Downtown Development Authority

Friday, November 20, 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. October Meeting Minutes
5. **Consent Agenda**
   - A. Monthly Financial Reports
   - B. Monthly Code Enforcement Report
6. **Public Comment (*speakers are limited to 3 minutes*)**
7. **Old Business**
8. **New Business**
   - A. 11 Mile and Parks RFQ
   - B. Grant Programs Discussion
   - C. PA 57 Report
   - D. LVMF Update
9. **DDA Director Report**
   - A. DDA Director's Report
10. **Public Comment**
11. **Board Member Comment**
12. **Adjourn**

Downtown Development Authority Special Meeting **Friday, October 16, 2026**

Meeting Minutes

12:01 PM: Call to Order.

Roll Call

Pamela Shermeyer	**Present**
Charlotte Jones	**Present**
Tracey Williams	**Present**
Mayor Bruce Kantor	**Absent**
Alex Green IV	**Present (Tardy)**
Dr. Patricia Felton	**Present (Tardy)**
Mike Greene	**Present**
Lisa Burr	**Present**
Jeff Fitrzyk	**Present**

DDA Staff advise that a motion to excuse absences are not needed at this time, as the absent parties have informed staff they intend to appear at the meeting but will most likely be tardy. No motion is taken.

12:01 PM: Approval of Agenda

Mike Greene makes a motion to approve the agenda. Jeff Fitrzyk seconds. The motion passes unanimously.

12:01 PM: Approval of Minutes

Charlotte Jones makes a motion to approve the September Special Meeting minutes. Tracey Williams seconds.

12:02 PM: Consent Agenda

DDA Staff advise that the Code Enforcement report is outdated, so for the November meeting they will bring a report that encompasses September and October. The DDA Board accepts this and Mike Greene makes the motion to approve the Consent Agenda. Charlotte Jones seconds. The motion passes unanimously.

12:02 PM: Public Comment

Pam Shermeyer informs those in attendance that this they are here to discuss Flock Cameras, then there will be time during the Flock Camera discussion to make a comment on that matter.

John Sousanis speaks to the triangle lot that under Item 8B, says the city initially purchased the lot to expand greenspace and urges the DDA to delay negotiations.

Leslie Valian speaks on the DDA meeting times and that the community doesn't get a chance to comment on important issues. She also speaks to the triangle lots and does not want to see the lots developed. She also speaks to the DDA Board's funding for Municipal Park, and believes the contingency to provide funding based on the park being lined with a certain material is unethical.

John Tara speaks to the Snow Removal RFQ and asks the DDA to not consider the incumbent contractor for snow removal due to "lack of good work". He comments on the timing of the DDA meeting agenda going out the day prior and finds it suspicious that City Council and DDA push agenda's out at the last minute.

Rick Wisz speaks to the triangle lot and is against the development. He reminds the DDA Board of the impact development has on the community.

Susan Wilson speaks to the Triangle parcel and is against housing development in the community.

Autumn Sousanis speaks to the DDA meeting time and says it is hard for residents to make the meetings. She also speaks to the triangle parcel and believes the DDA has no right to sell it, based on the information provided in the memo.

Janet Bloom reads an email received by Timothy Hillman, Planning Commission Chairman, and he speaks to the triangle lot, and asks the DDA to hold off on any matter with the lot until the Master Plan is finished.

12:15 PM: Old Business

Flock Camera Presentation and Contract Discussion: Pam Shermeyer informs those in attendance that back in the April Meeting, the Board invited Police Chief Zang and Sergeant Roberts to give a presentation on their experiences and internal policies regarding Flock and its use. They

gave a number of cases that is part of the Board Packet in case anyone wishes to see it.

DDA Director Janet Bloom presents the item: Since 2024 the City of Lathrup Village has had 4 Flock Camera License Plate Readers based at the entrances of the community. It was initially on the docket for the September meeting (since the contract expired October 1), but it had to be tabled due to a lack of quorum at the September regular meeting and scheduling conflicts with the Flock representative at the September special meeting. She turns it over to Chief Zang, who has a Flock Representative, Mike Dushane, with him, to present the contract to the DDA Board. They present and answer questions from the Board and residents. Due to the volume of questions from residents and Board members, for the sake of time, comments will be omitted from meeting minutes. The meeting video is posted online in its entirety, recommended starting at the 16:00 minute mark see the full discussion.

A motion is made to approve the Flock Camera contract renewal by Mike Greene. Seconded by Jeff Fitrzyk.

Yay: Mike Greene, Jeff Fitrzyk

Nay: Dr. Felton, Lisa Burr, Alex Green IV, Tracey Williams, Charlotte Jones, Pam Shermeyer

Absent: Bruce Kantor

Before moving on, Chair Shermeyer wants to clarify something that was said about the DDA Meeting Times; in 2025, the DDA worked through 4 meetings to figure out a new DDA Meeting start time but could not come to a consensus. She does not feel that a new consensus would be reached if they tried today.

DDA Project Coordinator Kennedy also adds that there were comments made about the meeting packet getting out so late. He adds that because the contract applications were due so late, and follow ups were required before content was filled out, the board packets got out later than were initially intended. He apologizes, but he asks for some patience, as they need to parse through the information and ensure everything is right before it can go public. Also, legally staff must have packets out 18 hours before a meeting.

1:37 PM: New Business

Snow Removal RFQ Discussion and Approval- DDA Project Coordinator Kennedy presents the RFQ. DDA Staff received 9 proposals this year for the 3-year snow removal contract. 4 came in at prices staff deemed reasonable, while the other 5 missed the desired mark. Proposals were received from:

- The Jitney LLC
- Ground Control Property Service
- Advocates for Self Determination
- C-Care Lawn Services
- Snow Plow Group
- White Maple Landscaping
- Johnson Landscaping
- Paradise Garden Landscaping (Inc.)
- The Guiding Brand LLC

Alex Green inquires about why we aren't using DPW, but is told it would be too expensive.

Lisa Burr inquires deeper about the cost of ice melt, and that some vendors had provided cost breakdowns that were not showing ice melt. She is informed that these vendors included ice melt in their cost.

Pam Shermeyer notes the Advocates for Self-Determination offers a pre-treatment for overpass decks to speed up cleanup. She is informed that there was no price given but that can is a negotiable option for later, if the Board and Staff deems necessary. She also asks about the response time from Paradise, which is 2-4 hours after snowfall, and is informed that the RFQ contract agreement calls for a response time of no more than 12 hours after snowfall.

Mike Greene makes a motion to approve the three-year contract with Advocates for Self-Determination. Jeff Fitzryk seconds the motion. The motion is approved unanimously.

DDA Triangle Parcel (27907 California Dr NE): Mike Greene presents the item. The parcel 27907 California Drive, also known as the Triangle Parcel for their triangular shape. This is the fourth time in 2 years that an RFQ for this lot has gone out and staff received one proposal. The developer is looking to do a medium to high density housing development on this lot. The key point is that this is a proposal, not a finalized plan. A yes vote is just giving DDA staff the power to negotiate a deal for a development that

would work. It does not mean the development is guaranteed to happen as they have to go through all site plan processes.

Lisa Burr cites a comment that was made earlier that stated the space is intended to be green space, but Mike Greene states he has no proof from meeting minutes that indicate the space was purchased with the intention of keeping it as green space. A visual is provided to the board as to the location of the parcel.

Tracey Williams asks about tax revenue. Mike Greene talks about the way the TIF works; the DDA would get some money based on the sale of the property, plus 2 mills based on whatever is built there, with the rest going to the city in tax dollars. Staff do not know what the tax revenue would be at the moment.

Lisa Burr inquires about parking requirements and the issues that will surely arise. Mike Greene informs the board of the proposals' initial design, which has two-car garages and that there is always the plan for off-street parking with an encroachment along Monterey.

Alex Green asks if there has been a proposal that included a greenspace or something similar and what that would entail. DDA Staff remind the board that last year there was a proposed buyer that the Board was very adamant about selling the property to, but the prospect is no longer interested in doing that project. There is getting a landscape architect if the Board truly wants to go down that road. The consensus is that the Board wants to talk to the developer directly, since he initially intended to be at the October meeting.

Tracey Williams makes a motion to approve staff enter negotiations with the developer regarding 27907 California Drive NE. Seconded by Dr. Felton. The motion passes unanimously.

Municipal Park – DDA Fund Commitment: Janet Bloom presents: The DDA Board had initially committed to providing $100,000 towards the Municipal Park ARPA project. However, since this was done a bit of time ago, City Council has asked the DDA Board to renew this commitment. There have been grant dollars that have been awarded towards the project, so the new commitment would be $28,330.99. The report includes considerations from the county regarding surface material around the park.

Jeff Fitrzyk asks about the surface material. Mike Greene adds that it was discussed at City Council Study Sessions, but the only way the grant could be used was if there was a commitment to using PIP for surfacing material.

Alex Green asks about the initial $100,000 and if they have been spent. Mike Greene informs the Board of the history: the DDA and City Council both committed $100,000 knowing they would need outside grant money for the project. The project is more than $500,000 but with the help of ARPA money and state grants, the money the DDA needs to spend is now less than $29,000.

Jeff Fitrzyk proposes recommitted DDA funds for the Municipal Park playground project for $28,330.99. Alex Green seconds.

2:04 PM DDA Director Report

Janet Bloom presents. DDA staff has worked on connecting with property owners to start a property owner open house, inviting prospective business owners as well. Work is still being done at this time.

Staff has participated in a pre-development meeting for the undeveloped lot on Southfield Road and will be reconnecting with the developer closer to the end of the year.

Main Street Oakland County hosted Board Member trainings and staff asks DDA Board members to attend. These events are occurring throughout the third week of October around Oakland county. Information will be provided in the packet.

Main Street America also has a Self-Evaluation for staff to perform. Board Members may be asked to assist when that happens.

DDA Staff also seeks to prepare a Design Committee as part of MSA's Four Point Approach, with other subcommittees in discussion. This committee can help staff prepare for grants and handle RFQ contracts.

2:10 PM Public Comment

Quorum is lost. Public and Board Member comments are mixed into section.

