

Downtown Development Authority

Friday, May 15, 2026 at 12:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - A. [April Meeting Minutes](#)
5. **Consent Agenda**
 - A. [Monthly Financial Reports](#)
6. **Public Comment (*speakers are limited to 3 minutes*)**
7. **Old Business**
 - A. LVMF Update
8. **New Business**
 - A. [Appoint CED/DDA Director Search Committee](#)
 - B. [27700 Southfield Road - PILOT Agreement](#)
9. **DDA Director Report**
 - A. [Monthly Director Report](#)
10. **Public Comment**
11. **Board Member Comments**
12. **Adjourn**

Downtown Development Authority Meeting

Friday, April 17, 2026

Meeting Minutes

12:02 PM: Call to Order.

Pamela Shermeyer	Present
Tracey Williams	Present
Kelly Garrett	Present
Alex Green IV	Present
Patricia Felton	Absent
Mike Greene	Present
Lisa Burr	Present
Charlotte Jones	Absent
Jeff Fitzryk	Present

Charolotte Jones and Patricia Felton informed staff of their absences ahead of the meeting. Mike Greene moves to excuse. Jeff Fitzryk seconds the motion. The motion passes unanimously.

12:03 PM: Approval of Agenda

Motion to Approve Agenda made by Mike Greene, seconded by Tracey Williams; Motion Passes Unanimously.

12:03 PM: Approval of Meeting Minutes

Motion to Approve Minutes of March 2026 Meeting made by Mike Greene, seconded by Lisa Burr; Motions Passes Unanimously.

12:03 PM: Consent Agenda

Motion to Approve the Consent Agenda made by Mike Greene, seconded by Kelly Garrett. Motion passed unanimously.

12:04 PM: Public Comment

No comment at this time.

12:25 PM: Old Business

Lathrup Village Police Chief Mike Zang introduces Sgt. Keith Roberts to present information on Flock Cameras to the DDA Board. During the March Meeting, Dr. Felton posed a question as to the efficiency and usefulness of the Flock Cameras, citing some concerns for safety and security. The DDA had funded the cameras for LVPD, and she wants to ensure it was a good investment to make.

Sgt. Roberts' presentation explains how the cameras read license plates and stores them for 30 days to provide a database and search tools, including a network that alerts officers in cities with other Flock cameras when a car linked with a crime or a missing person has passed through an area, including timestamps. This feature also allows officers/investigators to make their own custom list to search for specific vehicle makes, models and/or license plates. Sgt. Roberts tells the board of a call they just went on 30 minutes before the meeting, where a Mustang shot at Detroit PD during one of their investigations the night prior. That Mustang had passed by a Lathrup Flock Camera, and the driver was arrested with the weapon in the vehicle.

Sgt. Roberts provides some more statistics and information, including instances that have resulted in solved or resolved cases. He also states that, while they have access to the network of cameras nationwide, LVPD still needs permission to use other departments cameras for their cases. Every officer must take the training provided by the department and by Flock, and they must also review and sign off on the policy by the city. Usage is audited by outside departments annually to ensure that officers are not using the cameras for personal use. Sgt. Roberts also provides samples from a four month period which LVPD had success through the Flock cameras.

At the end of the presentation, Pam Shermeyer inquires about how LVPD would investigate a crime in which they have no information on vehicle, time or perpetrator, specifically citing the stolen hanging flower pots from last summer. Sgt. Roberts explains that Flock is used more for leads than it is crime resolution, so if they had a timeframe in which a crime was committed, a Flock camera could be used to break a case open and lead to its resolution. Pam also asks about sharing the data with other LEO's, and Chief Zang

explains that Lathrup does not share Flock data with any federal organization, except the United States Postal Service.

Jeff Fitzryk asks if the cameras have inappropriately identified someone that was arrested or detained. Chief Zang confirms not within Lathrup Village.

Kelly Garrett asks about data retention, which Chief explains it is stored for 30 days then automatically deleted from Flock servers. Also, Flock camera footage is not something that can be attained by the public, even through FOIA.

LVMF Planning Update: Lauren Beras provides updates to the planning of the Lathrup Village Music Festival. This month has been slow on the sponsorship side. Several sponsors have been interviewed on the Live in Lathrup Podcast. All musicians have been paid as well as the stage and sound. Children’s area is under the control of the Parks and Recreation department, who has selected a company for inflatables. The children’s area will also feature child entrepreneurs selling their own handmade goods. A children’s book author will have a booth, MDHHS Oakland County Foster Program will have a booth, alongside the Southfield Public Library.

Handicap parking will be moved this year to be closer to the festival and with easier access to pervious surfaces. The Chamber of Commerce is also sponsoring 3 limo golf carts to help with shuttling guests around the event and the parking lots. Surnow has also advised that if there is any construction/demolition at the school, it would be on the northern side of the building at that point, which means the southern half (the side closest to the venue) would still be available for the LVMF to use for parking.

There are 29 Vendors confirmed for this year, but there are 6 more considering it, leaving the number at 35. Three food trucks are confirmed: Vegged Out (a new truck for this event, selling vegetarian meals), Fly Dogs Hot Dogs who have been a staple at the festival since the start, and Fresh Cuts Fries and Lemonade.

DDA Budget FY26-27: DDA Director Colson presents the updated DDA budget for Fiscal Year 2026-2027. The budget presented last month used out of date terminology and codes, which were recently changed by the state for the sake of auditing. The budget presented this month reflects the updated numbers and codes, bringing the city into compliance with state auditing regulations. Austin also points out that there is a line item for “Contingencies”, which is a

new auditing-standard ledger number. In this instance, the money in the “Contingencies” tab would be under the “General Ledger” (GL) tab. Additionally, money in the GL that was once earmarked for the Music Festival now has it’s own Ledger ID- “Music Festival”. So, while it would appear as though there is less money from the GL, it is actually allocated in accordance with state auditing standards. The DDA has seen an increase in Tax Increment Financing revenue, which means an increase to its main income stream.

Expenditures include the promotion of the DDA Projects Coordinator position from Part Time to Full Time status, Improved Streetscaping programs, Public Space Upgrades, and general repairs/maintenance. Revenue is projected to be \$572,000; Expenditures at \$570,500; Contingency at \$66,864. The DDA is dipping into their nearly \$1.5 million fund balance slightly, but the DDA is seeing an increase in gains from Tax Increment Financing from the state, so the investment into a full time employee is worth it.

Pam Shermeyer inquires about line items in the budget. Salaries will obviously go up, but it’s going down in the salaries line item- instead, she notes that there are new line items for taxes, benefits and insurance. Added together, it comes to \$61,750 with pension and insurance. Austin confirms that because of the state mandate on financing and auditing, new items had to be made in the budget to be transparent with what all the money was allocated for. Mike Greene adds that it’s going to help be transparent to the DDA Board and help accounting costs. Pam Also asks for clarification on the Contingency line. Mike clarifies that instead of a line item that shows what we would bring in for revenue, in theory, the state wants what’s called “Zero-Based Budgeting” which means that the expenditures and revenue even out to as close to zero as possible, showing that the money is being allocated properly. The Contingency is what the DDA *expects* to add. Austin also clarifies that the new cost-share agreement with the city means the DDA is spending more on Urban Planning with our contractor, Giffels Webster.

Jeff Fitzyk asks for some context with the budget since he is new to the board. He notes that the historical budgets had more money spent on projects that Austin clarifies was part of the DDA’s Capital Improvement Projects. Since the DDA is currently between projects- as the last CIP finished 1 year ahead of schedule, there is more in FY26-27 budget that is not being spent.

