
248-260-921-000	Municipal Street Lighting	13,780.00	12,608.25	1,799.28	1,171.75	91.50
248-260-930-000	Repair and Maintenance	1,870.00	1,217.36	330.79	652.64	65.10
248-260-930-002	Building Maintenance	1,200.00	200.33	37.64	999.67	16.69
248-260-940-000	Equipment Rental	1,500.00	665.87	105.80	834.13	44.39
248-260-941-000	Office Rent	17,700.00	17,790.00	0.00	(90.00)	100.51
248-260-942-000	Office Expenses	5,700.00	4,823.76	759.16	(739.34)	112.97
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	1,463.07	0.00	296.93	84.37
248-260-957-000	Education & Training	8,000.00	3,824.44	150.00	3,800.72	52.49
248-260-958-000	General Activities Misc	5,900.00	4,806.34	313.49	1,093.66	81.46
248-260-961-000	Tax Tribunal Refunds	0.00	0.00	0.00	0.00	0.00
248-260-962-000	Mileage	500.00	111.18	0.00	388.82	22.24
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	469.00	0.00	1,531.00	23.45
Total Dept 260 - GENERAL ACTIVITIES		677,497.00	522,792.56	33,269.23	151,385.21	77.17
Department: 725 ORGANIZATION						
248-725-822-000	Newsletter	1,000.00	130.00	0.00	811.00	18.90
248-725-824-000	Volunteer Recognition & Dvp.	1,700.00	567.34	210.00	1,072.66	36.90
248-725-825-000	Gift Certificate Redemption	5,000.00	1,712.75	25.00	3,287.25	34.26
248-725-826-000	Historic Celebration/Education	2,500.00	2,231.20	1,200.00	268.80	89.25
248-725-827-000	Awareness Program	2,300.00	2,116.08	0.00	(129.30)	105.62
248-725-864-000	Grant & Scholarship Distribution	3,000.00	6,032.00	3,282.00	(3,032.00)	201.07

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

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Section 9, Item A.

GL Number	Description	25-26 Amended Budget	YTD Balance 06/30/2026	Activity For 06/30/2026	Available Balance 06/30/2026	% 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	689.00	0.00	511.00	57.42
Total Dept 725 - ORGANIZATION		16,700.00	13,478.37	4,717.00	2,789.41	80.71
Department: 726 DESIGN						
248-726-745-000	Beautification Supplies	7,620.00	5,724.83	1,174.38	1,895.17	75.13
248-726-746-000	Hanging Baskets	4,120.00	254.21	0.00	3,865.79	6.17
248-726-801-000	Contractual Services	5,780.00	2,507.32	0.00	3,047.68	47.27
248-726-843-000	Facade Program	25,480.00	2,250.00	2,250.00	23,230.00	8.83
248-726-845-000	Public Art Program	2,100.00	1,694.28	0.00	405.72	80.68
248-726-883-000	Banners and Holiday Lighting	8,100.00	7,246.85	309.40	853.15	89.47
248-726-975-001	Capital Outlay - Beautification	2,300.00	1,230.00	950.00	1,070.00	53.48
248-726-975-002	Capital Outlay - Streets	2,790.00	152.34	0.00	2,637.66	5.46
248-726-980-001	PUBLIC SPACE GRANT-GENERAL	323,000.00	219,324.40	0.00	103,675.60	67.90
248-726-980-002	PUBLIC SPACE GRANT-DEVELOPMENT & PRO	212,000.00	44,571.14	0.00	167,428.86	21.02
Total Dept 726 - DESIGN		593,290.00	284,955.37	4,683.78	308,109.63	48.03
Department: 728 ECONOMIC DEVELOPMENT						
248-728-801-000	Contractual Services	10,800.00	8,839.52	0.00	561.85	94.80
248-728-860-000	Trolley Expense	5,130.00	3,069.34	0.00	2,060.66	59.83
248-728-861-000	DATA AND METRICS	1,460.00	7.76	0.00	1,452.24	0.53
248-728-862-000	Training Materials	500.00	0.00	0.00	418.32	16.34
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	689.00	0.00	1,811.00	27.56
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	1,008.05	270.28	1,061.95	54.81
248-728-888-000	Brand Marketing	23,700.00	21,570.90	1,078.00	1,483.10	93.74
248-728-888-001	Contractual Services Brand Marketing	12,000.00	4,657.87	440.00	7,234.13	39.72
Total Dept 728 - ECONOMIC DEVELOPMENT		59,440.00	39,842.44	1,788.28	17,083.25	67.03
Department: 729 PROMOTION						
248-729-880-000	Event Promotion	2,500.00	2,138.44	0.00	361.56	85.54
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	1,861.37	0.00	638.63	74.45
248-729-880-005	Event Promo - Hmtwn/Holiday Vill	3,000.00	1,957.43	0.00	720.65	75.98
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	1,344.43	536.53	155.57	89.63
248-729-880-008	EVENT PROMO-ICE FEST	3,500.00	3,300.98	0.00	199.02	94.31
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	3,490.92	0.00	3,509.08	49.87
248-729-880-013	STRONGER TOGETHER-WINTER	2,500.00	2,478.53	0.00	21.47	99.14
248-729-880-014	STRONGER TOGETHER- SUMMER/FALL	1,500.00	1,172.30	0.00	327.70	78.15
248-729-880-015	Winter Activities	4,500.00	4,499.16	0.00	0.84	99.98
248-729-880-016	MISC EVENTS-OTHER	2,500.00	1,500.00	0.00	1,000.00	60.00
248-729-880-017	Movie Night	3,500.00	2,693.41	0.00	806.59	76.95
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	1,625.00	0.00	(25.00)	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

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Section 9, Item A.

GL Number	Description	25-26 Amended Budget	YTD Balance 06/30/2026	Activity For 06/30/2026	Available Balance 06/30/2026	% Bdg Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Account Category: Expenditures						
Department: 729 PROMOTION						
248-729-895-000	Event Promo-Comm. Sponsorships	0.00	0.00	0.00	0.00	0.00
248-729-975-020	Capital Outlay Parks & rec	0.00	0.00	0.00	0.00	0.00
Total Dept 729 - PROMOTION		53,100.00	41,061.97	536.53	11,716.11	77.33
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	420,721.00	0.00	0.00	100.00
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	2,500.00	2,500.00	0.00	100.00
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	14,000.00	13,673.76	0.00	326.24	97.67
248-730-975-009	Capital Outlay - Dumpsters	1,000.00	0.00	0.00	1,000.00	0.00
248-730-975-011	Capital Outlay - Trail Extensi	4,300.00	3,500.00	3,500.00	800.00	81.40
248-730-975-015	Capitla Outlay- Outdoor Sound	0.00	0.00	0.00	0.00	0.00
248-730-975-020	Capital Outlay Parks & rec	0.00	0.00	0.00	0.00	0.00
248-730-992-000	Bond Principal	0.00	0.00	0.00	0.00	0.00
248-730-995-000	Bond Interest	0.00	0.00	0.00	0.00	0.00
Total Dept 730		444,521.00	440,394.76	6,000.00	4,126.24	99.07
Expenditures		1,844,548.00	1,342,525.47	50,994.82	495,209.85	72.78
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		2,156,542.00	1,415,330.60	165,574.82	741,211.40	65.63
TOTAL EXPENDITURES		1,844,548.00	1,342,525.47	50,994.82	495,209.85	72.78
NET OF REVENUES & EXPENDITURES:		311,994.00	72,805.13	114,580.00	246,001.55	
BEG. FUND BALANCE		385,962.46	385,962.46			
END FUND BALANCE		697,956.46	458,767.59			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

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Section 9, Item A.

GL Number	Description	25-26 Amended Budget	YTD Balance 06/30/2026	Activity For 06/30/2026	Available Balance 06/30/2026	% Bdg't Used
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023						
Account Category: Revenues						
Department: 000 REVENUE						
301-000-300-001	2023 Downtown Dev Tax Exempt Bond Pr	0.00	0.00	0.00	0.00	0.00
301-000-300-002	2023 Downtown Dev Tax Exempt Bond Pr	0.00	0.00	0.00	0.00	0.00
301-000-664-000	Interest Earnings	900.00	1,030.36	0.00	(130.36)	114.48
301-000-671-999	Appropriation from Fund Balanc	0.00	0.00	0.00	0.00	0.00
301-000-699-301	TRF in from DDA	420,721.00	420,721.00	0.00	0.00	100.00
Total Dept 000 - REVENUE		421,621.00	421,751.36	0.00	(130.36)	100.03
Revenues		421,621.00	421,751.36	0.00	(130.36)	100.03
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	185,980.55	0.00	(11,480.55)	106.58
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	239,681.91	13,118.94	432,838.09	35.64
Total Dept 901 - CAPITAL OUTLAY		847,020.00	425,662.46	13,118.94	421,357.54	50.25
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	500.00	0.00	(500.00)	100.00
301-905-731-001	2023 Tax exempt Bond Issuance Expens	0.00	500.00	0.00	(500.00)	100.00
301-905-745-001	Property taxes-Orion Twp	0.00	0.00	0.00	0.00	0.00
301-905-920-000	Utilities	0.00	0.00	0.00	0.00	0.00
301-905-992-003	2023 DDA BONDS TAXABLE PRINCIPAL SER	60,000.00	60,000.00	0.00	0.00	100.00
301-905-992-004	2023 DDA BONDS TAX EXEMPT PRINCIPAL	160,000.00	160,000.00	0.00	0.00	100.00
301-905-993-001	2023 DDA BOND TAXABLE INTEREST SERIE	73,921.00	73,921.00	0.00	0.00	100.00
301-905-993-002	2023 DDA TAX EXEMPT BOND INTEREST A	126,800.00	126,800.00	0.00	0.00	100.00
Total Dept 905 - Downtown Dev Bond 2023		420,721.00	421,721.00	0.00	(1,000.00)	100.24
Expenditures		1,267,741.00	847,383.46	13,118.94	420,357.54	66.84
Fund 301 - DOWNTOWN DEV BOND PROJECT 2023:						
TOTAL REVENUES		421,621.00	421,751.36	0.00	(130.36)	100.03
TOTAL EXPENDITURES		1,267,741.00	847,383.46	13,118.94	420,357.54	66.84
NET OF REVENUES & EXPENDITURES:		(846,120.00)	(425,632.10)	(13,118.94)	(420,487.90)	
BEG. FUND BALANCE		2,580,888.81	2,580,888.81			
END FUND BALANCE		1,734,768.81	2,155,256.71			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 06/30/2026

% Fiscal Year Completed: 100.00

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

Section 9, Item A.