Autumn Sousanis praises the DDA Board, thinks the city needs a historian. Promotes her newsletter and corrects something he stated

regarding cameras Lathrup PD was looking to buy initially before ending on 4. She also speaks in depth on Paradise Gardens contract and her disappointment. DDA Board Chair Pam Shermeyer corrects her with some context to why Paradise Gardens didn't do all of the work stated in the contract, and how the Board asked staff to amend some parts of the contract in a way that would not incur a higher cost, while also shifting certain responsibilities.

John Tara asks the board to reconsider meeting times. He also speaks to the triangle properties and how tandem parking can cause issues. He also says Flock was the right decision, and thinks the DDA should meet with the Historical society.

Rick Wisz speaks to the Snow Removal RFQ, wants to know if the Ice Melt is by bag or by bulk. To the triangle lot, asks what does density mean and how should it affect the city. Thinks a park is a better option and residents should have a greater say. He also wants to talk about the Lights ordinance and why Code Enforcement isn't on property owners.

John Sousanis felt today's discussions were high level. He believes the financial benefit of the current triangle concept is negligible, and believed the stipulation of the PIP in the Parks discussion was inappropriate.

Pam notes that the DDA would be willing to recommit money if the City Council found need. Alex Green asks how PIP got into the DDA deal in the first place, is informed that it was a stipulation of the grant money- it was not a decision made by city or DDA staff, it came from a DNR grant.

2:24 PM: Adjournment

During the second wave of public comments, multiple Board Members had to depart due to scheduling conflicts with their jobs. Enough that quorum was lost. Because of this, the meeting adjourns by default.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 494 - DDA CONSTRUCTION FUND (CAPITAL PROJECTS)						
Revenues						
Dept 000.000						
494-000.000-407.000	TIFA-CAPTURE TAXES	470,000.00	428,747.71	4,811.16	41,252.29	91.22
494-000.000-409.000	DELQ PERSONAL PROPERTY REVENUE	1,000.00	594.95	106.87	405.05	59.50
494-000.000-410.000	TAX COLLECTED OTHER	38,000.00	33,882.10	636.53	4,117.90	89.16
494-000.000-415.000	MISCELLANEOUS REVENUE	4,000.00	800.00	800.00	3,200.00	20.00
494-000.000-614.000	MUSIC FEST REV	29,000.00	14,937.88	3,000.00	14,062.12	51.51
494-000.000-665.000	INVESTMENT INTEREST	30,000.00	8,982.84	0.00	21,017.16	29.94
Total Dept 000.000		572,000.00	487,945.48	9,354.56	84,054.52	85.31
TOTAL REVENUES		572,000.00	487,945.48	9,354.56	84,054.52	85.31
Expenditures						
Dept 000.000						
494-000.000-701.000	PERSONAL SERVICES CONTROL - DO NOT USE	184,736.00	0.00	(38,828.52)	184,736.00	0.00
494-000.000-702.000	WAGES - FULL TIME	0.00	50,338.08	49,055.71	(50,338.08)	100.00
494-000.000-703.000	EMPLOYEE TAXES & BENEFITS DO NOT USE	18,500.00	0.00	(4,252.14)	18,500.00	0.00
494-000.000-704.000	WAGES - PART TIME	0.00	2,328.62	2,328.62	(2,328.62)	100.00
494-000.000-709.000	FICA (6.2+1.45=7.65%)	0.00	3,936.93	3,936.93	(3,936.93)	100.00
494-000.000-716.000	DEFINED CONTRIBUTION PENSION PLAN EXP	9,250.00	2,521.29	574.22	6,728.71	27.26
494-000.000-717.000	DEFINED BENEFIT PENSION PLAN CONTRIBUTI	15,000.00	5,692.20	1,423.05	9,307.80	37.95
494-000.000-718.000	HEALTH INSURANCE PREMIUMS (CURRENT EMPL	19,000.00	7,317.79	1,730.69	11,682.21	38.51
494-000.000-723.000	RETIREE HEALTH CARE - OPEB	1,500.00	530.64	132.66	969.36	35.38
494-000.000-726.000	OFFICE SUPPLIES	3,500.00	609.32	0.00	2,890.68	17.41
494-000.000-736.000	RETIREE HEALTH SAVINGS-CURRENT EMPL	0.00	748.91	748.91	(748.91)	100.00
494-000.000-738.000	457 DEF COMP MATCH (DH)	0.00	638.80	638.80	(638.80)	100.00
494-000.000-740.000	BENEFITS: LIFE INS/AD&D/LTD/ULLIANCE/ET	0.00	149.17	149.17	(149.17)	100.00
494-000.000-804.500	PERMIT TECH SERVICES	0.00	5,737.50	0.00	(5,737.50)	100.00
494-000.000-810.000	AUDITING & ACCOUNTING	1,000.00	362.56	362.56	637.44	36.26
494-000.000-822.000	LEGAL SERVICES	900.00	1,852.50	0.00	(952.50)	205.83
494-000.000-844.000	MAIN STREET PROGRAM	12,500.00	165.00	0.00	12,335.00	1.32
494-000.000-845.000	STREETSCAPING	19,500.00	5,000.00	5,000.00	14,500.00	25.64
494-000.000-846.000	MUSIC FESTIVAL EXP	10,000.00	23,978.07	0.00	(13,978.07)	239.78
494-000.000-882.000	PLANNING/CONSULTING FEES	20,000.00	10,828.75	3,692.50	9,171.25	54.14
494-000.000-900.000	PRINTING/PUBLICATION COSTS	2,000.00	240.00	0.00	1,760.00	12.00
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	2,500.00	305.00	55.00	2,195.00	12.20
494-000.000-915.000	MEMBERSHIPS	500.00	575.00	0.00	(75.00)	115.00
494-000.000-933.000	REPAIRS & MAINTENANCE	64,500.00	29,448.63	2,440.00	35,051.37	45.66
494-000.000-941.000	CONTINGENCY	66,864.00	0.00	0.00	66,864.00	0.00
494-000.000-955.000	MISCELLANEOUS EXPENDITURES	24,000.00	3,711.53	0.00	20,288.47	15.46
494-000.000-968.001	DEPRECATION INFRASTRUCTURE	40,000.00	0.00	0.00	40,000.00	0.00
494-000.000-970.000	CAPITAL EXPENDITURE	26,000.00	1,742.42	0.00	24,257.58	6.70
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		572,000.00	158,758.71	29,188.16	413,241.29	27.76
TOTAL EXPENDITURES		572,000.00	158,758.71	29,188.16	413,241.29	27.76
Fund 494 - DDA CONSTRUCTION FUND (CAPITAL PROJECTS):						

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 494 - DDA CONSTRUCTION FUND (CAPITAL PROJECTS)						
TOTAL REVENUES		572,000.00	487,945.48	9,354.56	84,054.52	85.31
TOTAL EXPENDITURES		572,000.00	158,758.71	29,188.16	413,241.29	27.76
NET OF REVENUES & EXPENDITURES		0.00	329,186.77	(19,833.60)	(329,186.77)	100.00

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
494-000.000-001.006 FLAGSTAR (POOLED) CASH-CHECKING						
Journal CD: CD						
161167	10/01/2026	Check: FPOOL 246	246(A)	Multiple		2,276.25
161170	10/01/2026	Check: FPOOL 249	249(A)	Multiple		4,078.00
161237	10/07/2026	Check: FPOOL 254	254(A)	494-000.000-202.000		5,139.00
161413	10/15/2026	Check: FPOOL 53095	53095	Multiple		1,730.69
161415	10/15/2026	Check: FPOOL 53097	53097	Multiple		132.66
161447	10/15/2026	Check: FPOOL 53129	53129	494-000.000-202.000		303.60
161449	10/15/2026	Check: FPOOL 53131	53131	494-000.000-202.000		5,000.00
161450	10/15/2026	Check: FPOOL 53132	53132	494-000.000-202.000		147.57
161502	10/16/2026	Check: FPOOL 267	267(A)	Multiple		1,912.50
161504	10/16/2026	Check: FPOOL 269	269(A)	Multiple		4,087.00
161736	10/30/2026	Check: FPOOL 53167	53167	Multiple		362.56
161738	10/30/2026	Check: FPOOL 53169	53169	494-000.000-202.000		55.00
161750	10/30/2026	Check: FPOOL 53181	53181	494-000.000-202.000		325.00
		Journal Totals			0.00	25,549.83
Journal CR: CR						
161203	10/01/2026	SUMMARY CR: 10/01/2026 LVMF (K		494-000.000-614.000	3,000.00	
161259	10/06/2026	SUMMARY CR: 10/06/2026 B (K)		Multiple	800.00	
		Journal Totals			3,800.00	0.00
Journal DTDF: DUE TO/DUE FROM						
161895	10/31/2026	TAX DISTRIBUTION (THRU 10/31/2	18944	Multiple	5,447.69	
		Journal Totals			5,447.69	0.00
Journal GJ: GJ						
161578	10/11/2026	MISSION SQUARE 803046	18896	Multiple		114.85
161553	10/19/2026	CASH SWEEP/POOL & MBIA CLASS	18886	Multiple	32,884.55	
161589	10/22/2026	MERS POSTING-PD DEFINED BENEF	18899	Multiple		1,423.05
161616	10/26/2026	CASH SWEEP/POOL & MBIA CLASS	18903	Multiple	13,602.04	
161632	10/26/2026	EMPOWER-MGT	18908	Multiple		91.90
161634	10/26/2026	EMPOWER-ADMIN WITH FORFEITURE	18910	Multiple		482.32
161826	10/31/2026	CASH SWEEP/POOL & MBIA CLASS	18921	Multiple	8,109.15	
161856	10/31/2026	OC MONTHLY DELQ PPTAX 10/2026	18938	Multiple	106.87	
		Journal Totals			54,702.61	2,112.12
Journal PR: Payroll						
161561	10/11/2026	Week 43-Pay Date 10/23/2026	18889	Multiple		6,787.20
161561	10/11/2026	Week 43-Pay Date 10/23/2026	18889	Multiple		83.06
161801	10/25/2026	Week 45-Pay Date 11/06/2026	18916	Multiple		83.06
161801	10/25/2026	Week 45-Pay Date 11/06/2026	18916	Multiple		6,709.31
		Journal Totals			0.00	13,662.63
Totals for 494-000.000-001.006					63,950.30	41,324.58
		Balance 10/01/26:		17,071.16 CR		
		Net Change:		22,625.72		
		Balance 10/31/26:		5,554.56		
494-000.000-016.006 MBIA CLASS TRUST (POOLED) CASH						
Journal GJ: GJ						
161553	10/19/2026	CASH SWEEP/POOL & MBIA CLASS	18886	Multiple		32,884.55
161616	10/26/2026	CASH SWEEP/POOL & MBIA CLASS	18903	Multiple		13,602.04
161826	10/31/2026	CASH SWEEP/POOL & MBIA CLASS	18921	Multiple		8,109.15
		Journal Totals			0.00	54,595.74
Totals for 494-000.000-016.006					0.00	54,595.74
		Balance 10/01/26:		1,185,766.23		
		Net Change:		(54,595.74)		
		Balance 10/31/26:		1,131,170.49		
494-000.000-028.096 TAXES RECEIVABLE-PERSONAL PROP						
Journal GJ: GJ						
161856	10/31/2026	OC MONTHLY DELQ PPTAX 10/2026	18938	Multiple		106.87
161856	10/31/2026	OC MONTHLY DELQ PPTAX 10/2026	18938	Multiple		2,922.96
		Journal Totals			0.00	3,029.83
Totals for 494-000.000-028.096					0.00	3,029.83
		Balance 10/01/26:		18,777.99		
		Net Change:		(3,029.83)		
		Balance 10/31/26:		15,748.16		
494-000.000-202.000 ACCOUNTS PAYABLE						
Journal AP: AP						
160721	10/01/2026	BLUE CARE NETWORKVnd: BLUECARE	262520056676	Multiple		132.66