Jeff Fitzyk moves to approve the FY26-27 DDA Budget. Lisa Burr seconds. The motion passes unanimously.

1:02 PM: New Business

Officer Elections: The DDA Board has new members, and the board’s former chairman did not seek readmission to the board when his term expired. As such, the DDA Board must now elect new officers. There are 4 positions to be filled: Chair, Vice-Chair, Treasurer and Secretary. Mike notes that the Treasurer and Secretary positions are mostly honorary titles- the city handles the finances and DDA Project Coordinator Kennedy handles the meeting minutes, achieving both roles for the board.

Mike nominates Pam Shermeyer for Chair of the DDA. Kelly Garrett nominates Alex Green IV for the Vice-Chair of the DDA position. Mike nominates Jeff Fitzryk as Treasurer. Lisa Burr nominates herself as Secretary.

Kelly Garrett moves to nominate the above. Mike seconds. The motion passes unanimously.

Façade and Sign Grant Guidelines: Tom presents a brief to the board: Since the start of Calendar Year 2026, DDA Staff have been working to modernize the Façade and Sign Improvement Grants. At the start of FY 25/26, the DDA put out that the grants were open but there has been no interest so far. This spurred an investigation from the DDA Staff, and after talking with local business owners, it was determined that the grant process was possibly outdated, if not it was definitely difficult to navigate. DDA Staff went to work modernizing and streamlining the grant process, including adding lines of communication to ensure that grants are filled out properly in accordance with guidelines. It also outlines new standards and practices the DDA will be taking to ensure clarity in applications, and also leaves room for the DDA Board to add investments into the grant program if it becomes successful and sees results. Current applicants can only receive up to \$2,000 for signs or 50% of the sign cost, while façade grant applicants can only receive \$10,000 or 50% of the project cost.

DDA Staff have worked the grant program to allow for multiple reimbursement grants to be distributed at the discretion of the DDA Board, depending on project size and cost, as well as keeping the 50% cap on both grants, but increasing the Sign Grant to a maximum of \$2,500. Currently, the Sign Grant has \$10,000 to distribute, while the Façade Grant is funded for \$20,000.

One of the questions Staff wanted the board to answer was if there was value in a Reimbursement Clause for the Sign Grant, in case the sign was edited or removed within a certain timeframe- or, if the company moved out of the city. The board's discussion is brief but agreed with the clause.

Alex Green asks for some clarity. In the application, it is noted that property owners and business owners that have open violations against them cannot qualify until their violations are resolved. He wants to know if a property owner has a violation but not a business owner, would the business owner be disqualified? Ultimately, the team decides to discuss with Scott Baker, the city attorney, about- in theory, a business owner that is in good standing should be able to apply for a sign grant even if the property owner has violations against them. Alex also wants to know if the sign grant details either monument or wall signs, but the grants approve both.

Jeff Fitzryk clarifies that business ceasing operations should be a triggering event for reimbursement. The last grant program detailed that the city would go after the business owner for reimbursement of the grant if the business closed within three years. This new version eliminates that, or seeks to with the Board's approval.

Lisa Burr asks how success staff has been in capturing the funds in the event of a violation. Austin clarifies that a violation has not occurred that will trigger reimbursement.

Alex Green adds that staff should consider the owner of the sign more than the business/property owner for consideration. Additionally, reusable signs, like Box Signs, should take priority in the applications. Ultimately, the DDA Board will approve or deny the applications as they come.

Mike Greene moves to approve the proposed updates to the Façade Improvement Grant Program and Sign Improvement Grant Program guidelines, as presented.

Good Neighbor Day: Congress put together a nonpartisan organization to plan for the celebration for the 250th anniversary of America. This organization declared that May 16th is Good Neighbor Day, and has authorized a nationwide movement for beautification, cleanup, community meet and greets and more! LOGOS Church is joining with local Good Neighbor Day representatives to bring a GND event to Lathrup Village; featuring food, fun and beautification along the Southfield Road Corridor. Volunteers will earn access to prizes. All

are welcome to attend, and the more that do, the better the corridor will look!
No vote on this is needed- just an informational announcement.

1:23 PM: DDA Director Report

DDA Director Colson presents –

2026 Comprehensive Plan Update – Economic Development Discussion – Tuesday, April 21, 2026, 7:00 PM, Lathrup Village City Hall o Hosted by the Lathrup Village Planning Commission – The session is open to residents and stakeholders to share input on strategies for supporting local businesses, strengthening the commercial corridor, and guiding future economic growth. An online survey is also made available to gather community feedback to help shape the City’s long-term economic development goals.

41st Annual Oakland County Economic Outlook Luncheon – Wednesday, April 22, 2026 o Hosted by Oakland County – Annual luncheon featuring economists from the University of Michigan presenting a comprehensive outlook on regional, national, and international economic trends impacting Oakland County. The event brings together business leaders, government officials, and community stakeholders to discuss key challenges, investment opportunities, and strategies for navigating a competitive economic landscape while fostering continued growth in the local economy.

2026 Comprehensive Plan Update – Transportation Discussion – Tuesday, May 19, 2026, 7:00 PM, Lathrup Village City Hall o Hosted by the Lathrup Village Planning Commission –Residents, business owners, and property owners are invited to participate in the discussion and provide feedback on Parks and Recreation priorities.

Fraud Awareness Workshop – Wednesday, April 29, 2026, 10:00 AM–12:00 PM, Lathrup Village City Hall (27400 Southfield Rd., Lathrup Village, MI 48076). Hosted in partnership with Chase Bank, the Lathrup Village Police Department, and the Downtown Development Authority (DDA) – Community workshop focused on helping residents recognize common scams, protect their identity, and secure financial accounts. The session will provide practical fraud prevention tips and highlight resources available to help individuals and families stay safe from increasingly common financial scams. The event is free to attend and open to the public, with registration encouraged.

International Placemaking Week – June 24-26 (Detroit: Venue TBD) o Hosted by Project for Public Spaces in partnership with the Downtown Detroit Partnership. Detroit has been selected as the host city for the 5th International Placemaking Week. This global gathering brings together placemakers, community leaders, planners, and practitioners from around the world to share strategies and best practices for creating vibrant, people-centered public spaces. The three-day event will feature plenary sessions, breakout discussions, mobile workshops, networking receptions, and site visits to public spaces throughout Downtown Detroit and across the city. The event further highlights Detroit as a national leader in creative placemaking and community-driven redevelopment.

Business and Property Update

28919 Southfield Road (Dairy Fairies) – The applicant received site plan approval from the Planning Commission at its February 17th meeting for a change of use, contingent upon obtaining a variance from the Zoning Board of Appeals (ZBA) related to the offstreet parking requirements established in the Zoning Ordinance. The ZBA subsequently approved the requested parking variance at its February 23rd meeting, allowing the project to proceed.

27700 Southfield Road (Former School Building) – The applicant, who had been awaiting a financing decision from MSHDA, requested a twelve (12) month extension of the site plan approval originally granted on April 15, 2025. The Planning Commission recommended approval of the extension at its February meeting, and City Council subsequently approved the request at its February 23rd meeting, granting the applicant a 12-month extension of the site plan approval.

Infrastructure

27651 Southfield Road (Middle Eats) – Middle Eats restaurant is expanding into the adjacent 1,800-square-foot unit to the north to enlarge its dining area. Building permits have been approved, and significant progress has been made on the interior build-out.