GL Number	Description	25-26 Amended Budget	YTD Balance 06/30/2026	Activity For 06/30/2026	Available Balance 06/30/2026	% Bdgt Used
Fund: 403 DDA PUBLIC INFRASTRUCTURE FUND						
Account Category: Revenues						
Department: 000 REVENUE						
403-000-664-000	Interest Earnings	0.00	67.61	0.00	(67.61)	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	67.61	0.00	112,925.39	0.06
Revenues		112,993.00	67.61	0.00	112,925.39	0.06
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	67.61	0.00	112,925.39	0.06
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES:		112,993.00	67.61	0.00	112,925.39	
BEG. FUND BALANCE		142,459.99	142,459.99			
END FUND BALANCE		255,452.99	142,527.60			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 06/30/2026

% Fiscal Year Completed: 100.00

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

Section 9, Item A.

GL Number	Description	25-26 Amended Budget	YTD Balance 06/30/2026	Activity For 06/30/2026	Available Balance 06/30/2026	% Bdgt Used
Fund: 404 DDA PROPERTY ACQUISITION						
Account Category: Revenues						
Department: 000 REVENUE						
404-000-664-000	Interest Earnings	0.00	80.49	0.00	(80.49)	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	80.49	0.00	(80.49)	100.00
Revenues		0.00	80.49	0.00	(80.49)	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	169,436.00	169,436.00	0.00	100.00
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	169,436.00	169,436.00	0.00	100.00
Expenditures		169,436.00	169,436.00	169,436.00	0.00	100.00
Fund 404 - DDA PROPERTY ACQUISITION:						
TOTAL REVENUES		0.00	80.49	0.00	(80.49)	100.00
TOTAL EXPENDITURES		169,436.00	169,436.00	169,436.00	0.00	100.00
NET OF REVENUES & EXPENDITURES:		(169,436.00)	(169,355.51)	(169,436.00)	(80.49)	
BEG. FUND BALANCE		169,578.15	169,578.15			
END FUND BALANCE		142.15	222.64			

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ORION

Balance As of 06/30/2026

% Fiscal Year Completed: 100.00

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

Section 9, Item A.

GL Number	Description	25-26 Amended Budget	YTD Balance 06/30/2026	Activity For 06/30/2026	Available Balance 06/30/2026	% Bdgt Used
Report Totals:						
TOTAL REVENUES - ALL FUNDS		2,691,156.00	1,837,230.06	165,574.82	853,925.94	68.27
TOTAL EXPENDITURES - ALL FUNDS		3,281,725.00	2,359,344.93	233,549.76	915,567.39	71.89
NET OF REVENUES & EXPENDITURES:		(590,569.00)	(522,114.87)	(67,974.94)	(61,641.45)	

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION
Balance As of 06/30/2026

Section 9, Item A.

		YTD Balance	
GL Number	Description	06/30/2025	06/30/2026
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND			
*** Assets ***			
	CASH CHECKING	318.96	1,510.10
	CASH SAVINGS	453,754.26	456,327.41
	Total Assets	454,073.22	457,837.51
*** Liabilities ***			
	ACCOUNTS PAYABLE	65,731.57	(2,261.92)
	ACCRUED AND OTHER LIAB	2,379.19	1,331.84
	Total Liabilities	68,110.76	(930.08)
*** Fund Equity ***			
	FUND BALANCE	356,811.12	385,962.46
	Total Fund Equity	356,811.12	385,962.46
Total Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND:			
TOTAL ASSETS		454,073.22	457,837.51
BEG. FUND BALANCE		356,811.12	385,962.46
+ NET OF REVENUES & EXPENDITURES		29,151.34	72,805.13
= ENDING FUND BALANCE		385,962.46	458,767.59
+ LIABILITIES		68,110.76	(930.08)
= TOTAL LIABILITIES AND FUND BALANCE		454,073.22	457,837.51

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION
Balance As of 06/30/2026

Section 9, Item A.

GL Number	Description	YTD Balance	
		06/30/2025	06/30/2026
Fund: 301 DOWNTOWN DEV BOND PROJECT 2023			
*** Assets ***			
CASH CHECKING		56,386.80	56,386.80
CASH SAVINGS		2,534,354.47	2,100,839.09
Total Assets		2,590,741.27	2,157,225.89
*** Liabilities ***			
ACCOUNTS PAYABLE		7,883.28	0.00
DUE TO INTERFUND		1,969.18	1,969.18
Total Liabilities		9,852.46	1,969.18
*** Fund Equity ***			
FUND BALANCE		2,794,812.47	2,580,888.81
Total Fund Equity		2,794,812.47	2,580,888.81
Total Fund 301 DOWNTOWN DEV BOND PROJECT 2023:			
TOTAL ASSETS		2,590,741.27	2,157,225.89
BEG. FUND BALANCE		2,794,812.47	2,580,888.81
+ NET OF REVENUES & EXPENDITURES		(213,923.66)	(425,632.10)
= ENDING FUND BALANCE		2,580,888.81	2,155,256.71
+ LIABILITIES		9,852.46	1,969.18
= TOTAL LIABILITIES AND FUND BALANCE		2,590,741.27	2,157,225.89

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION
Balance As of 06/30/2026

Section 9, Item A.

		YTD Balance	
GL Number	Description	06/30/2025	06/30/2026
Fund: 403 DDA PUBLIC INFRASTRUCTURE FUND			
*** Assets ***			
	CASH SAVINGS	142,459.99	142,527.60
	Total Assets	142,459.99	142,527.60
*** Fund Equity ***			
	FUND BALANCE	0.00	142,459.99
	Total Fund Equity	0.00	142,459.99
Total Fund 403 DDA PUBLIC INFRASTRUCTURE FUND:			
	TOTAL ASSETS	142,459.99	142,527.60
	BEG. FUND BALANCE	0.00	142,459.99
	+ NET OF REVENUES & EXPENDITURES	142,459.99	67.61
	= ENDING FUND BALANCE	142,459.99	142,527.60
	+ LIABILITIES	0.00	0.00
	= TOTAL LIABILITIES AND FUND BALANCE	142,459.99	142,527.60

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ORION
Balance As of 06/30/2026

Section 9, Item A.

		YTD Balance	
GL Number	Description	06/30/2025	06/30/2026
Fund: 404 DDA PROPERTY ACQUISITION			
*** Assets ***			
	CASH SAVINGS	169,578.15	222.64
	Total Assets	169,578.15	222.64
*** Fund Equity ***			
	FUND BALANCE	169,464.87	169,578.15
	Total Fund Equity	169,464.87	169,578.15
Total Fund 404 DDA PROPERTY ACQUISITION:			
	TOTAL ASSETS	169,578.15	222.64
	BEG. FUND BALANCE	169,464.87	169,578.15
	+ NET OF REVENUES & EXPENDITURES	113.28	(169,355.51)
	= ENDING FUND BALANCE	169,578.15	222.64
	+ LIABILITIES	0.00	0.00
	= TOTAL LIABILITIES AND FUND BALANCE	169,578.15	222.64



DDA ACTION SUMMARY SHEET

MEETING DATE: July 21, 2026

TOPIC Executive Directors Report

BACKGROUND BRIEF:

The monthly report of the Executive Director

FINANCIAL IMPACT:

none

RECOMMENDED MOTION:

Motion to adopt receive and file the July 21, 2026 Executive Director Report.

EXECUTIVE DIRECTOR REPORT

Matthew Gibb – Executive Director

(248) 693-9742

director@downtownlakeorion.org



July 21, 2026

I. NEWS AND UPDATES

- a. STORAGE LEASE.** We have elected to terminate the lease with SpareBox Storage. The unit was terminated and emptied. The former office of the Assistant Director has been converted into a work room for DDA event support, sings, filing, etc.

Two years ago the Village needed to reclaim space in the village hall. The DDA was using the space as auxiliary storage for larger DDA items (Christmas décor, event inflatables, etc). When this was no longer available Ms. Bloom was able to secure a storage unit as a sponsor- in kind donation to the Downtown. After a few months this converted to a paid storage unit, and we were recently advised the monthly cost was again going up, this time to \$380/mth.

As we had secured storage units for the eventual lumber yard operations, we cleaned those units, and have moved a substantial portion of needed equipment and things required to operate to the lumber yard containers.

- b. AMERICA 250.** We provided decoration downtown to celebrate independence and America 250, including the gazebo.

We participated in the Reading of the Declaration program. Hundreds/Thousands of communities across the USA held a reading of the Declaration of Independence at 6pm on July 8th (the actual date of the first reading in 1776). We were blessed to have high school thespian Rowan Dantzler in costume (provided by Ed's Broadway Gifts) who preformed a robust and very accurate portrayal of the reading. Our Director provided historical insight and anecdotes of the event from 1776.

- c. LOLIVE Gazebo Series.** The Wednesday evening concert series has kicked off, and two great shows have been held with attendance averaging about 150 concertgoers. We braved the heat on July 15th.