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
494-000.000-202.000 ACCOUNTS PAYABLE						
Journal AP: AP						
160853	10/01/2026	BLUE CARE NETWORKVnd: BLUECARE	262520033805	Multiple		1,730.69
161771	10/12/2026	PARADISE GARDEN LANDSCAPINGVnd	3348	494-000.000-933.000		440.00
161772	10/12/2026	PARADISE GARDEN LANDSCAPINGVnd	3349	494-000.000-933.000		2,000.00
161395	10/14/2026	LUCENT LANDSCAPE & LIGHTINGVnd	H26-31	494-000.000-845.000		5,000.00
161696	10/15/2026	MICHIGAN DOWNTOWN ASSOC.Vnd: M	E3808	494-000.000-910.000		55.00
161694	10/19/2026	MANER COSTERISANVnd: MANERCOST	90709	Multiple		362.56
161762	10/26/2026	GIFFELS-WEBSTER ENG INCVnd: GW	139075	Multiple		3,692.50
		Journal Totals			0.00	13,413.41
Journal CD: CD						
161167	10/01/2026	Check: FPOOL 246	246(A)	Multiple	2,276.25	
161170	10/01/2026	Check: FPOOL 249	249(A)	Multiple	4,078.00	
161237	10/07/2026	Check: FPOOL 254	254(A)	494-000.000-001.006	5,139.00	
161413	10/15/2026	Check: FPOOL 53095	53095	Multiple	1,730.69	
161415	10/15/2026	Check: FPOOL 53097	53097	Multiple	132.66	
161447	10/15/2026	Check: FPOOL 53129	53129	494-000.000-001.006	303.60	
161449	10/15/2026	Check: FPOOL 53131	53131	494-000.000-001.006	5,000.00	
161450	10/15/2026	Check: FPOOL 53132	53132	494-000.000-001.006	147.57	
161502	10/16/2026	Check: FPOOL 267	267(A)	Multiple	1,912.50	
161504	10/16/2026	Check: FPOOL 269	269(A)	Multiple	4,087.00	
161736	10/30/2026	Check: FPOOL 53167	53167	Multiple	362.56	
161738	10/30/2026	Check: FPOOL 53169	53169	494-000.000-001.006	55.00	
161750	10/30/2026	Check: FPOOL 53181	53181	494-000.000-001.006	325.00	
		Journal Totals			25,549.83	0.00
Totals for 494-000.000-202.000					25,549.83	13,413.41
		Balance 10/01/26:		19,431.63		
		Net Change:		(12,136.42)		
		Balance 10/31/26:		7,295.21		
494-000.000-295.000 DEFERRED REVENUE-PERSONAL PRO						
Journal GJ: GJ						
161856	10/31/2026	OC MONTHLY DELQ PPTAX 10/2026	18938	Multiple	2,922.96	
161856	10/31/2026	OC MONTHLY DELQ PPTAX 10/2026	18938	Multiple	106.87	
		Journal Totals			3,029.83	0.00
Totals for 494-000.000-295.000					3,029.83	0.00
		Balance 10/01/26:		18,777.99		
		Net Change:		(3,029.83)		
		Balance 10/31/26:		15,748.16		
494-000.000-407.000 TIFA-CAPTURE TAXES						
Journal DTDF: DUE TO/DUE FROM						
161895	10/31/2026	TAX DISTRIBUTION (THRU 10/31/2	18944	Multiple		4,811.16
		Journal Totals			0.00	4,811.16
Totals for 494-000.000-407.000					0.00	4,811.16
		Balance 10/01/26:		423,936.55		
		Net Change:		4,811.16		
		Balance 10/31/26:		428,747.71		
494-000.000-409.000 DELQ PERSONAL PROPERTY REVENUE						
Journal GJ: GJ						
161856	10/31/2026	OC MONTHLY DELQ PPTAX 10/2026	18938	Multiple		106.87
		Journal Totals			0.00	106.87
Totals for 494-000.000-409.000					0.00	106.87
		Balance 10/01/26:		488.08		
		Net Change:		106.87		
		Balance 10/31/26:		594.95		
494-000.000-410.000 TAX COLLECTED OTHER						
Journal DTDF: DUE TO/DUE FROM						
161895	10/31/2026	TAX DISTRIBUTION (THRU 10/31/2	18944	Multiple		636.53
		Journal Totals			0.00	636.53

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
494-000.000-410.000 TAX COLLECTED OTHER						
Totals for 494-000.000-410.000					0.00	636.53
		Balance 10/01/26:		33,245.57		
		Net Change:		636.53		
		Balance 10/31/26:		33,882.10		
494-000.000-415.000 MISCELLANEOUS REVENUE						
Journal CR: CR						
161259	10/06/2026	SUMMARY CR: 10/06/2026 B (K)		Multiple		800.00
		Journal Totals			0.00	800.00
Totals for 494-000.000-415.000					0.00	800.00
		Balance 10/01/26:		0.00		
		Net Change:		800.00		
		Balance 10/31/26:		800.00		
494-000.000-614.000 MUSIC FEST REV						
Journal CR: CR						
161203	10/01/2026	SUMMARY CR: 10/01/2026 LVMF (K		494-000.000-001.006		3,000.00
		Journal Totals			0.00	3,000.00
Totals for 494-000.000-614.000					0.00	3,000.00
		Balance 10/01/26:		11,937.88		
		Net Change:		3,000.00		
		Balance 10/31/26:		14,937.88		
494-000.000-701.000 PERSONAL SERVICES CONTROL - DO NOT USE						
Journal GJ: GJ						
161527	10/10/2026	RECLASS PAYROLL GL#S	18883	Multiple		38,828.52
		Journal Totals			0.00	38,828.52
Totals for 494-000.000-701.000					0.00	38,828.52
		Balance 10/01/26:		38,828.52		
		Net Change:		(38,828.52)		
		Balance 10/31/26:		0.00		
494-000.000-702.000 WAGES - FULL TIME						
Journal GJ: GJ						
161527	10/10/2026	RECLASS PAYROLL GL#S	18883	Multiple	38,828.52	
161527	10/10/2026	RECLASS PAYROLL GL#S	18883	Multiple		1,282.37
		Journal Totals			38,828.52	1,282.37
Journal PR: Payroll						
161561	10/11/2026	Week 43-Pay Date 10/23/2026	18889	Multiple	5,754.78	
161801	10/25/2026	Week 45-Pay Date 11/06/2026	18916	Multiple	5,754.78	
		Journal Totals			11,509.56	0.00
Totals for 494-000.000-702.000					50,338.08	1,282.37
		Balance 10/01/26:		1,282.37		
		Net Change:		49,055.71		
		Balance 10/31/26:		50,338.08		
494-000.000-703.000 EMPLOYEE TAXES & BENEFITS DO NOT USE						
Journal GJ: GJ						
161510	10/10/2026	RECLASS FICA FROM 703 TO 709	18876	Multiple		2,996.23
161511	10/10/2026	RECLASS RHS FROM 703 TO 736	18877	Multiple		634.06
161513	10/10/2026	RECLASS DEF COMP MATCH FROM 70	18879	Multiple		472.68
161514	10/10/2026	RECLASS LIFE INS/AD&D/LTD FROM	18880	Multiple		131.37
161515	10/10/2026	RECLASS FROM 703 correction	18881	Multiple		17.80
		Journal Totals			0.00	4,252.14
Totals for 494-000.000-703.000					0.00	4,252.14
		Balance 10/01/26:		4,252.14		
		Net Change:		(4,252.14)		
		Balance 10/31/26:		0.00		
494-000.000-704.000 WAGES - PART TIME						