26221 Southfield Road – Façade improvement work has begun.

Misc.

Farmington DDA Field Trip Opportunity: Board Members and staff have been invited to visit Downtown Farmington in May to meet with their DDA team and

tour their downtown. Notably, Main Street Farmington was awarded the 2026 Great American Main Street Award, one of only three communities from nationwide to receive this recognition. The award recognizes Farmington’s transformation from a car-oriented corridor into a vibrant, walkable downtown through strategic public-private investment, historic preservation, small business growth, and community-led placemaking. Staff recommends participation to gain insights and best practices that could inform ongoing DDA and Master Plan implementation efforts.

Recast Leaders Program: DDA staff continue to make strides in the Recast Leaders program, a 10-month technical assistance initiative administered by Recast City in partnership with the Michigan Municipal League.

New Progress – Connectors & Outreach: Staff have begun implementing the “Connectors” strategy, identifying local leaders, business owners, and community influencers who can help facilitate introductions and strengthen engagement with the small-scale production and maker space ecosystem. Outreach efforts are underway to initiate conversations with 5–10 key connectors, with a focus on building relationships, gathering insights, and identifying additional stakeholders.

Business & Property Owner Identification: Staff have also started compiling a preliminary list of small-scale manufacturing and maker-oriented businesses, along with identifying property owners who are community-oriented and open to innovative uses and partnerships within the corridor.

1:35 PM: Public Comments 2

Johnathan Tara reinforces that it is the business and property owner’s responsibility to clean up their properties. Even though he will participate in the cleanup, he wants it to be known that this needs to be enforced. Regardless of vacancy rates, property owners should take care of their properties. He also praises the Fraud Prevention workshop and is glad to see it being done, adding that Michigan First should get involved so it’s not just Chase Bank handling fraud prevention.

Lauren Beras talks about the Fraud Seminar. She interviewed the management of Chase Bank as part of the Live in Lathrup podcast to promote

the event further. She also wants to promote a Meet and Greet that the Chamber of Commerce is doing at the CoC headquarters. Skillful solutions is hosting it- they are an AI promotion company.

John Sousanis asks if Tom’s full-time duties will allow him to continue working on the Parks and Recreation duties he recently picked up. He understands if this is not possible, but wants to see it. He also asks if there is a way to rework the grant program to give parts of the funds over the course of three years as opposed to funding all at once and collecting if a violation occurs, saying that it may be difficult to collect under the current model. Finally, City Council is reviewing the Capital Improvement Plan, and is interested in investing in some kind of electronic marquis for the city- citing its expense but it could be a boon for the community regardless of price.

Bob Beras announces a fundraiser is starting to plant a new flagpole on city hall grounds. Lathrup City Council recently approved a variety of flags as acceptable to fly at city hall, such as the Juneteenth or Pride flags, but there is no dedicated flagpole for them. This group wants to buy one but they are expensive, so he is asking if the DDA would help invest into a flagpole for this endeavor.

1:44 PM Board Member Comments

Pam Shermeyer clarifies that the corridor cleanup this year as part of the Good Neighbor Day is only for the right of way, not the properties and businesses. Austin confirms this.

Alex Green warns that we should include the city’s legal team about the flagpole, but Mike Greene informs him of the context and how city council approved the flag flying policy, which was also approved by Scott Baker.

Lisa Burr asks about the expectations of business and property owners to keep their buildings clean. Austin notes city ordinances detailing the state the properties are in, and penalties from a verbal warning to a written warning and escalating up to fines or court action. Code Enforcement handles these warnings and the escalation protocol.

1:46 PM Adjournment

Mike Greene makes a motion to adjourn the meeting. Kelly Garrett seconds. Meeting is adjourned.

User: JESSICA

FROM 494-000.000-000.000 TO 494-000.000-971.001

DB: Lathrup

TRANSACTIONS FROM 04/01/2026 TO 04/30/2026

Item 5A.

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
494-000.000-001.006 FLAGSTAR (POOLED) CASH-CHECKING						
Journal CD: CD						
157171	04/01/2026	Check: FPOOL 95	95 (A)	494-000.000-202.000		45.56
157473	04/15/2026	Check: FPOOL 52554	52554	Multiple		107.70
157480	04/15/2026	Check: FPOOL 52561	52561	494-000.000-202.000		200.00
157503	04/16/2026	Check: FPOOL 105	105 (A)	Multiple		51.24
157754	04/30/2026	Check: FPOOL 52565	52565	Multiple		132.66
157756	04/30/2026	Check: FPOOL 52567	52567	Multiple		14.70
157769	04/30/2026	Check: FPOOL 52580	52580	494-000.000-202.000		310.11
157772	04/30/2026	Check: FPOOL 52583	52583	Multiple		107.70
157782	04/30/2026	Check: FPOOL 52593	52593	494-000.000-202.000		287.50
157783	04/30/2026	Check: FPOOL 52594	52594	Multiple		68.00
157784	04/30/2026	Check: FPOOL 52595	52595	494-000.000-202.000		3,140.27
157786	04/30/2026	Check: FPOOL 52597	52597	494-000.000-202.000		437.50
Journal Totals					0.00	4,902.94
Journal CR: CR						
157611	04/22/2026	SUMMARY CR: 04/22/2026 LVMF (C		494-000.000-614.000	63.00	
157612	04/22/2026	SUMMARY CR: 04/22/2026 LVMF (K		494-000.000-614.000	1,105.00	
Journal Totals					1,168.00	0.00
Journal GJ: GJ						
156566	04/01/2026	04/2026 DEPT HEAD DEF COMP MAT 18039		Multiple		187.53
156948	04/01/2026	TO REVERSE MANUAL JOURNAL ENTR 18104		Multiple	187.53	
157343	04/13/2026	SETTLEMENT POSTING 2025 18160		Multiple	17,859.94	
157343	04/13/2026	SETTLEMENT POSTING 2025 18160		Multiple	1,129.44	
157677	04/29/2026	CASH SWEEP/POOL & MBIA CLASS 18205		Multiple		6,518.04
157678	04/29/2026	BS CLEANUP 18206		Multiple	215.89	
157684	04/30/2026	MERS POSTING-PD DEFINED BENEF 18210		Multiple		1,246.35
157839	04/30/2026	CASH SWEEP/POOL & MBIA CLASS 18219		Multiple	5,528.90	
157840	04/30/2026	INTERFUND DUE-TO/DUE-FROM 18220		Multiple	898.56	
157841	04/30/2026	CASH SWEEP/POOL & MBIA CLASS 18221		Multiple		898.56
Journal Totals					25,820.26	8,850.48
Journal PR: Payroll						
157559	04/10/2026	Week 13-Pay Date 03/27/2026 18178		Multiple		6,732.99
157559	04/10/2026	Week 13-Pay Date 03/27/2026 18178		Multiple		85.79
157560	04/10/2026	TO REVERSE MANUAL JOURNAL ENTR 18179		Multiple	6,732.99	
157560	04/10/2026	TO REVERSE MANUAL JOURNAL ENTR 18179		Multiple	85.79	
157561	04/10/2026	Week 13-Pay Date 04/10/2026 18180		Multiple		6,732.99
157561	04/10/2026	Week 13-Pay Date 04/10/2026 18180		Multiple		85.79
157623	04/24/2026	Week 17-Pay Date 04/24/2026 18192		Multiple		6,583.92
157623	04/24/2026	Week 17-Pay Date 04/24/2026 18192		Multiple		85.79
Journal Totals					6,818.78	20,307.27
Totals for 494-000.000-001.006					33,807.04	34,060.69
Balance 04/01/26:				253.65		
Net Change:				(253.65)		
Balance 04/30/26:				0.00		
494-000.000-006.000 SWEEP ACCOUNT						
Journal GJ: GJ						
157861	04/30/2026	MONTHLY INTEREST POSTING 18226		Multiple	183.61	
Journal Totals					183.61	0.00
Totals for 494-000.000-006.000					183.61	0.00
Balance 04/01/26:				0.00		
Net Change:				183.61		
Balance 04/30/26:				183.61		
494-000.000-016.006 MBIA CLASS TRUST (POOLED) CASH						
Journal GJ: GJ						
157677	04/29/2026	CASH SWEEP/POOL & MBIA CLASS 18205		Multiple	6,518.04	
157839	04/30/2026	CASH SWEEP/POOL & MBIA CLASS 18219		Multiple		5,528.90
157841	04/30/2026	CASH SWEEP/POOL & MBIA CLASS 18221		Multiple	898.56	
157861	04/30/2026	MONTHLY INTEREST POSTING 18226		Multiple	1,660.03	
Journal Totals					9,076.63	5,528.90
Totals for 494-000.000-016.006					9,076.63	5,528.90
Balance 04/01/26:				964,537.59		
Net Change:				3,547.73		
Balance 04/30/26:				968,085.32		
494-000.000-202.000 ACCOUNTS PAYABLE						
Journal AP: AP						