- d. WEBSITE UPDATES.** You are encouraged to visit our website: www.downtownlakeorion.org. What are some of what we are updating?...

- i. We are building stronger event notice section on the first page, with a calendar and pop up information that is clickable directly to an event page
 - ii. Adding event graphics, clickable to their detail page.
 - iii. Moving the reporting requirement and FOIA information to its own section and click so it's easier for the public.
 - iv. Building a better lumber yard data base.
 - v. The Moments in Time videos and information is easier to find, and links to the Where Living is a Vacation page made more accessible.
 - vi. **MOST SIGNIFICANTLY**. We are building out a submission area for the community to share stories, photos and videos, as well as, an easy to use form submission to join as a volunteer or an illuminator.
- e. **OFFICE EQUIPMENT.** Several repairs have been made to the office and needed organizational boards, storage and utility items have been installed by the Director.
- f. **ADVERTISING.** The Director created several ads for print and e-commerce supporting the America 250 Review issues and promoting the LOLive Gazebo Series. A-Frame announcements of the Declaration Reading and the Summer concert Series were created and installed.
- g. **NEW ORDINANCE DRAFTING.** The Director has coordinated and participated in the drafting of a proposed new ordinance governing Sandwich Board / A-Frame signs in the Downtown. This was presented to the business community for input at the LODown meeting and comment gathered and populated. A sample application form as emulated from Ferndale, Michigan's successful idea, and the packet will be transmitted to the Chief of Police/code enforcement with a request of the council to consider in August.
- h. **YEAR END FINANCIALS.** All year end invoicing and requisitions are done and submitted, closing our financials for 25-26. The new budget has been adopted by the Clerk and appropriated. WE WILL NEED BUDGET ADJUSTMENTS FORE THE LUMBER YARD WHEN THE PUD SITE PLAN IS APPROVED (the Director is waiting on that process)
- i. **SEASONAL MAINTENANCE.** We are keeping the Downtown bright and vibrant, with lots of compliments on flowers and atmosphere. With that comes additional maintenance; electrical repairs on three poles, re-setting bricks pavers that were kicked loose, fence straightening, and more.
- j. **VILLAGE COUNCIL / STATUS.** We once again faced a Motion by Councilman Lamb, supported by his Wife, to shrink the DDA boundary. This failed, but only due to the absence of a full council.

- k. VILLAGE DIS-INCORPORATION.** Signatures have been certified to place the question on the ballot as to whether the Village Charter should be dissolved. This will go to Council at its next meeting (by statute) and they will decide either to concede the question and form a committee to create a dissolution plan, or they will simply place the matter on the ballot. My guess is they will leave that to the voters.

THIS HAS A SIGNIFICANT IMPACT ON THE DDA. A REPORT IS SUBMITTED UNDER SEPARATE AGENDA ITEM.

I. MISCELLANEOUS.

- i. Assisting three property owners in possible listing or transactional efforts for their buildings.
- ii. Assisting four potential new businesses on opportunities to join downtown.
- iii. Coordinating awning re-pricing for façade grant improvements that the committee has approved but needs re-quote.
- iv. **Invoicing.** We drew in \$12,500 in sponsorship for the LOLive Concert Series. We earned a \$10,000 technical assistance grant from MSOC. We won the ShopOC event and earned \$1000.

II. UPCOMING EVENTS: We are working to assist the promotion and coordination of the following:

JULY 27, 2026 @ 4PM – Downtown LODown. This time at Waterside Social

AUGUST 4, 2026 @ 6PM – Lake Orion Main Street ALL COMMITTEE MEETING. This time at Lake Orion United Methodist

AUGUST 14, 2026 @ 6:30PM – Teen Movie Night in Children’s Park.

AUGUST 21, 2026 @ 3PM – SICK Racing checkpoint. This event will bring 300+ racers, driving their race cars, through Lake Orion as a check point for the statewide association. We are coordinating ROW closures, volunteers and awareness so our restaurant community takes advantage.

AUGUST 27-30, 2026 – DRAGON ON THE LAKE. We will have two boats this year, Illuminators and DDA Legends.

There's no better way to
celebrate America
 than to
 enjoy a Summer full of
Original Music

★ **WEDNESDAYS** ★
6:30-8PM
CHILDREN'S PARK
 (RAIN LOCATION: 20 FRONT STREET)

LO
 Lake Orion **LIVE!**

**DOWNTOWN
 LAKE ORION**

JUL. 8		COUSIN CURTIS ROCK/BLUES	AUG. 5		PHILIP BOWEN AMERICANA
JUL. 15		Nathan GRAHAM AMERICANA	AUG. 12		THE GARRETT BOYS BLUEGRASS
JUL. 22		THE WILDWOODS AMERICANA	AUG. 19		BELLES COUNTRY
JUL. 29		ON THE LASH IRISH TRADITIONAL	AUG. 26		COLLEEN ORENDER BLUES / JAZZ

Stage Sponsor



meijer



LAKE ORION **Review**
VIEW Newspaper Group

Season Sponsor



INDEPENDENT
 BANK

DOWNTOWNLAKEORION.ORG

America's Best
New Original Artists
in one
**SUMMER CONCERT
SERIES**

LO
Lake Orion **LIVE!**



Wednesdays
6:30-8pm
Children's Park
(Rain location: 20 Front Street)

Season Sponsor: **INDEPENDENT
BANK**



Gazebo Stage Sponsor



DOWNTOWNLAKEORION.ORG



DDA ACTION SUMMARY SHEET

MEETING DATE: July 21, 2026

TOPIC Great American Main Street Award – Application

BACKGROUND BRIEF:

Following the success of the Illuminator Volunteer program, winning the Main Event Volunteer of the Year, it was decided, and encouraged by the coordinating program that the DDA apply for GAMSA. Despite the less than four weeks (really three weeks) and a 4th of July in the middle, application was made and accepted by the National Main Street organization in Chicago.

Cross your fingers. The Application summary is attached, including the letters of support and photo essay. We will be showing the submitted video at the Board meeting.

FINANCIAL IMPACT:

If we win, this is a substantial boost to grant applications.

RECOMMENDED MOTION:

To receive and file the application.

Title	Village of Lake Orion DDA	07/10/2026
	by Matthew Gibb in 2027 Great American Main Street Awards	id. 54617546
	gibb@downtownlakeorion.org	

Original Submission 07/10/2026

Basic Information & Releases

Main Street Program Name Village of Lake Orion DDA

Address: 118 N Broadway St.

City, State Zip Lake Orion, MI 48362

Community Population 2856

Organization's Website: www.downtownlakeorion.org

Facebook Handle <https://www.facebook.com/LakeOrionDDA>

Instagram Handle [@downtownlakeorion](https://www.instagram.com/downtownlakeorion)

Twitter Handle

LinkedIn Handle

Name of Applicant (i.e. Organization Director) Matthew Gibb

Email: gibb@downtownlakeorion.org

Phone Number: 2486939742

Release Authorization (type full name) Matthew Gibb

Coordinator

MG

Notification: I confirm that I have notified my Coordinator about my application for GAMSA 2027.

Coordinator Review:

MG

I confirm that my Coordinator has reviewed and supports my completed application that I am submitting for GAMSA 2027.

Accreditation Confirmation:

MG

I confirm that the Main Street organization I am submitting for GAMSA consideration is or will be a Main Street America Accredited program.

Have you previously applied for GAMSA?

2020/21

If so, when was the last time?

Program Information

Year Organization Founded:

2001

of Years Accredited

18 consecutive years and 21 of 22 years

Organization's Tax Status

Government entity

Organization Structure

Downtown Development Authority

Number of Staff (full-time and part-time)

3

Vacancy Rate in District – current % vs. % when Main Street program started.

Current 2% vs Start 31% in 2001 when program adopted

Section 9, Item C.

Budget

[GAMSA Budget Form.xlsx](#)

If "other" is great than 20% please provide a short explanation.

We are a Tax Increment Financed Authority. Tax capture based revenues come from both Village (City) as set above, and additionally from County General Fund, County Parks, Transit, Services, Community College and other taxing jurisdictions. Tax capture makes up approximately 74% of the total with the remainder coming from grants, interest, merchandise, events and sponsorships

Reinvestment Stats

[GAMSA Reinvestment Stat Template.xlsx](#)

Board Member Matrix

[Board_Matrix__supplemented.pdf](#)

Narratives

Tell us about your community

Imagine being so successful at restoring the identity of a community that you're told "we don't want you here". It happened to us. We survived, and thrived, even more. This is our story.

Lake Orion was born as a destination. Long before the automobile, visitors arrived by train to experience our lake, a bustling downtown, energetic resorts, amusements, and a way of life that inspired our enduring motto, "Where Living is a Vacation." For generations, Lake Orion was a place where people came to gather, connect, and create lasting memories.

Like many small towns, however, we gradually forgot who we were.

By the late 1990s, the trains were long gone, a four-lane highway separated downtown from the lakeshore that once fueled our economy, vacancies approached 30 percent, and investment had nearly stopped. What had once been a destination had become an aging collection of hair salons, blighted bars, and empty storefronts.

Twenty-five years ago, our community made a simple but defining decision. We would not become something new—we would become who we had always been, an identity rooted in heritage and destination. With one hand firmly on the Main Street pillars, residents, business owners, volunteers, and local leaders rediscovered we were more than what we had become and committed to building a downtown worthy of our past and our future. Within four years, that commitment leveraged more than \$14 million in private investment, inspired over 3,000 volunteer hours, reduced

Then tragedy struck. A devastating fire destroyed nearly one-third of our historic downtown. Rather than replacing our past with something ordinary, we rebuilt with authenticity, restoring the architectural character that defines Lake Orion today. That decision established a philosophy that continues to guide every project we undertake: preserve what matters, invest with purpose, and always honor our community's identity.