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
494-000.000-704.000 WAGES - PART TIME						
Journal GJ: GJ						
161527	10/10/2026	RECLASS PAYROLL GL#S	18883	Multiple	1,282.37	
		Journal Totals			1,282.37	0.00
Journal PR: Payroll						
161561	10/11/2026	Week 43-Pay Date 10/23/2026	18889	Multiple	560.25	
161801	10/25/2026	Week 45-Pay Date 11/06/2026	18916	Multiple	486.00	
		Journal Totals			1,046.25	0.00
Totals for 494-000.000-704.000					2,328.62	0.00
		Balance 10/01/26:		0.00		
		Net Change:		2,328.62		
		Balance 10/31/26:		2,328.62		
494-000.000-709.000 FICA (6.2+1.45=7.65%)						
Journal GJ: GJ						
161510	10/10/2026	RECLASS FICA FROM 703 TO 709	18876	Multiple	2,996.23	
		Journal Totals			2,996.23	0.00
Journal PR: Payroll						
161561	10/11/2026	Week 43-Pay Date 10/23/2026	18889	Multiple	472.17	
161801	10/25/2026	Week 45-Pay Date 11/06/2026	18916	Multiple	468.53	
		Journal Totals			940.70	0.00
Totals for 494-000.000-709.000					3,936.93	0.00
		Balance 10/01/26:		0.00		
		Net Change:		3,936.93		
		Balance 10/31/26:		3,936.93		
494-000.000-716.000 DEFINED CONTRIBUTION PENSION PLAN EXP						
Journal GJ: GJ						
161632	10/26/2026	EMPOWER-MGT	18908	Multiple	91.90	
161634	10/26/2026	EMPOWER-ADMIN WITH FORFEITURE	18910	Multiple	482.32	
		Journal Totals			574.22	0.00
Totals for 494-000.000-716.000					574.22	0.00
		Balance 10/01/26:		1,947.07		
		Net Change:		574.22		
		Balance 10/31/26:		2,521.29		
494-000.000-717.000 DEFINED BENEFIT PENSION PLAN CONTRIBUTIO						
Journal GJ: GJ						
161589	10/22/2026	MERS POSTING-PD DEFINED BENEF	18899	Multiple	1,423.05	
		Journal Totals			1,423.05	0.00
Totals for 494-000.000-717.000					1,423.05	0.00
		Balance 10/01/26:		4,269.15		
		Net Change:		1,423.05		
		Balance 10/31/26:		5,692.20		
494-000.000-718.000 HEALTH INSURANCE PREMIUMS (CURRENT EMPL)						
Journal AP: AP						
160853	10/01/2026	BLUE CARE NETWORKSUBGROUP 1	262520033805	Multiple	1,730.69	
		Journal Totals			1,730.69	0.00
Totals for 494-000.000-718.000					1,730.69	0.00
		Balance 10/01/26:		5,587.10		
		Net Change:		1,730.69		
		Balance 10/31/26:		7,317.79		
494-000.000-723.000 RETIREE HEALTH CARE - OPEB						
Journal AP: AP						
160721	10/01/2026	BLUE CARE NETWORKSUBGROUP 3	262520056676	Multiple	132.66	
		Journal Totals			132.66	0.00

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
494-000.000-723.000 RETIREE HEALTH CARE - OPEB						
Totals for 494-000.000-723.000					132.66	0.00
		Balance 10/01/26:		397.98		
		Net Change:		132.66		
		Balance 10/31/26:		530.64		
494-000.000-736.000 RETIREE HEALTH SAVINGS-CURRENT EMPL						
Journal GJ: GJ						
161511	10/10/2026	RECLASS RHS FROM 703 TO 736	18877	Multiple	634.06	
161578	10/11/2026	MISSION SQUARE 803046	18896	Multiple	114.85	
		Journal Totals			748.91	0.00
Totals for 494-000.000-736.000					748.91	0.00
		Balance 10/01/26:		0.00		
		Net Change:		748.91		
		Balance 10/31/26:		748.91		
494-000.000-738.000 457 DEF COMP MATCH (DH)						
Journal GJ: GJ						
161513	10/10/2026	RECLASS DEF COMP MATCH FROM 70	18879	Multiple	472.68	
		Journal Totals			472.68	0.00
Journal PR: Payroll						
161561	10/11/2026	Week 43-Pay Date 10/23/2026	18889	Multiple	83.06	
161801	10/25/2026	Week 45-Pay Date 11/06/2026	18916	Multiple	83.06	
		Journal Totals			166.12	0.00
Totals for 494-000.000-738.000					638.80	0.00
		Balance 10/01/26:		0.00		
		Net Change:		638.80		
		Balance 10/31/26:		638.80		
494-000.000-740.000 BENEFITS: LIFE INS/AD&D/LTD/ULLIANCE/ETC						
Journal GJ: GJ						
161514	10/10/2026	RECLASS LIFE INS/AD&D/LTD FROM	18880	Multiple	131.37	
161515	10/10/2026	RECLASS FROM 703 correction	18881	Multiple	17.80	
		Journal Totals			149.17	0.00
Totals for 494-000.000-740.000					149.17	0.00
		Balance 10/01/26:		0.00		
		Net Change:		149.17		
		Balance 10/31/26:		149.17		
494-000.000-810.000 AUDITING & ACCOUNTING						
Journal AP: AP						
161694	10/19/2026	MANER COSTERISANAUDITING & ACC	90709	Multiple	362.56	
		Journal Totals			362.56	0.00
Totals for 494-000.000-810.000					362.56	0.00
		Balance 10/01/26:		0.00		
		Net Change:		362.56		
		Balance 10/31/26:		362.56		
494-000.000-845.000 STREETSCAPING						
Journal AP: AP						
161395	10/14/2026	LUCENT LANDSCAPE & LIGHTINGSTR H26-31		494-000.000-202.000	5,000.00	
		Journal Totals			5,000.00	0.00
Totals for 494-000.000-845.000					5,000.00	0.00
		Balance 10/01/26:		0.00		
		Net Change:		5,000.00		
		Balance 10/31/26:		5,000.00		
494-000.000-882.000 PLANNING/CONSULTING FEES						
Journal AP: AP						
161762	10/26/2026	GIFFELS-WEBSTER ENG INCDDA <$2	139075	Multiple	3,692.50	

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
494-000.000-882.000 PLANNING/CONSULTING FEES						
Journal AP: AP						
		Journal Totals			3,692.50	0.00
Totals for 494-000.000-882.000					3,692.50	0.00
		Balance 10/01/26:		7,136.25		
		Net Change:		3,692.50		
		Balance 10/31/26:		10,828.75		
494-000.000-910.000 PROFESSIONAL DEVELOPMENT / TRAINING						
Journal AP: AP						
161696	10/15/2026	MICHIGAN DOWNTOWN ASSOC.PROFES E3808		494-000.000-202.000	55.00	
		Journal Totals			55.00	0.00
Totals for 494-000.000-910.000					55.00	0.00
		Balance 10/01/26:		250.00		
		Net Change:		55.00		
		Balance 10/31/26:		305.00		
494-000.000-933.000 REPAIRS & MAINTENANCE						
Journal AP: AP						
161771	10/12/2026	PARADISE GARDEN LANDSCAPINGREP 3348		494-000.000-202.000	440.00	
161772	10/12/2026	PARADISE GARDEN LANDSCAPINGREP 3349		494-000.000-202.000	2,000.00	
		Journal Totals			2,440.00	0.00
Totals for 494-000.000-933.000					2,440.00	0.00
		Balance 10/01/26:		27,008.63		
		Net Change:		2,440.00		
		Balance 10/31/26:		29,448.63		

Fund 494 DDA CONSTRUCTION FUND (CAPITAL PROJECTS)

GL Number	Description	Balance
*** Assets ***		
494-000.000-001.006	FLAGSTAR (POOLED) CASH-CHECKING	5,554.56
494-000.000-016.006	MBIA CLASS TRUST (POOLED) CASH	1,131,170.49
494-000.000-028.096	TAXES RECEIVABLE-PERSONAL PROP	15,748.16
494-000.000-141.001	INFRASTRUCTURE	1,080,071.69
494-000.000-177.000	NON DEPRECIABLE-CAPITAL ASSETS	145,218.00
494-000.000-177.001	DEPRECIABLE ASSETS	75,432.25
494-000.000-193.000	ACCUMULATED DEPRECIATION	(409,110.22)
Total Assets		**2,044,084.93**
*** Liabilities ***		
494-000.000-202.000	ACCOUNTS PAYABLE	7,295.21
494-000.000-295.000	DEFERRED REVENUE-PERSONAL PRO	15,748.16
Total Liabilities		**23,043.37**
*** Fund Balance ***		
494-000.000-370.000	FUND BALANCE-NONSPENDABLE PREPAID	1,504.40
494-000.000-390.000	FUND BALANCE-UNASSIGNED	733,078.60
494-000.000-391.000	FUND BALANCE-NET INVESTMENT IN CA	888,327.00
Total Fund Balance		**1,622,910.00**
Beginning Fund Balance - 25-26		**1,622,910.00**
Net of Revenues VS Expenditures - 25-26		**68,944.79**
***25-26 End FB/26-27 Beg FB**		**1,691,854.79**
Net of Revenues VS Expenditures - Current Year		**329,186.77**
Ending Fund Balance		**2,021,041.56**
Total Liabilities And Fund Balance		**2,044,084.93**

* Year Not Closed

DDA Code Enforcement Report October 2026

Address	Property Owner	Violation
27800 SOUTHFIELD RD	**COMMUNITY CHURCH**	**Observed Ford F-150 (EEJ2351/12-21) recently parked in rear parking lot of church. Vehicle was tagged.**
28050 SOUTHFIELD RD 17(	**L.V. PROPERTY INVESTMENTS, LLC**	**C/F complaint received regarding unlicensed Chev at 28200 Southfield. Actual address is 28050 Southfield. Vehicle appears to be a 2008 Burg Chev Impala.(No Plate) VIN: 2G1WU583081347962. Same was tagged for 48.**
28081 SOUTHFIELD RD	**KUNZ, JAMES W**	**Received complaint regarding dumping of several bags of yard waste at edge of driveway at the business location. Observed debris as stated. WIll follow up for further investiagtion. RL**
27800 SOUTHFIELD RD	**COMMUNITY CHURCH**	**R/C regarding what appears to be a broken off steel light pole at ground level. See photo.**
26245 SOUTHFIELD RD	**QMJ BUILDING, LLC**	
26237 SOUTHFIELD RD	**QMJ BUILDING, LLC**	**Received notifrication from building inspector - Don regarding construction at this location without a permit. He indicated he advised them to quit and they kept working. I visited the location mid-afternoon and there were no workers present. However, there was a considerable amount of debris on the paved parking lot and not in a dumpster as required.(See Photo's) A re-visit will be necessary tomorrow.**
28050 SOUTHFIELD RD 17(	**L.V. PROPERTY INVESTMENTS, LLC**	**Observed a white Ford Transit van backed into parking space in lot with expired/improper (BFQ 454/09-26) license plate. Plate comes back to a 2014 Chev Maliba out of South Lyon. Vehicle was tagged.**
28630 SOUTHFIELD RD 13-	**LATHFIELD PARTNERS LLC**	**Waited until dark to inspect property for light illumination after receiving a complaint. Follow up with management company and/or owners will be required to get this situation corrected. Photos attached.**