User: JESSICA

FROM 494-000.000-000.000 TO 494-000.000-971.001

DB: Lathrup

TRANSACTIONS FROM 04/01/2026 TO 04/30/2026

Item 5A.

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
494-000.000-202.000 ACCOUNTS PAYABLE						
Journal AP: AP						
157485	04/06/2026	AMAZON CAPITAL SERVICESVnd: AM	1WJ3-RJ6Y-KJMC	494-000.000-726.000		51.24
157797	04/09/2026	GIFFELS-WEBSTER ENG INCVnd: GW	137387	494-000.000-882.000	5,615.42	
157421	04/10/2026	MISSIONSQUARE - 803046Vnd: MIS	6142330	Multiple	107.70	
157740	04/13/2026	ULTIMATE BOOM PARTY RENTAL LLC	2026-12-09	494-000.000-846.000	437.50	
157737	04/14/2026	STANDARD INSURANCE COMPANYVnd: 04.14.26		Multiple	68.00	
157426	04/15/2026	STEVEN GULIANVnd: GULIAN Invoi	8.11.2024	494-000.000-844.000	200.00	
157803	04/20/2026	PARADISE GARDEN LANDSCAPINGVnd	B1479	494-000.000-933.000	6,652.00	
157724	04/22/2026	LAUREN BERASVnd: LAUREN BER In	04.22.26	494-000.000-846.000	310.11	
157727	04/30/2026	MISSIONSQUARE - 803046Vnd: MIS	6679737	Multiple	107.70	
Journal Totals					0.00	13,549.67
Journal CD: CD						
157171	04/01/2026	Check: FPOOL 95	95(A)	494-000.000-001.006	45.56	
157473	04/15/2026	Check: FPOOL 52554	52554	Multiple	107.70	
157480	04/15/2026	Check: FPOOL 52561	52561	494-000.000-001.006	200.00	
157599	04/15/2026	Check: NBDC 49468	49468	Multiple		200.00
157503	04/16/2026	Check: FPOOL 105	105(A)	Multiple	51.24	
157754	04/30/2026	Check: FPOOL 52565	52565	Multiple	132.66	
157756	04/30/2026	Check: FPOOL 52567	52567	Multiple	14.70	
157769	04/30/2026	Check: FPOOL 52580	52580	494-000.000-001.006	310.11	
157772	04/30/2026	Check: FPOOL 52583	52583	Multiple	107.70	
157782	04/30/2026	Check: FPOOL 52593	52593	494-000.000-001.006	287.50	
157783	04/30/2026	Check: FPOOL 52594	52594	Multiple	68.00	
157784	04/30/2026	Check: FPOOL 52595	52595	494-000.000-001.006	3,140.27	
157786	04/30/2026	Check: FPOOL 52597	52597	494-000.000-001.006	437.50	
Journal Totals					4,902.94	200.00
Journal GJ: GJ						
157608	04/15/2026	CORRECTION--VOID AP UNCASHED C	18190	Multiple	200.00	
Journal Totals					200.00	0.00
Totals for 494-000.000-202.000					5,102.94	13,749.67
Balance 04/01/26:				4,696.89		
Net Change:				8,646.73		
Balance 04/30/26:				13,343.62		

494-000.000-214.101 DUE TO GENERAL FUND						
Journal CD: CD						
157599	04/15/2026	Check: NBDC 49468	49468	Multiple	200.00	
Journal Totals					200.00	0.00
Journal GJ: GJ						
157678	04/29/2026	BS CLEANUP	18206	Multiple		215.89
157678	04/29/2026	BS CLEANUP	18206	Multiple	15.89	
157840	04/30/2026	INTERFUND DUE-TO/DUE-FROM	18220	Multiple		898.56
Journal Totals					15.89	1,114.45
Totals for 494-000.000-214.101					215.89	1,114.45
Balance 04/01/26:				898.56 DR		
Net Change:				898.56		
Balance 04/30/26:				0.00		

494-000.000-286.000 UNEARNED REVENUE						
Journal GJ: GJ						
157319	04/10/2026	RECLASS UNEARNED REVENUES PER	18151	Multiple	101,825.25	
Journal Totals					101,825.25	0.00
Totals for 494-000.000-286.000					101,825.25	0.00
Balance 04/01/26:				101,825.25		
Net Change:				(101,825.25)		
Balance 04/30/26:				0.00		

494-000.000-339.000 UNEARNED REVENUES						
Journal GJ: GJ						
157319	04/10/2026	RECLASS UNEARNED REVENUES PER	18151	Multiple		101,825.25
Journal Totals					0.00	101,825.25

User: JESSICA FROM 494-000.000-000.000 TO 494-000.000-971.001

DB: Lathrup TRANSACTIONS FROM 04/01/2026 TO 04/30/2026

Item 5A.