Over the next two decades, that philosophy transformed far more than buildings, it sparked more than \$48 million in new investment. Signature events like Dragon on the Lake, Flower Fair, LO Live, and dozens of community traditions renewed downtown as a regional destination. A new Children's Park, redesigned Flint Street Alley, and enhanced gathering spaces reconnected people and places, while strategic redevelopment projects—including the Lumber Yard at Paint Creek Public Market—demonstrate our willingness to invest in ourselves when others won't.

Today, perhaps the greatest measure of our success is the "Illuminators", a growing movement of volunteers who embody the optimism, stewardship, and pride that define Lake Orion. They represent a simple truth: thriving downtowns are not built by organizations alone. They are built by communities that believe in themselves.

Our investment totals, restored buildings, and signature events tell an impressive story. But they are not what make Lake Orion special. Our greatest achievement has been inspiring an entire community to become who it has always been—a destination defined not simply by place, but by people who believe in one another and in the future they are building together.

Major Challenge or
Obstacle Overcome

Lake Orion is an attitude, just ask us. We have been shaped by a series of challenges that have only proved our resolve. Fires, ballot initiatives, stodgy property owners, none of it worked. Those adversities only made us more creative; and committed.

The construction of M-24 physically separated our historic downtown from the very asset that defined us as a destination, our lake. The symbolic bypass did its job, businesses declined, investment slowed, and our once-vibrant downtown faded. We had become a tumble weed town, and it showed.

By 2001 a small, dedicated group had had enough. They joined together, joined Main Street, and worked the pillars. After millions in new investment, a devastating fire swept through and gutted our core. Rather than seeing an end, we saw an opportunity to rebuild while honoring our historic character. But while the rebuilt district became a symbol of perseverance, it also revealed a legacy problem.

Rebuilding the destination stabilized old leases and empowered owners to hold for greater returns. New restaurants and boutiques were outbid and closed out by a virtual monopoly. Limited availability stalled new businesses

growth, discouraged entrepreneurs, and slowed redevelopment. Instead of waiting, we became a catalyst for change. The DDA office was housed in a long-neglected automotive garage whose better days passed in the 50's. We thought like a developer and used its potential to recruit and launch a new brewery, breaking the log jam and opening a flood of creative market growth.

Our risk empowered others. Village offices were moved and the old fire hall became a restaurant. Streetscapes, a new Children's Park, bridges over the Paint Creek and, through a historic façade improvement program, more than 20 properties rediscovered who they always were. But, In the midst that great progress, a mass shooting happened in neighboring Oxford. As communities grieved, our Main Street organizations partnered, supporting each other through shared initiatives. We became "Stronger Together".

Our most recent challenge came from the community doubters and a ballot initiative sought that dissolve the DDA and its programs. Facing down a "we don't want you here" vote is daunting, but supporters took action and the question was rejected overwhelmingly. We learned our impact was never about bricks and mortar, we had invested in people and they returned the investment. Within two short years, those same volunteers formed "The Illuminators," a growing network dedicated to positivity, volunteerism, and community pride.

We told you Lake Orion is an attitude, well, in the very month the vote was held to end us, we doubled down and acquired our boldest investment yet, a project to create a transformational community gathering space at the Lumber Yard.

Obstacles pushed us to evolve and became the foundation for future success. Our experience taught us that Main Street organizations must be willing to adapt, lead when the market cannot, and empower volunteers to become champions for their community. Today, Lake Orion is stronger because challenges can't define us, we are what we were, a destination.

Main Streets are for Everyone

Lake Orion has always been more than a place on the map. Our Village is home to fewer than 3,000 residents, yet our downtown serves a community of more than 38,000 throughout Orion Township. Visitors come for the lakes, parks, trails, festivals, restaurants, and historic charm. Residents come because downtown is where the community gathers, celebrates, volunteers, and solves problems together. Around here, "Where Living is a Vacation" is more than a slogan—it reflects a culture built around connection.

Over the last 25 years we learned that successful downtowns are not created by a Downtown Development Authority alone. They are built by people who believe they belong and believe their ideas matter. A community cannot support Main Street, without becoming Main Street. Long before projects appear on annual work plans, they begin with conversations. Our Transformation Strategy was developed through business roundtables, resident surveys, market studies, retail analyses, public workshops, committee meetings, and ongoing collaboration with our Village, Orion Township, schools, nonprofits, and business community.

Monthly "LODown" meetings, annual community planning sessions, and public Board discussions keep those conversations active throughout the year.

Section 9, Item C.

The result is not simply public participation. It is public ownership.

Lake Orion's leadership intentionally reflects the many voices that shape our community. Business owners, property owners, residents, educators, elected officials, institutional partners, and community organizations all serve together through our Board and committees. Every Board member accepts leadership responsibilities beyond monthly meetings, ensuring decisions remain connected to the people we represent.

Recognizing that traditional committee structures do not fit everyone's schedule or interests, we created the Illuminators volunteer initiative. Instead of asking people to attend meetings, we invite them to make a visible difference through hands-on projects, beautification, event support, historic preservation, visitor assistance, and neighborhood improvement. The program annually generates hundreds of volunteer hours, with members spanning four generations, while creating new pathways into civic leadership. Many volunteers who began by planting flowers or welcoming visitors now serve on committees, lead projects, and inspire others to become involved.

Signature events such as Dragon on the Lake, Flower Fair, LO Live, Storybook Stroll, Movies in the Park, historic cemetery tours, seasonal celebrations, and dozens of community festivals invite families, seniors, young professionals, artists, entrepreneurs, and visitors to experience downtown in different ways throughout the year. We collaborate with the Village, Township, Chamber of Commerce, Public Library, Orion Art Center, Rotary, Lions Club, schools, churches, nonprofits, and countless volunteers because we believe vibrant downtowns are built collectively.

Historic preservation, adaptive reuse, public art, accessible parks, connected trails, and new gathering spaces all share a common purpose: bringing people together. Whether someone has lived here for generations or discovered Lake Orion for the first time, we want them to feel that this is a place where they belong. Our greatest accomplishment is not measured in dollars invested, buildings restored, or event attendance. It is measured by something far more enduring—a culture where people believe they have a voice and living up to that standard.

Community Evaluation Standards

The six Community Evaluation Standards aim to elevate local revitalization efforts and provide the Main Street America Network with a strong foundational framework to review progress, recognize strengths and accomplishments, understand trends and challenges involved with local revitalization, and implement strategies that keep moving Main Street programs forward. You can read more about the six standards [here](#). From the six Standards, please select three that best reflect your Main Street program's strengths and use the space below to describe, in 250 words or less, how your program advances that Standard in its work. Please be sure to select three (3) different Standards.

#1 Narrative

Lake Orion's greatest infrastructure investment wasn't a street, a building, or a park. It was building a community where every organization has a role in revitalization.

Lake Orion Main Street has intentionally invested in relationships and believes a thriving downtown cannot be created by one organization alone—it succeeds when every organization sees itself as a steward of the community's future. Our role is to convene, connect, and empower others to accomplish more together, and then tell everyone about the success.

Those partnerships span every corner of our community. We work alongside Lake Orion Community Schools through regular leadership meetings that connect education with community development, engaging hundreds of students each year through mentorship, service-learning projects, and volunteer opportunities. Annual community calendar summits unite nonprofit organizations around shared programming, while year-round collaboration with the Chamber of Commerce, Orion Art Center, Rotary Club, Public Library, VFW and businesses strengthens community capacity far beyond the reach of any single organization.

Perhaps our greatest measure of success is that many of the initiatives launched by Main Street have grown beyond us. Programs that began as Main Street initiatives are now owned, led, and proudly identified with partner organizations. That evolution was intentional.

Our goal has never been to own great events—it has been to build the organizational capacity for others to lead them. We have built a community where collaboration has become our strongest infrastructure, revitalization is a shared responsibility, and every organization understands that when downtown succeeds, we all succeed.

#2

Preservation-Based Economic Development

People invest in places where they become part of the story. has guided Lake Orion's revitalization for more than twenty-five years.

Historic preservation is not simply one of our programs—it is the foundation of our economic development philosophy. We believe communities create lasting value when they preserve the identity that makes them unique.

Our designation as a National Historic District affirmed the significance of our historic downtown, but preservation extends far beyond designation. Through a preservation-based façade grant program guided by architectural standards and design review, we have invested in restoring more than twenty historic commercial buildings. When fire destroyed nearly one-third of downtown, we rebuilt to honor our heritage rather than replace it. Historic Preservation Tax Credits transformed our 1926 high school into loft apartments. We preserved the historic Captains House while requiring new development inspired by the original Lake Orion Amusement Company. Today, the historic Lumber Yard at Paint Creek is being transformed into a regional public market, proving that our future is strongest when it grows from our past.

Preservation also means preserving memory. Through our Moments in Time historical series, heritage wayfinding, Dragon on the Lake, cemetery tours, public art, and community storytelling, we ensure each generation understands the people, places, and traditions that shaped Lake Orion.

Historic preservation is often measured by the buildings that remain. In Lake Orion, we measure it by the people who choose to become part of the story—and help write its next chapter.

Lake Orion's success is not the product of isolated projects. It is the result of a disciplined planning process that transforms community input into measurable action. Every initiative begins with a simple question: Does it advance our Transformation Strategy?

Our 2025 Transformation Strategy was re-assessed and re-focused through market analysis, stakeholder engagement, business outreach, and community participation. We built work plans, market attraction proposals, and promotional concepts with the directed intent to strengthen Lake Orion's identity as a lakeshore economy while preserving its authentic character and community strengths. That strategy approach guides every committee work plan, annual budget, capital investment, and organizational priority.