DDA Code Enforcement Report October 2026

Address	Property Owner	Violation
28600 SOUTHFIELD RD	**LATHFIELD PARTNERS LLC**	**Waited until dark to inspect property for light illumination after receiving a complaint. Follow up with management company and/or owners will be required to get this situation corrected. Photos attached.**
28820 SOUTHFIELD RD	**LATHFIELD HOLDINGS LLC**	**Observed a Burg Chev Malibu with expired plate (EXM 9415/07-26) in parking lot. Operation is questionable. Same was tagged. See Photos.**
26059 SOUTHFIELD RD	**FIRST HOLDING MANAGEMENT CO**	**IS DOING WORK ON A UNIT--- BUILDING IT OUT FOR NEW TENANT SPACE. WATER DAMAGE IN MULTIPLE AREAS OF THE BUILDING ITSELF STEMING FROM THE ROOF REPAIR. PERMIT ATTACHED AND EXTRA NOTES AT 26079 SOUTHFIELD. PB260009. STOP WORK ORDER HAS BEEN POSTED ALONG WITH A COPY OF THE ATTACHED LETTER. A COPY WAS ALSO MAILED TO THE ADDRESS WE HAVE ON FILE. HAS UNTIL 11/29/2026 WHEN HIS ORIGINAL PERMIT EXPIRES TO COME INTO COMPLIANCE.**
27208 SOUTHFIELD RD Ste	**LATHFIELD INVESTMENTS LLC**	**Complaint received regarding outdoor parking lot lighting at this location. Two previous violations have been logged for same issue, 12/19/2025 and 03/31/26. Neighter were resolved. Violation notice will be issued to property owner and or management company. See photos attached.**
28050 SOUTHFIELD RD 17(	**L.V. PROPERTY INVESTMENTS, LLC**	**Observed 2013 Burg Ford Focus backed into parking space with no valid license plate. Vehicle was tagged with note that further violations are subject to a written citation. See photos.**
26820 SOUTHFIELD RD	**AT&T SERVICES INC**	**Investigated complaint**
26400 SOUTHFIELD RD	**BDS VENTURES, LLC**	**C/F complaint received regarding parking lot repair work not being up to code. It was inspected this date and will require further inspection by the bldg. inspector. Dumpster enclosure also in need of repair See photos.**

DDA Code Enforcement Report November 2020

Address	Property Owner	Violation
28851 SOUTHFIELD RD	**SMAKIN SOUL, THE**	**C/F complaint received regarding flashing LED "Open" sign in front window. Spoke with manager and advised of ordinance requirements. He will immidetely correct the matter. RL**
28820 SOUTHFIELD RD	**LATHFIELD HOLDINGS LLC**	**C/F complaint received regarding flashing LED light in rear of building. Upon inspection it appears to be a faulty photo cell. Contact was made with property manager.**

Records: 17

Code Enforcement

DDA Code Enforcement Report November 2020

Address	Property Owner	Violation
17517 W 12 MILE RD	**HUNTINGTON NATIONAL BANK MI1167**	**C/F complaint received regarding exposed electrical wiring at base of lamp poles in parking lot. Violation notice issued.**

Records: 1

Code Enforcement

LATHRUP VILLAGE
Downtown Development Authority

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

To: Lathrup Village Downtown Development Authority

From: Tom Kennedy –Downtown Development Authority Project Coordinator

Date: November 20, 2026

RE: Landscaping RFQ

On September 15, the Lathrup Village Downtown Development Authority issued a **Request for Qualifications (RFQ)** for lawn care services around the 11 Mile Road Service Drive, and the Public Parks within Lathrup Village. They would also provide other services per the DDA Board's request. We received only three bids from the following companies:

- Paradise Landscaping (2.3% increase over contract period)
- C-Care Lawn Services (3% increase over contract period)
- White Maple Landscaping (4% increase over contract period)

Each applicant bid table will be attached to the meeting packet for your review. Each proposal includes a detailed price breakdown of services offered through the contract duration. Each contractor has provided confirmation to DDA staff that they are licensed and insured. Each applicant also confirmed they acknowledged the two addendums for the RFQ that were set throughout the bidding process.

The **DDA Board will review and select a vendor at its next regular meeting on Friday, November 20**. The selected contractor will begin operations come Spring of 2027, and will coordinate through DDA and City staff.

Recommended Action(s)

The DDA Board reviews the proposals and decides which company to award the three-year contract to. Additionally, we ask the DDA Board to ask questions of Staff who have been in contact with the companies, and if the companies have representatives present, ask them directly.

ITEM	DESCRIPTION	QUANTITY		Paradise Landscaping Bid FISCAL YEAR 2027-2028 UNIT PRICE	Paradise Landscaping Bid FISCAL YEAR 2027-2028 AMOUNT	White Maple Landscaping Bid FISCAL YEAR 2027-2028 UNIT PRICE	White Maple Landscaping Bid FISCAL YEAR 2027-2028 AMOUNT	C-Care Lawn Bid FISCAL YEAR 2027 UNIT PRICE	C-Care Lawn Bid FISCAL YEAR 2027 AMOUNT
1.	Watering, Hanging Baskets	47	Ea	$ 260.00	$ 12,220.00	$ 294.00	$ 13,818.00	$ 6.14	$ 288.58
2.	Watering of Child's Garden	1	Ea	$ 25.00	$ 25.00	$ 760.00	$ 760.00	$ 47.40	$ 47.40
3.	Watering of Veteran Memorial	4	Ea	$ 25.00	$ 100.00	$ 380.00	$ 1520.00	$ 16.81	$ 67.42
4.	Early Season Application, Weed Preventer. Landscape Beds	1	Time	$ 275.31	$ 275.31	$ 946.00	$ 946.00	$ 400.71	$ 400.71
5.	Weeding Flower Beds, Bi-Weekly (City Hall)	10	Times	$ 274.28	$ 2742.80	$ 257.00	$ 2570.00	$ 202.71	$ 2027.10
6.	Flowerbed Fertilizer: Municipal Park	2	Ea	$ Included in #11	$ 0	$ 121.00	$ 242.00	$ 189.93	$ 379.86
7.	Flowerbed Fertilizer: City Hall	2	Ea	$ Included in #11	$ 0	$ 121.00	$ 242.00	$ 146.93	$ 293.86
8.	Flowerbed Fertilizer: Annie Lathrup	2	Ea	$ Included in #11	$ 0	$ 121.00	$ 242.00	$ 189.93	$ 379.86
9.	Flowerbed Fertilizer: Goldengate Park	2	Ea	$ Included in #11	$ 0	$ 121.00	$ 242.00	$ 168.43	$ 336.86
10.	Flowerbed Fertilizer: Sarrackwood	2	Ea	$ Included in #11	$ 0	$ 121.00	$ 242.00	$ 168.43	$ 336.86
11.	Flowerbed Fertilizer: Dorothy Warren	2	Ea	$ 1100.00	$ 2200.00	$ 121.00	$ 242.00	$ 146.93	$ 293.86
12.	Spring Clean Up	1	Ea	$ 1950.00	$ 1950.00	$ 3532.00	$ 3532.00	$ 2556.43	$ 2556.43
13.	Fall Clean Up	1	Ea	$ 2500.00	$ 2500.00	$ 3532.00	$ 3532.00	$ 3135.00	$ 3135.00
14.	Trimming of shrubs and trees	1	Ea	$ 1500.00	$ 1500.00	$ 1858.00	$ 1858.00	$ 1050.00	$ 1050.00
15.	Alley Overgrowth Cutback	3	Times	$ 1800.00	$ 5400.00	$ 674.00	$ 2022.00	$ 1118.93	$ 3356.79
16.	Roseland Overgrowth and Weed Control	3	Times	$ Included in #15	$ 0	$ 472.00	$ 1416.00	$ 841.93	$ 2524.29
17.	Irrigation System, Spring Opening	1	Time	$ 138.69	$ 138.69	$ 145.00	$ 145.00	$ 627.14	$ 627.14
18.	Irrigation System, Winterization	1	Time	$ 175.95	$ 175.95	$ 118.00	$ 118.00	$ 530.00	$ 530.00
19	11 Mile Service Drive Cutting	10	Times	$ 1350.00	$ 13500.00	$ 712.00	$ 7120.00	$ 937.86	$ 9378.60
20	Nuisance Cuts, Residential + Commercial	1	Ea	$ 275.31	$ 275.31	$ 250.00	$ 250.00	$ 390.71	$ 390.71
21	Mulch /Bed Prep (Around City Hall)	300	Sq/Ft	$ 95.00	$ 1330.00	$ 1.95	$ 585.00	$ 5.08	$ 1524.00
				CY 2027 TOTAL:	$ 44,333.06	CY 2027 TOTAL:	$ 41,644.00	CY 2027 TOTAL:	$ 29,925.15