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
494-000.000-339.000 UNEARNED REVENUES						
Totals for 494-000.000-339.000					0.00	101,825.25
Balance 04/01/26:				0.00		
Net Change:				101,825.25		
Balance 04/30/26:				101,825.25		
494-000.000-407.000 TIFA-CAPTURE TAXES						
Journal GJ: GJ						
157343	04/13/2026	SETTLEMENT POSTING 2025	18160	Multiple		17,859.94
Journal Totals					0.00	17,859.94
Totals for 494-000.000-407.000					0.00	17,859.94
Balance 04/01/26:				442,042.49		
Net Change:				17,859.94		
Balance 04/30/26:				459,902.43		
494-000.000-410.000 TAX COLLECTED OTHER						
Journal GJ: GJ						
157343	04/13/2026	SETTLEMENT POSTING 2025	18160	Multiple		1,129.44
Journal Totals					0.00	1,129.44
Totals for 494-000.000-410.000					0.00	1,129.44
Balance 04/01/26:				36,207.34		
Net Change:				1,129.44		
Balance 04/30/26:				37,336.78		
494-000.000-614.000 MUSIC FEST REV						
Journal CR: CR						
157611	04/22/2026	SUMMARY CR: 04/22/2026 LVMF (C		494-000.000-001.006		63.00
157612	04/22/2026	SUMMARY CR: 04/22/2026 LVMF (K		494-000.000-001.006		1,105.00
Journal Totals					0.00	1,168.00
Totals for 494-000.000-614.000					0.00	1,168.00
Balance 04/01/26:				14,213.00		
Net Change:				1,168.00		
Balance 04/30/26:				15,381.00		
494-000.000-665.000 INVESTMENT INTEREST						
Journal GJ: GJ						
157861	04/30/2026	MONTHLY INTEREST POSTING	18226	Multiple		1,660.03
157861	04/30/2026	MONTHLY INTEREST POSTING	18226	Multiple		183.61
Journal Totals					0.00	1,843.64
Totals for 494-000.000-665.000					0.00	1,843.64
Balance 04/01/26:				23,592.46		
Net Change:				1,843.64		
Balance 04/30/26:				25,436.10		
494-000.000-701.000 SALARIES FULL-TIME						
Journal PR: Payroll						
157559	04/10/2026	Week 13-Pay Date 03/27/2026	18178	Multiple	4,983.47	
157560	04/10/2026	TO REVERSE MANUAL JOURNAL ENTR	18179	Multiple		4,983.47
157561	04/10/2026	Week 13-Pay Date 04/10/2026	18180	Multiple	4,983.47	
157623	04/24/2026	Week 17-Pay Date 04/24/2026	18192	Multiple	4,983.47	
Journal Totals					14,950.41	4,983.47
Totals for 494-000.000-701.000					14,950.41	4,983.47
Balance 04/01/26:				90,932.90		
Net Change:				9,966.94		
Balance 04/30/26:				100,899.84		
494-000.000-702.000 SALARIES PART-TIME						
Journal PR: Payroll						
157559	04/10/2026	Week 13-Pay Date 03/27/2026	18178	Multiple	1,281.25	
157560	04/10/2026	TO REVERSE MANUAL JOURNAL ENTR	18179	Multiple		1,281.25
157561	04/10/2026	Week 13-Pay Date 04/10/2026	18180	Multiple	1,281.25	

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
494-000.000-702.000 SALARIES PART-TIME						
Journal PR: Payroll						
157623	04/24/2026	Week 17-Pay Date 04/24/2026	18192	Multiple	1,143.75	
Journal Totals					3,706.25	1,281.25
Totals for 494-000.000-702.000					3,706.25	1,281.25
Balance 04/01/26:				18,668.75		
Net Change:				2,425.00		
Balance 04/30/26:				21,093.75		

494-000.000-703.000 EMPLOYEE TAXES & BENEFITS						
Journal AP: AP						
157421	04/10/2026	MISSIONSQUARE - 803046EMPLOYEE 6142330		Multiple	107.70	
157737	04/14/2026	STANDARD INSURANCE COMPANYEMPL 04.14.26		Multiple	68.00	
157727	04/30/2026	MISSIONSQUARE - 803046EMPLOYEE 6679737		Multiple	107.70	
Journal Totals					283.40	0.00
Journal GJ: GJ						
156566	04/01/2026	04/2026 DEPT HEAD DEF COMP MAT 18039		Multiple	187.53	
156948	04/01/2026	TO REVERSE MANUAL JOURNAL ENTR 18104		Multiple		187.53
Journal Totals					187.53	187.53
Journal PR: Payroll						
157559	04/10/2026	Week 13-Pay Date 03/27/2026 18178		Multiple	468.27	
157559	04/10/2026	Week 13-Pay Date 03/27/2026 18178		Multiple	85.79	
157560	04/10/2026	TO REVERSE MANUAL JOURNAL ENTR 18179		Multiple		468.27
157560	04/10/2026	TO REVERSE MANUAL JOURNAL ENTR 18179		Multiple		85.79
157561	04/10/2026	Week 13-Pay Date 04/10/2026 18180		Multiple	468.27	
157561	04/10/2026	Week 13-Pay Date 04/10/2026 18180		Multiple	85.79	
157623	04/24/2026	Week 17-Pay Date 04/24/2026 18192		Multiple	456.70	
157623	04/24/2026	Week 17-Pay Date 04/24/2026 18192		Multiple	85.79	
Journal Totals					1,650.61	554.06
Totals for 494-000.000-703.000					2,121.54	741.59
Balance 04/01/26:				13,759.78		
Net Change:				1,379.95		
Balance 04/30/26:				15,139.73		

494-000.000-717.000 DEFINED BENEFIT PENSION PLAN CONTRIBUTIO						
Journal GJ: GJ						
157684	04/30/2026	MERS POSTING-PD DEFINED BENE 18210		Multiple	1,246.35	
Journal Totals					1,246.35	0.00
Totals for 494-000.000-717.000					1,246.35	0.00
Balance 04/01/26:				12,396.45		
Net Change:				1,246.35		
Balance 04/30/26:				13,642.80		

494-000.000-726.000 OFFICE SUPPLIES						
Journal AP: AP						
157485	04/06/2026	AMAZON CAPITAL SERVICESOFFICE 1WJ3-RJ6Y-KJMC	494-000.000-202.000		51.24	
Journal Totals					51.24	0.00
Journal GJ: GJ						
157678	04/29/2026	BS CLEANUP 18206		Multiple		15.89
Journal Totals					0.00	15.89
Totals for 494-000.000-726.000					51.24	15.89
Balance 04/01/26:				41.32		
Net Change:				35.35		
Balance 04/30/26:				76.67		

494-000.000-844.000 MAIN STREET PROGRAM						
Journal AP: AP						
157426	04/15/2026	STEVEN GULIANMAIN STREET PROGR 8.11.2024		494-000.000-202.000	200.00	
Journal Totals					200.00	0.00
Journal GJ: GJ						
157608	04/15/2026	CORRECTION--VOID AP UNCASHED C 18190		Multiple		200.00
Journal Totals					0.00	200.00

User: JESSICA

FROM 494-000.000-000.000 TO 494-000.000-971.001

Item 5A.

DB: Lathrup

TRANSACTIONS FROM 04/01/2026 TO 04/30/2026

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
494-000.000-844.000 MAIN STREET PROGRAM						
Totals for 494-000.000-844.000					200.00	200.00
		Balance 04/01/26:		10,786.61		
		Net Change:		0.00		
		Balance 04/30/26:		10,786.61		
494-000.000-846.000 MUSIC FESTIVAL EXP						
Journal AP: AP						
157740	04/13/2026	ULTIMATE BOOM PARTY RENTAL LLC 2026-12-09		494-000.000-202.000	437.50	
157724	04/22/2026	LAUREN BERASMUSIC FESTIVAL EXP 04.22.26		494-000.000-202.000	310.11	
Journal Totals					747.61	0.00
Totals for 494-000.000-846.000					747.61	0.00
		Balance 04/01/26:		33,280.23		
		Net Change:		747.61		
		Balance 04/30/26:		34,027.84		
494-000.000-882.000 PLANNING/CONSULTING FEES						
Journal AP: AP						
157797	04/09/2026	GIFFELS-WEBSTER ENG INCPLANNIN 137387		494-000.000-202.000	5,615.42	
Journal Totals					5,615.42	0.00
Totals for 494-000.000-882.000					5,615.42	0.00
		Balance 04/01/26:		20,059.19		
		Net Change:		5,615.42		
		Balance 04/30/26:		25,674.61		
494-000.000-933.000 REPAIRS & MAINTENANCE						
Journal AP: AP						
157803	04/20/2026	PARADISE GARDEN LANDSCAPINGREP B1479		494-000.000-202.000	6,652.00	
Journal Totals					6,652.00	0.00
Totals for 494-000.000-933.000					6,652.00	0.00
		Balance 04/01/26:		0.00		
		Net Change:		6,652.00		
		Balance 04/30/26:		6,652.00		

Item 5A.