Planning is continuous. Our monthly “LO Down” roundtables convene business owners to discuss opportunities, permitting, code enforcement, staffing, marketing, and barriers to growth. Monthly coordination meetings with Village leadership align redevelopment, zoning, infrastructure, and economic development efforts, while monthly reports to the Village Council ensure transparency, accountability, and shared priorities. Business and building inventories, asset tracking, visitation analytics, market research, and ongoing stakeholder engagement continually refine our understanding of downtown and inform future decisions.

This disciplined process ensures every initiative—from building community events during traditional down customer periods, to promoting national acts at LOLive, business recruitment, historic preservation, and the Lumber Yard at Paint Creek—advances the same long-term vision.

Our work plans are not annual checklists. They are living roadmaps that transform community ideas into coordinated action, measurable results, and lasting investment.

Images & Supporting Documents

Within each category please title documents with numbers (1-5 for Letter of Support and 1-15 for images) as this helps with tracking.

Images

[GAMSA-2027-Photo-Ledger-Template_FINAL.xlsx](#)

[LakeOrion_GAMSA_Image1.pdf](#)

[LakeOrion_GAMSA_Image2.pdf](#)

[LakeOrion_GAMSA_Image3.pdf](#)

[LakeOrion_GAMSA_Image4.pdf](#)

[LakeOrion_GAMSA_Image5.pdf](#)

[LakeOrion_GAMSA_Image6.pdf](#)

[LakeOrion_GAMSA_Image7.pdf](#)

[LakeOrion_GAMSA_Image8.pdf](#)

[LakeOrion_GAMSA_Image9.pdf](#)

[LakeOrion_GAMSA_Image10.pdf](#)

[LakeOrion_GAMSA_Image11.pdf](#)

[LakeOrion_GAMSA_Image12.pdf](#)

[LakeOrion_GAMSA_Image13.pdf](#)

[LakeOrion_GAMSA_Image14.pdf](#)

[LakeOrion_GAMSA_Image15.pdf](#)

Map of District

[Lake_Orion_Village_DDA_DISTRICT.pdf](#)

Letters of Support

[GAMSA_Winners_Letter_of_Support_Lake_Orion_GAMSA_2026.pdf](#)

[letter_from_West.pdf](#)

[LO_GAMA_Letter_of_Support.pdf](#)

[oxford_letter_of_support.pdf](#)

[partner_letter_of_support.pdf](#)

Optional Video

[DDA_Main_Street_Video_2026_720p_HD.mp4](#)

July 6, 2026

Selection Committee

Main Street America

53 W. Jackson Blvd., Suite 350

Chicago, IL 60604



RE: Letter of Support for LAKE ORION DDA MAIN STREET

Main Street revitalization is never accomplished by a single organization. It is built one partnership at a time. For more than twenty-five years, the Lake Orion Downtown Development Authority Main Street program has intentionally invested in relationships that strengthen our community, celebrate our unique identity, and create opportunities for organizations to accomplish more together than any of us could achieve alone. We are all beneficiaries of that hard work, and the tireless efforts of the leadership, friends and people that have built the strong identity and place we call Lake Orion.

The role of Lake Orion's Main Street team has never been simply to organize events, restore historic buildings, or recruit new businesses. Instead, their strength is working as a convener, connector, and catalyst—bringing together civic organizations, nonprofit partners, businesses, local government, schools, faith organizations, volunteers, and residents around a shared vision for Downtown Lake Orion. The result is a community where success is shared.

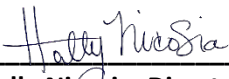
Each year, several organizations collaborate with Lake Orion Main Street to create signature experiences that celebrate Lake Orion's history, arts, culture, recreation, and lakeside heritage. Whether supporting Dragon on the Lake, the Holiday Lighted Parade, Flower Fair, LO Live, new businesses, public art, community beautification, historic preservation, or countless volunteer initiatives, these partnerships create a downtown that reflects the talents and passions of the entire community.

The organizations represented on the following pages are more than event partners. They are co-authors of Lake Orion's story. Together, we have transformed individual ideas into community traditions, strengthened our local economy, preserved our historic character, and built a downtown that belongs to everyone. The impact of the Lake Orion DDA cannot be measured through investment statistics or attendance figures alone. Its biggest impact is reflected in the relationships, trust, and shared purpose that have become the foundation of Lake Orion's success.

For that reason, we proudly submit this collective statement in support of the Lake Orion Main Street program and its nomination for the Great American Main Street Award. Because our greatest accomplishment is not what we built, but what we built together.

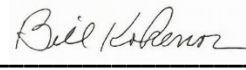
In strong support of your consideration of the Lake Orion DDA Main Street for your next Great American Main Street Award, we sign and reflect,

"We are so grateful for the DDA's support and the role they play in keeping Lake Orion beautiful and welcoming. They understand the value of community, creativity, and creating spaces where people feel connected that drives Dragon on the Lake and the Art & Flower Fair."


**Holly Nicosia, Director
ORION ART CENTER**



"Bringing 15,000 people and families Downtown for a Legacy Lighted Parade, is no small task. The DDA Main Street is invaluable to coordinating street closures, business awareness, and they even find time host a huge volunteer kids viewing party."


**Bill Kokenos, President
ORION AREA PARADE GROUP**



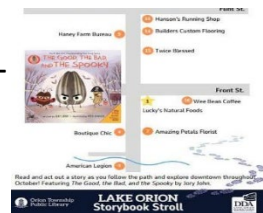
"We work collaboratively with the DDA to enhance the business community. Lake Orion Main Street is such a supportive culture and robust foundation of accessible resources, advocacy, and strategic connections."


**Joyce Donaldson, President
ORION AREA CHAMBER
OF COMMERCE**

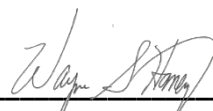


"The Orion Township Public Library really values partnering with the DDA on Downtown Storywalks. The program connects local businesses and the library while giving families a fun reason to explore downtown.."


**Chase McMunn, Director
ORION TOWNSHIP
PUBLIC LIBRARY**



"The servant leadership of the DDA is evident in all they do, and for us it's a blessing. Our Flags for Heros and Ice Golf Challenge, each raise awareness and resources for those in need, the DDA invites us inside business and Downtown with seamless precision."


**Wayne Haney, President
LAKE ORION
SUNRISE ROTARY**

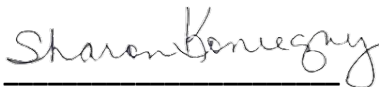


"Beyond their weekly support of our hall, the Legion hosts a Summer Cornhole League that fills the Downtown sidewalks and streets. The DDA embraces it, promotes it, and importantly prioritizes our veterans. Their work makes our Downtown a place."


**Lloyd Coe, Member
SONS OF THE
AMERICAN LEGION 233**



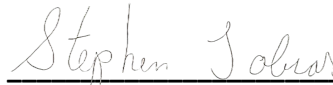
"Everywhere you look Downtown reflects its history. Buildings are restored instead of torn down, story boards abound, videos capturing Moments in Time are easily discovered. We even give tours, advocating for our heritage through the names of our founders. What a partnership"



**Sharon Konieczny, Chairperson
ORION HISTORICAL SOCIETY**



"Our DDA Main Street is an important collaborator of the work the Lions do throughout the year. From the Jubilee, to festival tents, to access to the parks, or just general support, we have become more than a friend, we act like family, but without the drama"



**Steve Tobias, Director
LAKE ORION LIONS CLUB**





July 6, 2026

Selection Committee

Main Street America

53 W. Jackson Blvd., Suite 350

Chicago, IL 60604

Re: Support for Lake Orion DDA Main Street

Dear Great American Main Street Award Selection Committee:

As neighboring communities, we have witnessed firsthand how Lake Orion's leadership has fostered lasting regional collaboration. Their willingness to invest time, volunteers, and organizational resources into Oxford during our time of greatest need is something our community will never forget. They are not simply a successful Main Street—they are an indispensable community partner.

Main Street communities are often measured by their economic development, preservation efforts, and vibrant downtowns. While Lake Orion excels in each of those areas, what truly distinguishes this community is something much deeper—its unwavering commitment to neighboring communities and its belief that successful downtowns are stronger when they work together.

Following the tragic mass shooting at Oxford High School in 2021, our community faced one of the darkest moments in our history. During that difficult time, the leadership and volunteers of Downtown Lake Orion stood beside Oxford, not as neighboring communities, but as family.

Rather than retreating inward, Lake Orion joined us in launching the **"Stronger Together"** initiative, demonstrating that Main Street organizations can serve as catalysts for healing as well as economic vitality. Together, our communities created opportunities for residents, businesses, volunteers, and visitors to stand united in support of one another. That partnership strengthened regional relationships, encouraged collaboration among our downtown businesses, and reminded both communities that resilience is built through connection.

The relationship between Oxford and Lake Orion did not end after the immediate response to the tragedy. It has continued through ongoing collaboration, shared events, cross-promotion of businesses, organizational partnerships, volunteer support, and a mutual commitment to the success of both downtowns. Lake Orion has consistently demonstrated that its vision extends beyond municipal boundaries, recognizing that vibrant downtowns throughout our region benefit when communities work together instead of competing with one another.

The revitalization of Downtown Lake Orion is impressive. The organization's creativity, investment, volunteer engagement, historic preservation, and entrepreneurial spirit have transformed their downtown into an outstanding destination. Yet what impresses us most is the character of the organization and its people. Their willingness to lead with compassion, collaboration, and service has strengthened not only their own downtown, but ours as well.

We are proud to call Downtown Lake Orion our partner and wholeheartedly recommend them for the Great American Main Street Award. They exemplify what the Main Street movement is intended to achieve—not simply thriving downtowns, but thriving communities working together for the greater good.

Sincerely,



Jack Curtis

OXFORD TOWNSHIP SUPERVISOR



Kimberly Smith

OXFORD DOWNTOWN DEVELOPMENT AUTHORITY

Examples of our #StrongerTogether efforts





July 8, 2026

Great American Main Street Award Selection Committee

As the Executive Directors of Oakland County's three Great American Main Street Award winning programs, we are honored to offer our strong endorsement of the Lake Orion Downtown Development Authority/Main Street Program of the next recipient of one of the 2027 Great American Main Street Award.