ITEM	DESCRIPTION	QUANTITY		FISCAL YEAR 2027-2028 UNIT PRICE	FISCAL YEAR 2027-2028 AMOUNT	FISCAL YEAR 2028-2029 UNIT PRICE	FISCAL YEAR 2028-2029 AMOUNT	FISCAL YEAR 2029-2030 UNIT PRICE	FISCAL YEAR 2029-2030 AMOUNT
1.	Watering, Hanging Baskets	47	Ea	$ 6.14	$ 288.58	$ 6.32	$ 297.04	$ 6.51	$ 305.97
2.	Watering of Child's Garden	1	Ea	$ 47.40	$ 47.40	$ 48.82	$ 48.82	$ 50.29	$ 50.29
3.	Watering of Veteran Memorial	4	Ea	$ 16.81	$ 67.24	$ 17.32	$ 69.28	$ 17.83	$ 71.32
4.	Early Season Application, Weed Preventer. Landscape Beds	1	Time	$ 400.71	$ 400.71	$ 412.74	$ 412.74	$ 425.12	$ 425.12
5.	Weeding Flower Beds, Bi-Weekly (City Hall)	10	Times	$ 202.71	$ 2,027.10	$ 208.80	$ 2,088.00	$ 215.06	$ 2,150.60
6.	Flowerbed Fertilizer: Municipal Park	2	Ea	$ 189.93	$ 379.86	$ 195.63	$ 391.26	$ 201.50	$ 403.00
7.	Flowerbed Fertilizer: City Hall	2	Ea	$ 146.93	$ 293.86	$ 151.34	$ 302.68	$ 155.88	$ 311.76
8.	Flowerbed Fertilizer: Annie Lathrup	2	Ea	$ 189.93	$ 379.86	$ 195.63	$ 391.26	$ 201.50	$ 403.00
9.	Flowerbed Fertilizer: Goldengate Park	2	Ea	$ 168.43	$ 336.86	$ 173.48	$ 346.96	$ 178.69	$ 357.38
10.	Flowerbed Fertilizer: Sarrackwood	2	Ea	$ 168.43	$ 336.86	$ 173.48	$ 346.96	$ 178.69	$ 357.38
11.	Flowerbed Fertilizer: Dorothy Warren	2	Ea	$ 146.93	$ 293.86	$ 151.34	$ 302.68	$ 155.88	$ 311.76
12.	Spring Clean Up	1	Ea	$ 2,556.43	$ 2,556.43	$ 2,633.12	$ 2,633.12	$ 2,712.12	$ 2,712.12
13.	Fall Clean Up	1	Ea	$ 3,135.00	$ 3,135.00	$ 3,229.05	$ 3,229.05	$ 3,325.92	$ 3,325.92
14.	Trimming of shrubs and trees	1	Ea	$ 1,050.00	$ 1,050.00	$ 1,081.50	$ 1,081.50	$ 1,113.95	$ 1,113.95
15.	Alley Overgrowth Cutback	3	Times	$ 1,118.93	$ 3,356.79	$ 1,152.50	$ 3,457.50	$ 1,187.07	$ 3,561.21
16.	Roseland Overgrowth and Weed Control	3	Times	$ 841.43	$ 2,524.29	$ 866.67	$ 2,600.01	$ 892.67	$ 2,678.01
17.	Irrigation System, Spring Opening	1	Time	$ 627.14	$ 627.14	$ 645.96	$ 645.96	$ 665.34	$ 665.34
18.	Irrigation System, Winterization	1	Time	$ 530.00	$ 530.00	$ 545.90	$ 545.90	$ 562.28	$ 562.28
19	11 Mile Service Drive Cutting	10	Times	$ 937.86	$ 9,378.60	$ 965.99	$ 9,659.90	$ 994.97	$ 9,949.70
20	Nuisance Cuts, Residential + Commercial	1	Ea	$ 390.71	$ 390.71	$ 402.44	$ 402.44	$ 414.51	$ 414.51
21	Mulch /Bed Prep (Around City Hall)	300	Sq/Ft	$ 5.08	$ 1,524.00	$ 5.23	$ 1,569.00	$ 5.39	$ 1,617.00
				CY 2027 TOTAL:	$ 29,925.15	CY 2028 TOTAL:	$ 30,822.06	CY 2029 TOTAL:	$ 31,747.62

ITEM	DESCRIPTION	QUANTITY		FISCAL YEAR 2027-2028 UNIT PRICE	FISCAL YEAR 2027-2028 AMOUNT	FISCAL YEAR 2028-2029 UNIT PRICE	FISCAL YEAR 2028-2029 AMOUNT	FISCAL YEAR 2029-2030 UNIT PRICE	FISCAL YEAR 2029-2030 AMOUNT
1.	Watering, Hanging Baskets	47	Ea	$ 294.00	$ 13,818.00	$ 306.00	$ 14,382.00	$ 318.00	$ 14,946.00
2.	Watering of Child's Garden	1	Ea	$ 760.00	$ 760.00	$ 791.00	$ 791.00	$ 822.00	$ 822.00
3.	Watering of Veteran Memorial	4	Ea	$ 380.00	$ 1,520.00	$ 395.00	$ 1,580.00	$ 411.00	$ 1,644.00
4.	Early Season Application, Weed Preventer. Landscape Beds	1	Time	$ 946.00	$ 946.00	$ 984.00	$ 984.00	$ 1,024.00	$ 1,024.00
5.	Weeding Flower Beds, Bi-Weekly (City Hall)	10	Times	$ 257.00	$ 2,570.00	$ 268.00	$ 2,680.00	$ 278.00	$ 2,780.00
6.	Flowerbed Fertilizer: Municipal Park	2	Ea	$ 121.00	$ 242.00	$ 126.00	$ 252.00	$ 131.00	$ 262.00
7.	Flowerbed Fertilizer: City Hall	2	Ea	$ 121.00	$ 242.00	$ 126.00	$ 252.00	$ 131.00	$ 262.00
8.	Flowerbed Fertilizer: Annie Lathrup	2	Ea	$ 121.00	$ 242.00	$ 126.00	$ 252.00	$ 131.00	$ 262.00
9.	Flowerbed Fertilizer: Goldengate Park	2	Ea	$ 121.00	$ 242.00	$ 126.00	$ 252.00	$ 131.00	$ 262.00
10.	Flowerbed Fertilizer: Sarrackwood	2	Ea	$ 121.00	$ 242.00	$ 126.00	$ 252.00	$ 131.00	$ 262.00
11.	Flowerbed Fertilizer: Dorothy Warren	2	Ea	$ 121.00	$ 242.00	$ 126.00	$ 252.00	$ 131.00	$ 262.00
12.	Spring Clean Up	1	Ea	$ 3,532.00	$ 3,532.00	$ 3,673.00	$ 3,673.00	$ 3,820.00	$ 3,820.00
13.	Fall Clean Up	1	Ea	$ 3,532.00	$ 3,532.00	$ 3,673.00	$ 3,673.00	$ 3,820.00	$ 3,820.00
14.	Trimming of shrubs and trees	1	Ea	$ 1,858.00	$ 1,858.00	$ 1,932.00	$ 1,932.00	$ 2,009.00	$ 2,009.00
15.	Alley Overgrowth Cutback	3	Times	$ 674.00	$ 2,022.00	$ 701.00	$ 2,103.00	$ 729.00	$ 2,187.00
16.	Roseland Overgrowth and Weed Control	3	Times	$ 472.00	$ 1,416.00	$ 491.00	$ 1,473.00	$ 511.00	$ 1,533.00
17.	Irrigation System, Spring Opening	1	Time	$ 145.00	$ 145.00	$ 151.00	$ 151.00	$ 157.00	$ 157.00
18.	Irrigation System, Winterization	1	Time	$ 118.00	$ 118.00	$ 123.00	$ 123.00	$ 127.00	$ 127.00
19	11 Mile Service Drive Cutting	10	Times	$ 712.00	$ 7,120.00	$ 741.00	$ 7,410.00	$ 770.00	$ 7,700.00
20	Nuisance Cuts, Residential + Commercial	1	Ea	$ 250.00	$ 250.00	$ 260.00	$ 260.00	$ 270.00	$ 270.00
21	Mulch /Bed Prep (Around City Hall)	300	Sq/Ft	$ 1.95	$ 585.00	$ 2.03	$ 609.00	$ 2.11	$ 633.00
				CY 2027 TOTAL:	$ **41,644.00**	CY 2028 TOTAL:	$ **43,336.00**	CY 2029 TOTAL:	$ **45,044.00**

PARADISE GARDEN LANDSCAPING

ESTABLISHED 2004 • PROFESSIONAL CUSTOMER REFERENCES

Providing exceptional landscape construction, commercial maintenance, and municipal ordinance abatement across Michigan. We take pride in our track record of efficiency, quality workmanship, and long-standing client relationships.

VERIFIED CUSTOMER REFERENCES

City of Livonia

Carol McKinley — City Clerk

Phone: 248.477.7375 | Email: cmckinley@livonia.gov

Address: 20501 Newburgh Rd, Livonia, MI 48152

[2025 Contract] Provided and installed assorted 4" caliper, balled-and-burlapped trees. Handled site preparation, staking, mulching, watering, and cleanup to City standards. Inspected and approved by Parks & Recreation.

City of Lathrup Village

Michael Green — City Administrator

Phone: 248.557.2600 Ext. 225 | Email: mgreene@lathrupvillage.org

Address: 27400 Southfield Rd, Lathrup Village, MI 48076

[2024–Present] Full-service landscape maintenance throughout the business district and municipal properties. Scope includes flowerbeds, hanging baskets, fertilization, spring/fall cleanups, irrigation upkeep, and landscape restoration.

City of Southfield

Tyrice Beeks — Director of Code Enforcement

Phone: 248.877.2845 | Email: tbeeks@cityofsouthfield.com

Address: 26000 Evergreen Rd, Southfield, MI 48076

[2023–Present] Authorized municipal contractor for noxious weed destruction and height abatement. Services residential and commercial code violations weekly, with all work successfully completed on a tight 5-10 day turnaround.

Macy's Corporate Services LLC

Michael Halt — Facilities Manager, MI District

Phone: 248.284.5047 | Email: mike.halt@macys.com

Address: 2750 W. Big Beaver Rd., Troy, MI 48084

[2021–Present] Retained for comprehensive landscape maintenance, seasonal planting, and property beautification at landmark retail centers, including Macy's Somerset and Macy's Novi flagship sites.

RNA Facilities Management

Wayne Bingham — Director of Grounds

Phone: 313.802.5085 | Email: wbingham@RNAFM.com

Address: 4130 Varsity Dr., Ann Arbor, MI 48108

[2019–Present] Contracted to maintain extensive municipal properties, including Pontiac municipal buildings, Warren vacant acreage, and Oak Park school districts requiring high-volume commercial mowing and grounds upkeep.