Fund 494 DDA CONSTRUCTION FUND (CAPITAL PROJECTS)

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
*** Assets ***			
494-000.000-006.000	SWEEP ACCOUNT	0.00	183.61
494-000.000-010.000	TRUST ACCOUNT-GENERAL	1,206,062.62	0.00
494-000.000-016.006	MBIA CLASS TRUST (POOLED) CASH	0.00	968,085.32
494-000.000-028.096	TAXES RECEIVABLE-PERSONAL PROP	9,697.14	9,697.14
494-000.000-084.101	DUE FROM GENERAL FUND	5,400.00	0.00
494-000.000-141.001	INFRASTRUCTURE	640,945.69	1,080,071.69
494-000.000-177.000	NON DEPRECIABLE-CAPITAL ASSETS	27,972.00	73,631.00
494-000.000-177.001	DEPRECIABLE ASSETS	75,432.25	75,432.25
494-000.000-193.000	ACCUMULATED DEPRECIATION	(277,782.22)	(340,808.22)
Total Assets		1,687,727.48	1,866,292.79
*** Liabilities ***			
494-000.000-202.000	ACCOUNTS PAYABLE	4,488.00	13,343.62
494-000.000-214.101	DUE TO GENERAL FUND	25,439.50	0.00
494-000.000-339.000	UNEARNED REVENUES	0.00	101,825.25
Total Liabilities		29,927.50	115,168.87
*** Fund Balance ***			
494-000.000-370.000	FUND BALANCE-NONSPENDABLE PREPAIDS	0.00	1,315.00
494-000.000-390.000	FUND BALANCE-UNASSIGNED	1,437,734.34	733,268.00
494-000.000-391.000	FUND BALANCE-NET INVESTMENT IN CAPITAL	0.00	888,327.00
Total Fund Balance		1,437,734.34	1,622,910.00
Beginning Fund Balance		1,437,734.34	1,622,910.00
Net of Revenues VS Expenditures		220,065.64	128,213.92
Ending Fund Balance		1,657,799.98	1,751,123.92
Total Liabilities And Fund Balance		1,687,727.48	1,866,292.79

User: JESSICA
DB: Lathrup

PERIOD ENDING 04/30/2026

Item 5A.

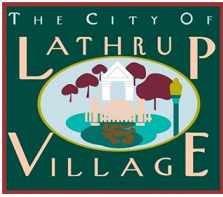
GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026	INCREASE (DECREASE)	NORMAL	(ABNORMAL)	
Fund 494 - DDA CONSTRUCTION FUND (CAPITAL PROJECTS)									
Revenues									
Dept 000.000									
494-000.000-407.000	TIFA-CAPTURE TAXES	422,500.00		459,902.43		17,859.94		(37,402.43)	108.85
494-000.000-409.000	DELQ PERSONAL PROPERTY REVENUE	1,000.00		(653.43)		0.00		1,653.43	(65.34)
494-000.000-410.000	TAX COLLECTED OTHER	38,000.00		37,336.78		1,129.44		663.22	98.25
494-000.000-415.000	MISCELLANEOUS REVENUE	23,000.00		0.00		0.00		23,000.00	0.00
494-000.000-446.000	INVESTMENT INTEREST	40,000.00		0.00		0.00		40,000.00	0.00
494-000.000-543.000	FEDERAL/STATE GRANTS	2,500.00		2,500.00		0.00		0.00	100.00
494-000.000-569.000	OTHER STATE GRANTS	162.00		408.69		0.00		(246.69)	252.28
494-000.000-614.000	MUSIC FEST REV	10,000.00		15,381.00		1,168.00		(5,381.00)	153.81
494-000.000-615.000	MAIN STREET REVENUES	8,000.00		8,000.00		0.00		0.00	100.00
494-000.000-665.000	INVESTMENT INTEREST	0.00		25,436.10		1,843.64		(25,436.10)	100.00
494-000.000-695.000	ANTICIPATED USE OF FUND BALANCE	82,138.00		0.00		0.00		82,138.00	0.00
Total Dept 000.000		627,300.00		548,311.57		22,001.02		78,988.43	87.41
TOTAL REVENUES		627,300.00		548,311.57		22,001.02		78,988.43	87.41
Expenditures									
Dept 000.000									
494-000.000-701.000	SALARIES FULL-TIME	130,000.00		100,899.84		9,966.94		29,100.16	77.62
494-000.000-702.000	SALARIES PART-TIME	28,000.00		21,093.75		2,425.00		6,906.25	75.33
494-000.000-703.000	EMPLOYEE TAXES & BENEFITS	3,000.00		15,139.73		1,379.95		(12,139.73)	504.66
494-000.000-716.000	DEFINED CONTRIBUTION PENSION PLAN EXP	6,500.00		0.00		0.00		6,500.00	0.00
494-000.000-717.000	DEFINED BENEFIT PENSION PLAN CONTRIBUTI	15,000.00		13,642.80		1,246.35		1,357.20	90.95
494-000.000-718.000	HEALTH INSURANCE PREMIUMS (CURRENT EMPL	14,000.00		13,034.85		0.00		965.15	93.11
494-000.000-722.000	LEGAL SERVICES	0.00		487.50		0.00		(487.50)	100.00
494-000.000-723.000	RETIREE HEALTH CARE - OPEB	1,500.00		1,150.65		0.00		349.35	76.71
494-000.000-726.000	OFFICE SUPPLIES	3,500.00		76.67		35.35		3,423.33	2.19
494-000.000-802.000	TAX TRIBUNAL RETURNS	82,150.00		82,148.44		0.00		1.56	100.00
494-000.000-810.000	AUDITING & ACCOUNTING	700.00		723.17		0.00		(23.17)	103.31
494-000.000-822.000	LEGAL SERVICES	900.00		325.00		0.00		575.00	36.11
494-000.000-844.000	MAIN STREET PROGRAM	12,500.00		10,786.61		0.00		1,713.39	86.29
494-000.000-845.000	STREETSCAPING	25,000.00		29,618.06		0.00		(4,618.06)	118.47
494-000.000-846.000	MUSIC FESTIVAL EXP	23,500.00		34,027.84		747.61		(10,527.84)	144.80
494-000.000-882.000	PLANNING/CONSULTING FEES	15,300.00		25,674.61		5,615.42		(10,374.61)	167.81
494-000.000-900.000	PRINTING/PUBLICATION COSTS	2,000.00		479.67		0.00		1,520.33	23.98
494-000.000-901.000	POSTAGE FEES	250.00		0.00		0.00		250.00	0.00
494-000.000-910.000	PROFESSIONAL DEVELOPMENT / TRAINING	4,000.00		0.00		0.00		4,000.00	0.00
494-000.000-915.000	MEMBERSHIPS	1,000.00		350.00		0.00		650.00	35.00
494-000.000-933.000	REPAIRS & MAINTENANCE	64,500.00		6,652.00		6,652.00		57,848.00	10.31
494-000.000-955.000	MISCELLANEOUS EXPENDITURES	24,000.00		193.96		0.00		23,806.04	0.81
494-000.000-968.001	DEPRECIATION INFRASTRUCTURE	40,000.00		0.00		0.00		40,000.00	0.00
494-000.000-970.000	CAPITAL EXPENDITURE	100,000.00		63,592.50		0.00		36,407.50	63.59
494-000.000-971.000	SIGN GRANT PROGRAM	10,000.00		0.00		0.00		10,000.00	0.00
494-000.000-971.001	FACADE GRANT PROGRAM	20,000.00		0.00		0.00		20,000.00	0.00
Total Dept 000.000		627,300.00		420,097.65		28,068.62		207,202.35	66.97
TOTAL EXPENDITURES		627,300.00		420,097.65		28,068.62		207,202.35	66.97

Fund 494 - DDA CONSTRUCTION FUND (CAPITAL PROJECTS):

PERIOD ENDING 04/30/2026

Item 5A.