Our organizations have experienced what it means to earn national recognition as a result of being dedicated to the Main Street framework for downtown revitalization. We understand the perseverance, dedication, and ups and downs that come with the work. We understand the high standards of Great American Main Street Award communities and the ongoing commitment, leadership, and measurable strategies needed to be a Great American Main Street recipient. We believe Lake Orion has earned its place among the nation's best Main Street programs.

For more than twenty-five years, the Lake Orion DDA/Main Street Program has demonstrated that transformative downtown revitalization is built through patience, collaboration, and a clear long-term vision. Lake Orion has remained focused on a strategy of adaptive reuse, recreational assets and family friendly amenities.

Lake Orion can count six historic structures that have been adapted as a result of their efforts ranging from an auto garage turned live music venue that attracts national names, a church turned government building, a former city hall turned restaurant, and a sprawling historic lumberyard being reimagined into vibrant civic, commercial, entertainment, and dining downtown destinations. These investments have not only protected the community's architectural heritage but have also strengthened its economic vitality and reinforced a distinctive sense of place that cannot be replicated elsewhere.

Lake Orion has also embraced its natural assets that make it unique. It has integrated downtown with its lakefront, children's park, and the Paint Creek Trail into quality gathering spaces to create an authentic destination where recreation and economic vitality merge as another key transformation strategy. Families are drawn downtown not only dining or shopping, but because it offers experiences that encourage people of every generation to gather.

Today, Lake Orion has no commercial vacancy. The Main Street Program has had to endure its challenges as well from devastating fires to political threats to dissolve the organization because "it's too successful" and wanting to divert its financial resources. The program has risen above those challenges guiding compatible reconstructions following disasters and pulling the community together to rally around the preservation of the organization itself. Lake Orion is operating at the highest levels through talented local leadership that has navigated difficult waters.

While it is an honor to have Farmington to receive the Great American Main Street Award this year, we believe just as strongly that Lake Orion is equally deserving of national recognition. Great downtowns inspire one another, and Lake Orion's accomplishments stand alongside those of Rochester, Ferndale, and Farmington. Its success demonstrates the strength of Oakland County's collaborative Main Street network and how communities can learn from one another while developing their own identities.

The Great American Main Street Award recognizes communities whose work serves as a model for others across the nation. Lake Orion has become precisely that. Its emphasis on historic adaptive reuse, family-oriented placemaking, environmental recreation, and leadership that does not back down in the face of adversity. Lessons for downtowns of every size.

We unanimously recommend the Lake Orion Downtown Development Authority/Main Street Program for the 2027 Great American Main Street Award.

Sincerely,



Jennie Beeker

Executive Director

Ferndale Downtown Development Authority/Main Street (GAMSA, 2010)



Kristi Trevarrow

Executive Director

Rochester Downtown Development Authority/Main Street (GAMSA, 2013)



Jess Westendorf

Executive Director

Farmington Downtown Development Authority/Main Street (GAMSA, 2026)



June 27, 2026

Great American Main Street Award Selection Committee

Lake Orion, Michigan was once a graveyard of hair salons. Twenty-seven to be exact. The hey day of being a resort destination in metro Detroit on the shores of Orion Lake were gone. Highway M 24 severed the connection to downtown and the shore. Shabby storefronts, fires, and a growing pressure to wipe out the historic assets of the district was the new reality of the once bustling village center over two decades ago. Although, Oakland County now counts downtown Farmington among the most recent Great American Main Street recipients, we feel Lake Orion also deserves a serious look for recognition too. Downtown Lake Orion's comeback is more than worthy as the community has creative applied adaptive reuse, along with recreation and family as transformational strategy north stars to their mission. On behalf of our entire team at Main Street Oakland County and Oakland County Economic Development, it is my honor to offer our endorsement of the Lake Orion Downtown Development Authority and Main Street Program for the Great American Main Street Award for 2027.

During my three decades in the field of place-based development, I have had the privilege of working with hundreds of downtowns throughout the United States. As Coordinator of Main Street Oakland County, few transformations have been as inspiring, authentic, and enduring as that of downtown Lake Orion. Having partnered with the Lake Orion DDA and Main Street Program during its twenty-five journey, we have witnessed firsthand the deliberate, preservation-based work that has transformed a struggling business district into one of Metro Detroit's most vibrant and beloved downtown destinations.

Like many downtowns, when Lake Orion first embarked on its revitalization efforts, downtown struggled with high commercial vacancy rates, limited retail diversity, and a business district that had become disconnected by a four lane highway from its beautiful lake. Today, that story could not be more different. Visitors are greeted by colorful storefronts, bustling restaurants, thriving locally owned businesses, trail users stopping to shop and dine, families gathering in inviting public spaces, and teenagers fishing along the waterway in the heart of downtown. The district is alive with activity and has become a destination where the community's natural beauty and historic downtown function as one unified place.

While many Main Street Programs can claim achievements, Lake Orion's transformation has been guided with a sense of intentionality. It is the product of two decades of visionary

leadership, strategic investment, community partnerships, and an unwavering commitment to authentic place-based development and the adaptive reuse of local landmarks.

Today, Lake Orion enjoys what many downtowns aspire to achieve: a near zero commercial vacancy rate and an economy driven by locally owned businesses that reinforce the unique character of the community. Rather than relying on demolition or bland redevelopment, the organization has embraced historic preservation and adaptive reuse as a fundamental economic development strategy, proving that honoring a community's past can be one of the strongest investments in its future.

That philosophy has resulted in the following:

- A former historic church has been adaptively reused as Village Hall, where the Main Street Board continues to meet.
- A former automobile garages have been transformed into thriving destinations, with one becoming a successful restaurant and another reborn as the popular 20 Front Street live music venue accompanied by vibrant retail spaces.
- The former Village Hall has found new life as a dining establishment
- A historic home was relocated and incorporated into a prominent gateway redevelopment, preserving an important piece of Lake Orion's architectural heritage.
- The organization's commitment to preservation has likewise established an expectation of quality throughout downtown. Following a devastating fire, infill construction respected the historic scale and character of the district.
- Underutilized alleyways have become inviting public gathering spaces, including the successful activation of the Flint Street Alley. The creation of the popular Children's Park has strengthened downtown as a place where families gather, children play, and community life evident with year round activation that ties to its Transformation Strategy.
- Lake Orion's ability to reconnect its downtown with the very natural assets that define the community. Rather than allowing the lake, Paint Creek, and regional trail system to remain separate destinations, the DDA intentionally wove them into the downtown experience. Visitors now move between the business district, waterfront, parks, and the Paint Creek Trail, creating an authentic sense of place. Downtown is no longer adjacent to these assets. It is the heart of them.

All of that vision has culminated into the organization's current crown jewel project: the redevelopment of the long-abandoned lumberyard at the gateway to downtown. This transformational project is converting an underutilized property into a dynamic public destination that physically and visually connects Children's Park, Paint Creek Trail, downtown businesses, and Lake Orion's waterfront. It represents years of planning and demonstrates the organization's ability to think beyond individual projects toward creating an interconnected, walkable, and economically vibrant downtown.

The Lake Orion DDA-Main Street has also demonstrated impressive leadership resilience through periods of challenge. Every successful Main Street program encounter adversity. What

distinguishes Lake Orion is not the lack of conflict, but its ability to rise above it, rebuild trust, and continue moving the community forward with optimism and purpose.

That spirit has been recognized with the program's award-winning Illuminators Volunteer Program. Created to shine a light on the positive work occurring throughout downtown while combating misinformation through transparency, engagement, and celebration, the program has attracted scores of new volunteers who have become ambassadors for their community. It reflects an understanding that successful downtowns are built not only through physical improvements but also through civic pride, community ownership, and people engagement.

Lake Orion exemplifies every one of those principles. It has become a model not simply because of what has been built, but because of how it has been built. The Great American Main Street Award recognizes communities that embody excellence in comprehensive, preservation-based revitalization. Lake Orion exemplifies those principles in every respect. Its story demonstrates how historic preservation, adaptive reuse, placemaking, natural resource stewardship, and community engagement can work together to create an authentic destination that is economically resilient and unique.

Sincerely,

A handwritten signature in cursive script that reads "John Bry".

John Bry, CMSM
Coordinator, Main Street Oakland County
Administrator, Local Business Development
Oakland County Economic Development

July 8, 2026

MAIN STREET AMERICA

Selection committee

Re: LAKE ORION DDA MAIN STREET
Support for Great American Main Street Award



Dear Great American Main Street Award Selection Committee:

It is my pleasure to offer my strongest support for Downtown Lake Orion's application for the Great American Main Street Award.

As the developer leading the transformation of Lake Orion's historic 1926 High School into the West Village 55 redevelopment, I have experienced firsthand the leadership, creativity, and collaborative spirit that define Lake Orion's Downtown Development Authority and Main Street program. Historic redevelopment projects are never easy. They require vision, persistence, public-private partnership, and a community willing to invest in preserving its heritage while creating opportunities for future generations. Throughout every stage of this project, Downtown Lake Orion has been an exceptional partner.

The leadership of the DDA has significant knowledge and understanding of how historic preservation based development works; because they have actually done it. Those abilities, and their prioritization of Lake Orion's place in time, created an environment where adaptive reuse became possible—not only through advocacy and community engagement, but by helping navigate complex development issues, coordinating local support, and championing incentives that make historic preservation financially feasible. Their commitment to tools such as rehabilitation incentives, the use of historic tax credits, state based placemaking grants, and thoughtful planning, demonstrates an understanding that preserving history and encouraging private investment are not competing goals, but complementary ones.