USM Inc. & Emcor Company

Kathleen Copenheaver — Facilities Coordinator

Phone: 610.663.4941 | Email: kcopenheaver@emcor.net

Address: 1700 Markley St., Norristown, PA 19401

[2009–Present] Long-term commercial partner providing multi-site landscape care for major national accounts and high-traffic retail properties, including regional Walgreens, Learning Care Group academies, and PetSmart locations.

PI-079 (07/03)

Michigan Department of Agriculture & Rural Development
Bureau of Environment and Sustainability

Pesticide Application Business License

License No: 630303
Issue Date: 10/21/2025
Expiration: 12/31/2026

Issued To:

PARADISE GARDEN LANDSCAPING INC
26220 GROESBECK HWY
WARREN, MI 48089-
Category(ies): 3A, 3B, 6

Mailing Address:

PARADISE GARDEN LANDSCAPING INC

26220 GROESBECK HWY
WARREN, MI 48089-

DR. TIM BORING
Director of Agriculture
& Rural Development

This license is issued in accordance with the provisions of Act 451, Part 83, PA of 1994, as amended & is only valid for the establishment, address, and categories listed above. Categories with an (*) are RESTRICTED (see back). This license is not transferable.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/D 12/20/2

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: CLIENT CONTACT CENTER	
FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55060	PHONE (A/C, No, Ext): 888-333-4949	FAX (A/C, No): 507-446-4664
	E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM	
	INSURERS AFFORDING COVERAGE	NAIC #
	INSURER A: FEDERATED MUTUAL INSURANCE COMPANY	13935
INSURED	INSURER B:	
PARADISE GARDEN LANDSCAPING INC 26220 GROESBECK HWY WARREN, MI 48089-4147	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER: 21** **REVISION NUMBER: 0**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y	N	1885811	01/31/2026	01/31/2027	EACH OCCURRENCE	$1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$1,000,000
							GENERAL AGGREGATE	$2,000,000
							PRODUCTS & COMP/OP ACC	$2,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	N	N	1885811	01/31/2026	01/31/2027	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
							BODILY INJURY (Per Person)	
							BODILY INJURY (Per Accident)	
							PROPERTY DAMAGE (Per Accident)	
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION	N	N	1885812	01/31/2026	01/31/2027	EACH OCCURRENCE	$1,000,000
							AGGREGATE	$1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	1885814	01/31/2026	01/31/2027	[X] PER STATUTE [ ] OTHER	
							E.L EACH ACCIDENT	$500,000
							E.L DISEASE -EA EMPLOYEE	$500,000
							E.L DISEASE - POLICY LIMIT	$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE ATTACHED PAGE

CERTIFICATE HOLDER

CITY OF LATHRUP VILLAGE DDV 21 0
27400 SOUTHFIELD RD
LATHRUP VILLAGE, MI 48076-3412

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Nicholas R. Zoeller

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
FEDERATED MUTUAL INSURANCE COMPANY		PARADISE GARDEN LANDSCAPING INC 26220 GROESBECK HWY WARREN, MI 48089-4147
POLICY NUMBER SEE CERTIFICATE # 21.0		
CARRIER SEE CERTIFICATE # 21.0	NAIC CODE	EFFECTIVE DATE: SEE CERTIFICATE # 21.0

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY, ADDITIONAL INSUREDS ALSO INCLUDES CITY OF LATHRUP VILLAGE AND LATHRUP VILLAGE DDA, ITS EMPLOYEES, ITS CITY COUNCIL AND INDIVIDUAL MEMBERS THEREOF, AGENTS AND/OR AUTHORIZED REPRESENTATIVES FOR THE CITY.
THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - AUTOMATIC STATUS WHEN REQUIRED IN CONSTRUCTION AGREEMENT WITH YOU ENDORSEMENT FOR GENERAL LIABILITY.

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COMMERCIAL GENERAL LIABILITY
CG 20 33 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - AUTOMATIC STATUS WHEN REQUIRED IN A WRITTEN CONSTRUCTION AGREEMENT WITH YOU

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. **Section II - Who Is An Insured** is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
   - **a.** The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
   - **b.** Supervisory, inspection, architectural or engineering activities.

   This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

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2. "Bodily injury" or "property damage" occurring after:
   a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
   b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement you have entered into with the additional insured; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

2 Business name/disregarded entity name, if different from above.
Paradise Garden Landscaping Inc.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.
26220 Groesbeck Hwy

Requester's name and address (optional)

6 City, state, and ZIP code
Warren, MI 48089

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

2	7	–	1	6	8	3	7	6	4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person [signature] **Date** 05/13/2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CITY OF LATHRUP VILLAGE

NOTICE TO BIDDERS

ADDENDUM No. 2

1 of 1 **10/16/2026**

This Addendum updates the terms of the specifications and/or plans associated with the project indicated below. By submitting a bid, any and all changes included in this Addendum are made a part of the contract.

Project Name	Contract No.	Bid Due Date
2027 – 2029 Landscaping and Maintenance	L&M 2026	10/26/2026 (unchanged)

CHANGES TO SPECIFICATIONS (SCOPE OF WORK)

The following list describes all changes made to the contract documents and plans:

1. Under Spring and Fall Cleanups

   Alleyway overgrowth has been identified as an area that requires cutting on a regular basis. The intent is to have these alleys cut on the same days as 11 Mile Service Drive. It is mostly tree and brush trimming. You are also expected to clean up the areas cut, and to not leave trimmings behind.

2. The Bid Table has been expanded.

   Please note the following:

   Nuisance Cuts on Residential and Commercial Properties are to be priced per event/property that requires cutting. You will be contact by our Code Enforcement Office regarding properties that are in need of cutting and will send City Staff the invoice for the cut.

   Flower Bed Weeding along City Hall Flower Beds are to occur every three weeks, up to 10 times per year.

   The Cutting of the 11 Mile Service Drive is to occur every 3 weeks, up to 10 times per year. During this, it is expected that you will also clean the area of trash and debris.

   All mulch is to be natural- no artificial colored mulch of any kind at any location.

3. We have added additional photos of the Parks and their boundaries. We have also included a map of the areas of focus.

Please be reminded to acknowledge receipt on page 1 of the bid form (BF-1)

FAILURE TO CARRY OUT THE INSTRUCTIONS IN THIS ADDENDUM MAY RESULT IN THE REJECTION OF YOUR BID.