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026	INCREASE (DECREASE)	NORMAL (ABNORMAL)	BALANCE	
Fund 494 - DDA CONSTRUCTION FUND (CAPITAL PROJECTS)									
	TOTAL REVENUES			548,311.57		22,001.02		78,988.43	87.41
	TOTAL EXPENDITURES	627,300.00		420,097.65		28,068.62		207,202.35	66.97
	NET OF REVENUES & EXPENDITURES	0.00		128,213.92		(6,067.60)		(128,213.92)	100.00



City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

TO: DDA Board of Directors
FROM: Mike Greene – City Administrator
DATE: May 15, 2026
RE: CED/DDA Director Search Committee

Background Brief: CED/DDA Director Colson has officially submitted his registration notice, and his last day with the City will be June 26, 2026. With this timeframe, the City has the opportunity to be proactive and place a job posting while he is still employed and potentially have a successor named in the coming months.

Following a similar process as the last search, we are seeking the appointment of two (2) DDA Board members to work with City Administrator Greene to review submitted applications, serve on an interview panel, and bring a candidate recommendation to the rest of the board for approval.

Please keep in mind that those appointed will be asked to meet during business hours for interview purposes.

Previous Action: April 19, 2024 – Search committee formed to find Mr. Colson (appointed on May 17, 2024)

Economic Impact: N/A

Recommendation: It is my recommendation to appoint two (2) DDA Board Members to the search committee.

Recommended Motion:

Moved by _____ seconded by _____ to appoint _____ & _____ to the CED/DDA Director Search Committee, and bring a candidate recommendation for board approval at a subsequent meeting.

Bruce Kantor Mayor	Kelly Garrett Mayor Pro-Tem	Jalen Jennings Council Member	Jason Hammond Council Member	John Sousanis Council Member
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**ANNUAL PILOT CAPTURE SHARING AGREEMENT
BETWEEN THE CITY OF LATHRUP VILLAGE & LATHRUP VILLAGE DOWNTOWN DEVELOPMENT AUTHORITY**

This Annual PILOT Capture Sharing Agreement (“Agreement”) is made and entered into this ___ day of _____, 2026, by and between the City of Lathrup Village, a Michigan municipal corporation located in Oakland County, Michigan, with offices at 27400 Southfield Road, Lathrup Village, Michigan 48076 (“City”), and the Lathrup Village Downtown Development Authority, a Michigan public body corporate created pursuant to the Downtown Development Authority Act, Public Act 197 of 1975, as amended, MCL 125.1651 et seq., with offices located at 27400 Southfield Road, Lathrup Village, Michigan 48076 (“DDA”). The City and the DDA may collectively be referred to as the “Parties.”

RECITALS

WHEREAS, the City Council of the City of Lathrup Village adopted Ordinance No. 2025-01, known as the Lathrup Village Workforce Housing PILOT Ordinance, which authorizes the exemption of certain workforce housing projects from ad valorem property taxes and provides for the payment of an Annual Service Charge in lieu of taxes (“PILOT”) pursuant to the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as amended, MCL 125.1401 et seq.; and

WHEREAS, the City has approved a PILOT for the property located at 27700 Southfield Road, Lathrup Village, Michigan 48076 (the “Property”); and

WHEREAS, the Property is located within the development area and tax increment financing district established by the Lathrup Village Downtown Development Authority pursuant to Public Act 197 of 1975, as amended; and

WHEREAS, under the Workforce Housing PILOT Ordinance, the owner of a qualifying project pays an Annual Service Charge in lieu of ad valorem property taxes, which payment is received by the City Treasurer; and

WHEREAS, Section 77-56 of the City Code recognizes that where a property receiving a PILOT is located within a Downtown Development Authority district, the DDA may capture a portion of the annual service charge consistent with the applicable tax increment financing plan unless the City and the DDA agree otherwise; and

WHEREAS, the City and the DDA have an approved cost-share agreement and the City and the DDA desire to establish a mutually agreed upon allocation of the Annual Service Charge generated by the Property in order to support the provision of public services, workforce housing development, and economic development activities within the City; and

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to applicable provisions of Michigan law.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements contained herein, the Parties agree as follows:

SECTION 1

PROPERTY SUBJECT TO AGREEMENT

This Agreement applies solely to the real property commonly known as:

27700 Southfield Road, Lathrup Village, Michigan 48076

Together with all improvements constructed or to be constructed thereon that are subject to the Workforce Housing PILOT approved by the City pursuant to Ordinance No. 2025-01 and any associated PILOT Resolution

adopted by the City Council.

**SECTION 2
ANNUAL SERVICE CHARGE**

The owner of the Property shall pay to the City an Annual Service Charge in lieu of ad valorem property taxes in accordance with:

- 1. The Lathrup Village Workforce Housing PILOT Ordinance (Ordinance No. 2025-01);
- 2. Approved City Council PILOT Resolution #2025-18; and
- 3. The State Housing Development Authority Act, Public Act 346 of 1966, as amended.

The Annual Service Charge shall be remitted to the City Treasurer in the manner and on the schedule required by the City Code and applicable agreements.

**SECTION 3
SHARING OF ANNUAL SERVICE CHARGE**

Notwithstanding any default distribution provisions that may otherwise apply, the Parties agree that the Annual Service Charge attributable to the Property shall be shared between the City and the DDA as follows:

- Fifty percent (50%) to the City of Lathrup Village, and
- Fifty percent (50%) to the Lathrup Village Downtown Development Authority.

The City Treasurer shall distribute the DDA’s share of the Annual Service Charge within a reasonable time after receipt of the payment from the property owner.

**SECTION 4
USE OF DDA FUNDS**

Any funds received by the DDA pursuant to this Agreement shall be used for purposes authorized under the Downtown Development Authority Act, including but not limited to:

- Implementation of the DDA Development Plan and Tax Increment Financing Plan;
- Downtown infrastructure improvements;
- Public space and streetscape enhancements;
- Economic development and redevelopment initiatives; and
- Debt service or other financial obligations related to downtown improvements.

**SECTION 5
TERM**

This Agreement shall remain in effect for the duration of the PILOT exemption applicable to the Property, including any approved extensions, unless terminated earlier by mutual written agreement of the Parties.

Upon expiration or termination of the PILOT exemption, this Agreement shall automatically terminate.

**SECTION 6
ADMINISTRATION**

The City Treasurer shall be responsible for:

- 1. Receiving the Annual Service Charge payments;
- 2. Accounting for such payments; and
- 3. Distributing the appropriate share to the DDA in accordance with this Agreement.

The City shall provide the DDA with reasonable documentation concerning the receipt and distribution of

Annual Service Charge payments upon request.

**SECTION 7
AMENDMENTS**

This Agreement may be amended only by a written instrument approved by resolution of both the City Council and the Board of Directors of the DDA.