What impressed me most throughout this process was the culture of collaboration fostered by the Downtown Development Authority. Questions were approached with solutions instead of obstacles. Meetings focused on achieving shared success rather than simply satisfying regulatory requirements. The Director personally brought to the table members of the public, key leadership, and legacy voices who attended the school, to listen, learn and adapt the ideas of the community. The DDA understands that successful downtown revitalization depends upon strong partnerships between the public and private sectors, and they consistently demonstrate that philosophy in practice.

As a developer, I work with communities that vary greatly in their willingness to embrace redevelopment. While those communities often speak about historic preservation, Lake Orion has demonstrated how to make it happen.

Through this aggressive collaboration, we are persevering the character and history of an iconic school building, and within its classrooms creating custom residential lofts, complete with the original slate chalkboards, built in bookshelves and teacher cabinets. Lockers will line the halls, and the original gymnasium will be restored to the glory days and made available for public gatherings and events. Transformation of the historic high school will serve generations of residents while preserving an important piece of Lake Orion's history. That project would not have reached this point without a local Main Street organization committed to collaboration, innovation, and long-term community stewardship.

The best towns in America understand more than the wish of saving a building, they know how to do it. Lake Orion's DDA may be the best in the business.

For these reasons, I enthusiastically support Downtown Lake Orion's nomination for the Great American Main Street Award. Their leadership has helped transform not only buildings, but the confidence that private investors have in the future of downtown Lake Orion.

Sincerely,


Kyle Westberg

West Village 55, LLC
West Construction Services LLC
79 Oakland Ave., Pontiac, MI 48342
248-758-9925

2027 GAMSA Application Photo Ledger

Village of Lake Orion DDA

Lake Orion, Michigan

	File Name	Brief Description/Caption	Credit
1	LakeOrion_GAMSA_Image1.pdf Aerial Downtown	Aerial of Downtown, showing the four lane state trunkline.	Joe Johnson
2	LakeOrion_GAMSA_Image2.pdf Where we started	Small collection of 1980's era empty storefront locations, for lease signs, and aluminum window framing. The Wagon Wheel Saloon, once the Downtown Movie House, collapsed under the weight of the snow. Vacancies topped 30% in the mid 1990's	Orion Historical Society
3	LakeOrion_GAMSA_Image3.pdf Fire and Rebirth	The original start of South Broadway Street. The block was all but demolished following an early morning fire, but was rebuilt to reflect the architectural heritage of the Village. This commitment to preservation based design has inspired more than 20 facade and major preservation based renovations throughout Downtown.	Lake Orion DDA
4	LakeOrion_GAMSA_Image4.pdf First Historic Grant Project	Originally the Middleton Dairy, and a long abandoned mechanics shop, 20 Front St. was re-adapted into an award winning Music venue, hosting talent from around the country. An eclectic coffee shop fills the upper rear and a ice creamery peddles goodies below. This was the programs first major preservation grant supported redevelopment project, partnering with the families who restored this gem.	Allan Goetz
5	LakeOrion_GAMSA_Image5.pdf Dragon Eye Mural	Partnering with the Detroit Institute of Arts, program funding brought a signature piece of Lake Orion legend and history to life through this Dragon an eye over Downtown and over the Art & Flower Fair in the spring. Our Dragon keeps an eye on the thousands of kids during the Halloween Parade, the paddlers in the Dragon Boat Races, and more. Legend has it a Dragon lives in the lake.	Matthew Gibb
6	LakeOrion_GAMSA_Image6.pdf Flint Street Alley	The center image reveals a well traveled pedestrian pass through known as the Flint Street Alley. For years this area lay fallow, with trip hazards and peeling paint. Through a shopping bag full of sponsors, the alley was re-skinned and now is the festival home to the "Illuminators" who invade with bright yellow positivity and hundreds of selfies. It is now where the revellers gather.	Molly Lalone Matthew Gibb
7	LakeOrion_GAMSA_Image7.pdf Childrens Park	Early in the program, an under-utilized and aging park saw new life, Working elements of the Strategic Plan the DDA secured funding and partners to build a new gazebo, huge children's playground, and stepped landscaping so gatherings like LOLive, Sing & Stroll, and even a few weddings, can occur each year. The park was made accessible by the DDA's addition of a bridge crossing.	Matthew Gibb
8	LakeOrion_GAMSA_Image8.pdf Center of Town	Illuminators help plant flowers throughout downtown, which annually boasts more than 60 hanging baskets, multiple flower boxes, wayfinding signs and historical markers and maps. Flags fly from the streetlights through a partnership with the Lake Orion Sunrise Rotary. The streetscape shows off when the main square is closed, and our partnership with the Village Police always brings out the cool stuff	Lake Orion DDA
9	LakeOrion_GAMSA_Image9.pdf Quality of Life	The Downtown streets fill with hundreds on warm nights to fill roof tops and outdoor patios, and thousands when the state's largest and oldest Holiday Lighted Parade rolls through. The Downtown is the cross roads of two major regional rail-to-trail networks and 3,000 acres of mountain bike trails are just a short ride from a cool drink. The Sons of the American Legion host more than 50 teams for Summer Cornhole, setting up on walks, alleys, and approaches to our business community.	Matthew Gibb
10	LakeOrion_GAMSA_Image10.pdf Dragon on the Lake	Each August, the Orion Art Center brings Dragon on the Lake to Downtown and the lake. More than 600 competitive paddlers take to the boats, dozens complete in chalk art on the streets, a huge art fair fills the walks and roads, and music extends late into the night. More than 15,000 attend annually.	Joe Johnson
11	LakeOrion_GAMSA_Image11.pdf Parades	The most original participant designs are revealed in the lighted boat parade on the lake and during our now 82 year tradition of flare night, a glowing red road flare fundraiser for the Lions Club. But, our most attended parades are those that run through Downtown, and always include kids, dogs, veterans, police, and costumed characters. These are shots of the Dog Days parade, Memorial Day festivities, and our signature Holiday Lighted Parade.	Lake Orion DDA
12	LakeOrion_GAMSA_Image12.pdf Lumber Yard at Paint Creek	In the same month the DDA's very existence was on a public ballot asking whether the program should continue, bonds were issued and a closing held on the 1910 Orion Lumber & Coal Yard. This project, that started in blight, is now seeing its potential. The main barn will become a public market and event space, the lumber racks are now stalls for outdoor markets, the north face has a new attitude with an accessible gathering deck. All of the exterior siding, interior flooring, and hardware, is placed and made from salvaged and repurposed materials from the site, including the door pulls which are made from railroad spikes found onsite.	AJ Mueller Matthew Gibb
13	LakeOrion_GAMSA_Image13.pdf Lumber Yard Trailhead	In the Northeast corner of the Lumber Yard sits a supply house built in 1917, which was just too cool not to save. Using onsite salvaged material, the shed has been rebuilt to its old character and already put into action, hosting several hundred riders for Dianne's Ride for Alzhiemers Research on National Trail Day. When done, this iconic place will serve as the north trailhead for the Paint Creek Trail, which sees more than 60,000 users annually.	Matthew Gibb

14	LakeOrion_GAMSA_Image14.pdf	In 1910, the Michigan Central built a coal office to support the booming resort town that was Lake Orion. This office was extended in 1917 and hidden under years of canopy's, plastic siding, and product exhibits. The DDA stripped it back to the original frame, siding and size, and have rebuilt it in its former glory and color. A legendary Detroit italian bakery will finish the job and be the first bakery in Downtown since the 1960's.	Matthew Gibb Joe Johnson
15	LakeOrion_GAMSA_Image15.pdf	The reason it all succeeds, the Illuminators. Lake Orion's people reflect it all, and in this case the newly branded, yellow clad, Illuminators, who repair, host, welcome and commit, to just about all it takes to make a town where anyone can enjoy and feel loved. Those volunteers are celebrated every year at the Light Up Lake Orion celebration, where this year a local scout troop won the "Tour de Force" award for group effort and results.	Matthew Gibb