**SECTION 8
NO THIRD-PARTY BENEFICIARIES**

This Agreement is intended solely for the benefit of the Parties and does not create any rights in favor of any third party.

**SECTION 9
GOVERNING LAW**

This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

**SECTION 10
EFFECTIVE DATE**

This Agreement shall become effective upon approval by resolution of both:

- 1. The City Council of the City of Lathrup Village, and
- 2. The Board of Directors of the Lathrup Village Downtown Development Authority.

SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

City of Lathrup Village

Lathrup Village Downtown Development Authority

BY: _____
Bruce Kantor – Mayor

BY: _____
Austin Colson – DDA Director

BY: _____
Mike Greene – City Administrator

BY: _____
Alisa Emmanuel – City Clerk



27400 Southfield Rd
Lathrup Village, MI 48076
(248) 557 - 2600
www.lathrupvillage.org

To: DDA Board of Directors
From: Austin Colson, Director – Community & Economic Development/DDA Director
Date: May 15, 2026
RE: 27700 Southfield Road - PILOT Agreement

Background

The City of Lathrup Village has approved a Payment in Lieu of Taxes (PILOT) for the redevelopment of the property located at 27700 Southfield Road as part of a workforce housing project. As the property is located within the DDA district, the annual service charge generated through the PILOT is eligible for capture under the DDA’s Tax Increment Financing (TIF) Plan, unless otherwise agreed upon by the City and the DDA.

To address this, the City and DDA have developed a proposed PILOT Capture Sharing Agreement that establishes a mutually agreed-upon distribution of the annual service charge associated with this project.

Key Terms of the Agreement

- The agreement applies specifically to the property at 27700 Southfield Road.
- The property owner will pay an Annual Service Charge in lieu of ad valorem property taxes, as authorized under the City’s Workforce Housing PILOT Ordinance.
- The Annual Service Charge will be shared equally, with:
 - 50% allocated to the DDA, and
 - 50% allocated to the City
- The City Treasurer will administer collection and distribution of funds.
- DDA funds received through this agreement must be used for eligible purposes under the DDA Act, including infrastructure, placemaking, and economic development initiatives.
- The agreement will remain in effect for the duration of the PILOT, including any approved extensions.

Purpose and Considerations

This agreement provides a balanced approach to allocating PILOT revenues between the City and the DDA, ensuring that both entities can support public services and continued investment within the downtown district. The structure recognizes the importance of supporting workforce housing development while maintaining the DDA's ability to fund infrastructure improvements and economic development initiatives.

Action Requested

The DDA Board is requested to review and consider approval of the proposed PILOT Capture Sharing Agreement.

Suggested Motion:

"I move to approve the PILOT Capture Sharing Agreement between the City of Lathrup Village and the Downtown Development Authority for the property located at 27700 Southfield Road."



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APRIL 2026 DDA DIRECTOR REPORT

To: LVDDA Board of Directors
From: Austin Colson, CED/DDA Director
Date: May 15, 2026
RE: Department/Director Report

In an effort to provide consistent updates to the DDA Board of Directors, City Administrator, and City Council the following monthly report is submitted for your review.

Upcoming DDA Events

- **Good Neighbor Day Corridor Clean Up** – Saturday, May 16, 2026, 10:00 AM-1:00 PM, Lathrup Village City Hall
 - Community event focused on neighborhood connection, civic engagement, and area beautification. The event will take place at Lathrup Village City Hall, 27400 Southfield Road, with registration beginning at 9:30 AM and the event starting at 10:00 AM. Activities will include community meet-and-greet opportunities, area beautification efforts, food, prizes, and family-friendly activities, including a bounce house.

- **2026 Comprehensive Plan Update – Parks & Recreation** – Tuesday, May 19, 2026, 7:00 PM, Lathrup Village City Hall
 - This session is open to residents and stakeholders to share input on the future of parks, recreation facilities, public spaces, trails, programming, and community amenities in Lathrup Village. An online survey is also available to gather community feedback and help shape the City’s long-term parks and recreation goals as part of the Comprehensive Plan update.

- **Leveraging the Next Level of Generative, Predictive and Agentic AI** – Wednesday, June 9 2026, 9:00 – 11:00 AM
 - Hosted by Oakland Thrive – Hands-on business education workshop focused on helping small business leaders move beyond basic AI tools and apply generative, predictive, and agentic AI strategically within their organizations. The session explored practical AI use cases related to revenue, operations, customer experience, risk management, and decision-making. Participants learned how to distinguish between major types of AI, evaluate industry-specific tools, improve strategic prompting, and assess AI outputs for bias, governance risk, accountability, and overall business impact.



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Past DDA Events

- **Fraud Awareness Workshop** – Wednesday, April 29, 2026, 10:00 AM–12:00 PM, Lathrup Village City Hall (27400 Southfield Rd., Lathrup Village, MI 48076)
 - Hosted in partnership with Chase Bank, the Lathrup Village Police Department, and the Downtown Development Authority (DDA) – Community workshop focused on helping residents recognize common scams, protect their identity, and secure financial accounts. The session will provide practical fraud prevention tips and highlight resources available to help individuals and families stay safe from increasingly common financial scams. The event is free to attend and open to the public, with registration encouraged.

Business/Property Updates

- **17600 Southfield Road (Chiropractor Office)** – The new property owner is relocating their chiropractic office to this location. Building permits have been approved, and interior improvements are underway to prepare the space for occupancy. A grand opening is scheduled for Saturday, May 30th.
- **26221 Southfield Road** – Façade improvement work is currently underway and continues to progress toward completion.

Infrastructure

- **MDOT Safety Grant Application (11 Mile Road):** City and DDA staff are coordinating with the City’s engineering consultant to prepare and submit an application for the Michigan Department of Transportation FY 2028 Local Safety Program, including HSIP/HRRR funding, for proposed roadway, curb, and pedestrian safety improvements along 11 Mile Road.



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Miscellaneous

- **Recast Leaders Progress – Connectors & Outreach:** Staff continues implementing the “Connectors” strategy as part of the Recast Leaders program. This effort focuses on identifying local leaders, business owners, and community influencers who can help facilitate introductions, strengthen engagement, and expand connections within the small-scale production and maker space ecosystem.

Outreach is currently underway to begin conversations with 5–10 key connectors, with an emphasis on building relationships, gathering local insight, and identifying additional stakeholders who may be interested in supporting or participating in this work. These conversations are guided by the Recast Connectors Toolkit, which emphasizes listening, trust-building, and community-informed strategies.

On Thursday, May 14, Lathrup Village hosted all six communities participating in the program for their first in-person convening during a working lunch held in the City. The project consultant traveled from Washington, D.C. to attend the session and help guide the discussion, providing an opportunity for participating communities to share ideas, discuss early implementation efforts, and strengthen regional collaboration around small-scale manufacturing, maker spaces, and local economic development.

Business & Property Owner Identification: Staff have also started compiling a preliminary list of small-scale manufacturing and maker-oriented businesses, along with identifying property owners who are community-oriented and open to innovative uses and partnerships within the corridor.

- **Oakland County Board of Commissioners Sponsorship** – For the third consecutive year, the Oakland County Board of Commissioners has approved sponsorship funding to support the Lathrup Village Music Festival (LVMF). For this year’s festival, the County has committed \$5,000 toward the event, continuing its support of this inclusive, community-centered celebration featuring live music, local vendors, food trucks, family-friendly activities, and programming that promotes community pride and local economic vitality.