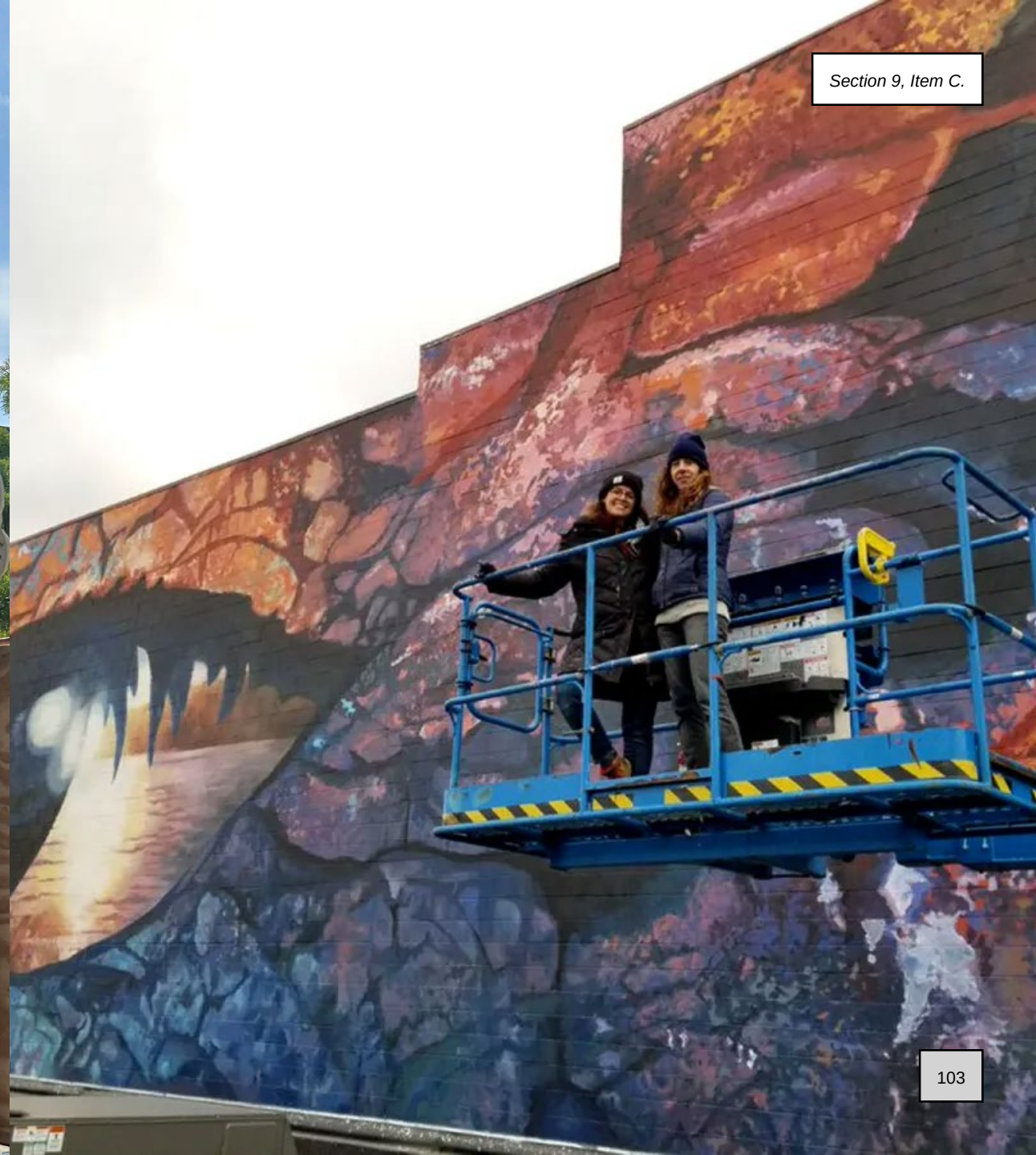


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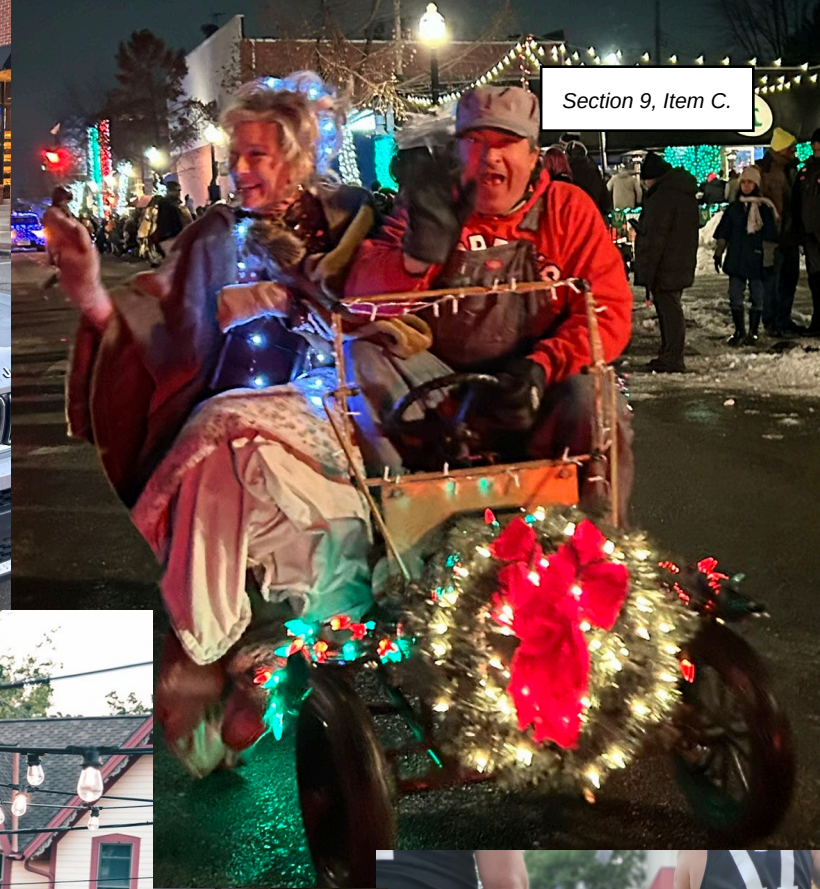
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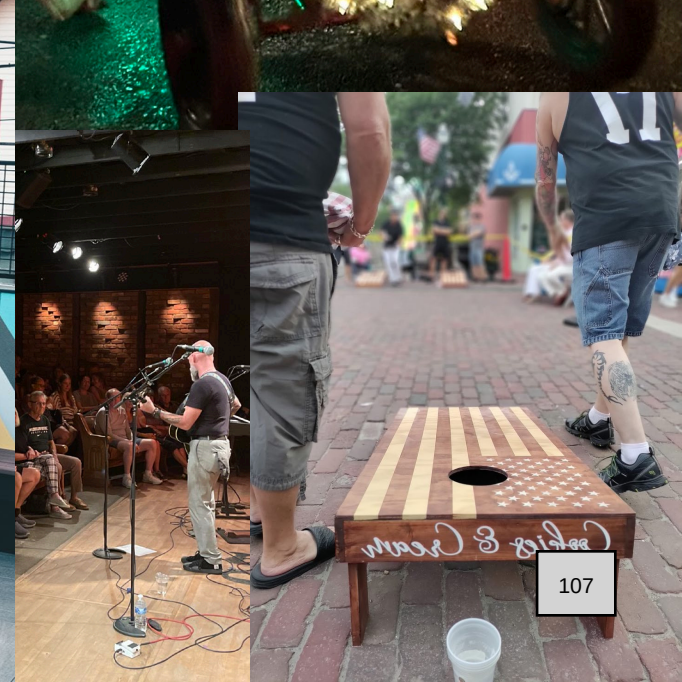
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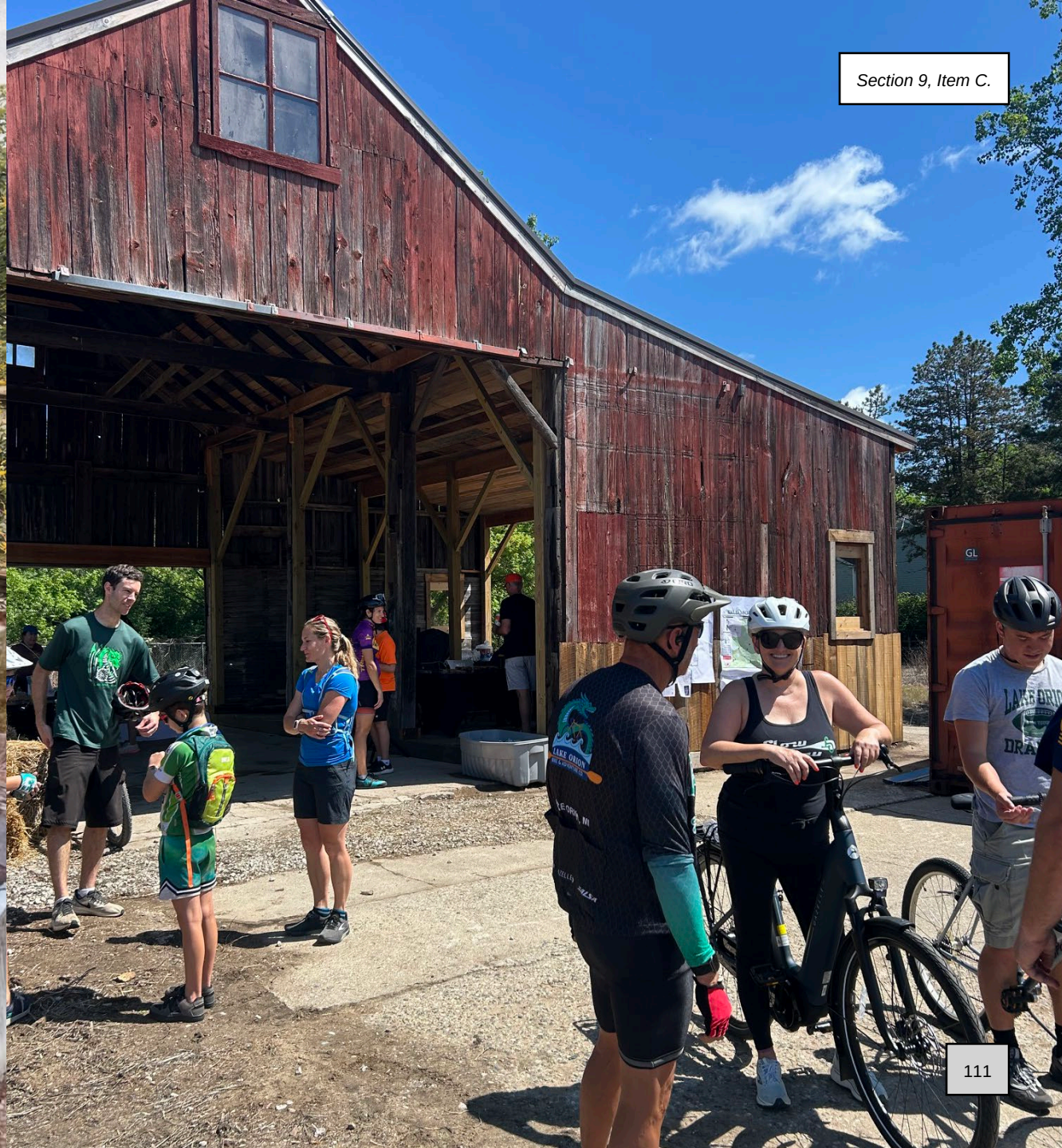
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