EXHIBIT B - CITY PARKS

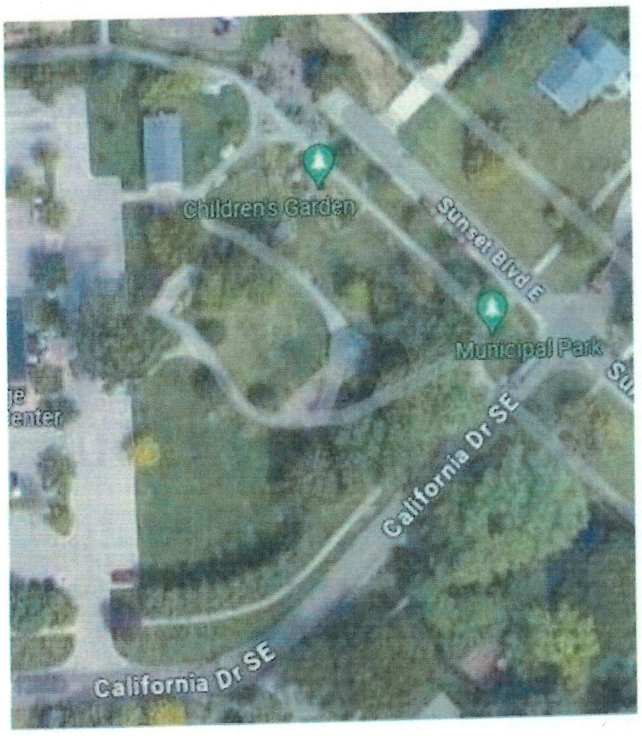






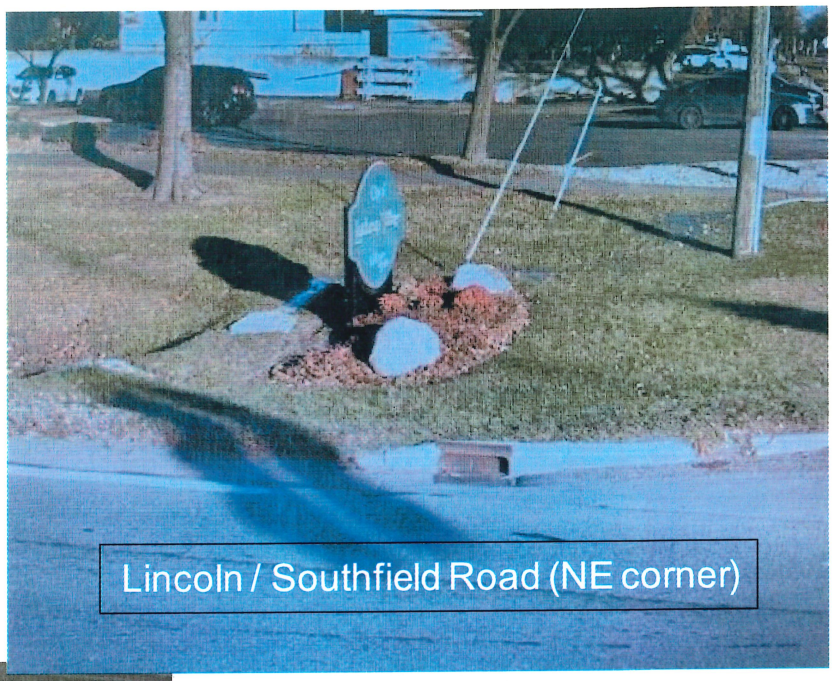


Dorothy Warren Park

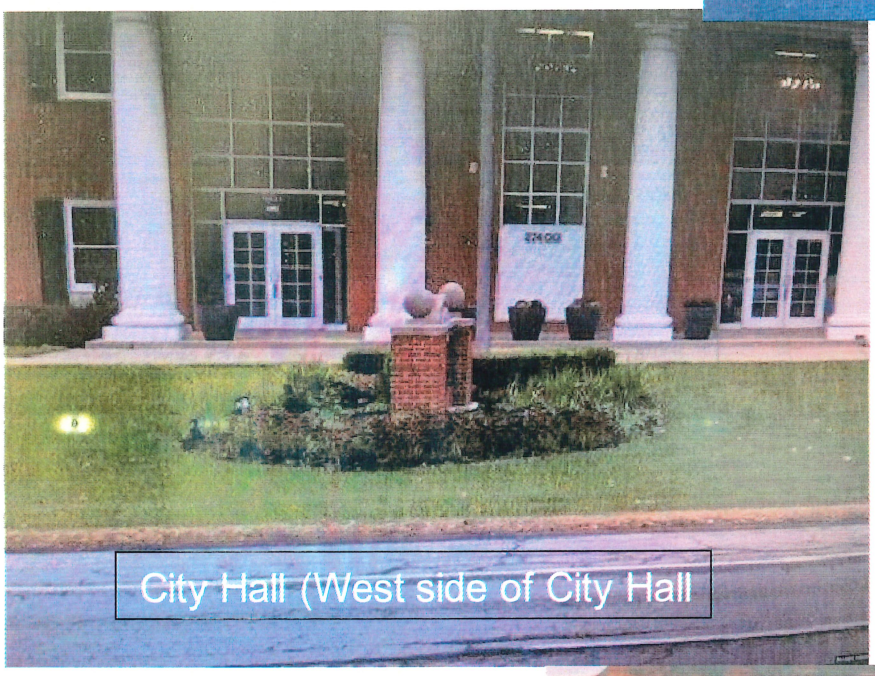


Municipal Park

EXHIBIT C -



Lincoln / Southfield Road (NE corner)



City Hall (West side of City Hall



Southfield Road / 12 Mile (SW corner)

FLOWER BEDS





City Hall North Side

ITEM	DESCRIPTION	QUANTITY		FISCAL YEAR 2027-2028 UNIT PRICE	FISCAL YEAR 2027-2028 AMOUNT	FISCAL YEAR 2028-2029 UNIT PRICE	FISCAL YEAR 2028-2029 AMOUNT	FISCAL YEAR 2029-2030 UNIT PRICE	FISCAL YEAR 2029-2030 AMOUNT
1.	Watering, Hanging Baskets	47	Ea	$ 260.00	$ 12,220.00	$ 269.10	$ 12,647.70	$ 278.52	$ 13,090.44
2.	Watering of Child's Garden	1	Ea	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00
3.	Watering of Veteran Memorial	4	Ea	$ 25.00	$ 100.00	$ 25.00	$ 100.00	$ 25.00	$ 100.00
4.	Early Season Application, Weed Preventer. Landscape Beds	1	Time	$ 275.31	$ 275.31	$ 284.95	$ 284.95	$ 294.92	$ 294.92
5.	Weeding Flower Beds, Bi-Weekly (City Hall) – includes all city hall beds, Lincoln sign/ 12 mile sign	10	Times	$ 274.28	$ 2,742.80	$ 283.88	$ 2,838.80	$ 293.82	$ 2,938.20
6.	Flowerbed Fertilizer: Municipal Park	2	Ea	$ Included in # 11	$ 0	$ Included below	$ 0	$ Included below	$ 0
7.	Flowerbed Fertilizer: City Hall	2	Ea	$ Included in # 11	$ 0	$ Included below	$ 0	$ Included below	$ 0
8.	Flowerbed Fertilizer: Annie Lathrup	2	Ea	$ Included in # 11	$ 0	$ Included below	$ 0	$ Included below	$ 0
9.	Flowerbed Fertilizer: Goldengate Park	2	Ea	$ Included in # 11	$ 0	$ Included below	$ 0	$ Included below	$ 0
10.	Flowerbed Fertilizer: Sarrackwood	2	Ea	$ Included in # 11	$ 0	$ Included below	$ 0	$ Included below	$ 0
11.	Flowerbed Fertilizer: Dorothy Warren - Price for all 6 sites above	2	Ea	$ 1100.00	$ 2200.00	$ 1140.00	$ 2280.00	$ 1180.00	$ 2360.00
12.	Spring Clean Up	1	Ea	$ 1950.00	$ 1950.00	$ 2,020.00	$ 2,020.00	$ 2,090.00	$ 2,090.00
13.	Fall Clean Up	1	Ea	$ 2,500.00	$ 2,500.00	$ 2,587.50	$ 2,587.50	$ 2,678.06	$ 2,678.06
14.	Trimming of shrubs and trees	1	Ea	$ 1,500.00	$ 1,500.00	$ 1,552.50	$ 1,552.50	$ 1,606.84	$ 1,606.84
15.	Alley Overgrowth Cutback	3	Times	$ 1,800.00	$ 5,400.00	$ 1,863.00	$ 5,589.00	$ 1,928.21	$ 5,784.63
16.	Roseland Overgrowth and Weed Control	3	Times	$ Included in #15	$ 0	$ Included in #15	$ 0	$ Included in #15	$ 0
17.	Irrigation System, Spring Opening	1	Time	$ 138.69	$ 138.69	$ 143.54	$ 143.54	$ 148.56	$ 148.56
18.	Irrigation System, Winterization	1	Time	$ 175.95	$ 175.95	$ 182.11	$ 182.11	$ 188.48	$ 188.48
19	11 Mile Service Drive Cutting	10	Times	$ 1,350.00	$ 13,500.00	$ 1,350.00	$ 13,500.00	$ 1,350.00	$ 13,500.00
20	Nuisance Cuts, Residential + Commercial	1	Ea	$ 275.31	$ 275.31	$ 284.95	$ 284.95	$ 294.92	$ 294.92
21	Mulch /Bed Prep (Around City Hall) includes all city hall beds, Lincoln sign/ 12 mile sign – 14 yards	3000	Sq/Ft	$ 95.00	$ 1330.00	$ 95.00	$ 1330.00	$ 95.00	$ 1330.00
				CY 2027 TOTAL:	$ 44,333.06	CY 2028 TOTAL:	$ 45,366.05	CY 2029 TOTAL:	$ 46,430.05

LATHRUP VILLAGE
Downtown Development Authority

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

To: Lathrup Village Downtown Development Authority

From: Tom Kennedy –Downtown Development Authority Project Coordinator

Date: November 20, 2026

RE: DDA Grant Programs Discussion

Purpose

The purpose of this memorandum is to provide an overview of the DDA's existing Sign and Façade Improvement Grant Programs and introduce an idea that has been discussed informally over the past month: the potential establishment of an Interior Commercial Improvement Grant Program. This memorandum is intended to facilitate preliminary Board discussion and gauge interest in further exploring the concept. No formal proposal or decision is being presented at this time.

Existing Commercial Improvement Grant Programs

The DDA currently maintains two grant programs intended to encourage private investment in the commercial district, improve the appearance of commercial properties, and support the continued revitalization of Lathrup Village's business corridors.

Sign Improvement Grant Program

The Sign Improvement Grant Program is intended to assist commercial property owners and businesses with the installation, replacement, or improvement of business signage. The program encourages investment in professional, attractive, and appropriately designed signage that contributes to the overall appearance and identity of the commercial district.

Façade Improvement Grant Program

The Façade Improvement Grant Program is intended to encourage improvements to the exterior appearance of commercial buildings. Eligible improvements may include exterior renovations, architectural enhancements, and other improvements that contribute to the visual character and attractiveness of commercial properties. The program prioritizes projects that produce meaningful and visible improvements to the commercial building stock.

Both programs utilize a reimbursement-based approach and are intended to encourage private investment through financial assistance provided by the DDA.

Potential Interior Commercial Improvement Grant Program

Over the past month, discussions have taken place regarding the potential expansion of the DDA's commercial improvement grant offerings to include an Interior Commercial Improvement Grant Program.

The concept would be to provide financial assistance to commercial property owners and/or businesses undertaking qualifying improvements to the interior of their commercial spaces. Whereas the existing Sign and Façade Improvement Programs primarily address the outward appearance of commercial properties, an interior program could support improvements that enhance the functionality, condition, and usability of commercial spaces.

Potential areas of consideration could include:

- Interior renovations and modernization of commercial spaces.
- Improvements to flooring, lighting, ceilings, and interior finishes.
- Plumbing, electrical, and HVAC improvements.
- Accessibility improvements and certain building-code-related upgrades.
- Interior improvements associated with business expansion or the occupancy of vacant commercial spaces.
- Improvements that address deferred maintenance or otherwise facilitate private investment in commercial properties.

The scope, eligibility requirements, funding structure, and reimbursement limitations of any potential program would require further consideration and development. These examples are intended solely to illustrate the general concept and do not represent proposed or approved program requirements.

Comparable Programs in Other Communities

Interior commercial improvement grants are an established economic-development tool used by municipalities and downtown development organizations elsewhere. Several communities have developed programs that support interior rehabilitation, tenant improvements, and commercial building reinvestment alongside more traditional façade programs.

- **Downtown Lansing, Michigan – Business & Property Improvement Grant**

Downtown Lansing Inc. operates a Business & Property Improvement Grant program intended to reduce commercial vacancies, rehabilitate older commercial buildings, and support businesses while improving the overall economic viability of downtown.

Its Interior Tenant Improvement component provides financial assistance for the rehabilitation and renovation of vacant or underutilized commercial properties. Eligible improvements include

building-code upgrades, fire and life-safety improvements, accessibility upgrades, mechanical, plumbing and electrical work, and other interior construction and rehabilitation expenses.

The program provides reimbursement assistance of 50% of eligible interior tenant improvement costs, up to $50,000.

Program information: Downtown Lansing – Business & Property Improvement Grant

- **Canton, Ohio – Interior Renovation Program**

The City of Canton operates a dedicated Interior Renovation Program designed to encourage business reinvestment and renovation. The program provides a 50% rebate on eligible interior renovation expenses, up to $24,999.

Eligible improvements include lighting, plumbing, HVAC, flooring, painting, drywall, accessibility improvements, interior demolition, expansion costs, permitting, and architectural or engineering services associated with interior renovations.

The program prioritizes comprehensive interior rehabilitation and permanent improvements rather than routine maintenance.

Program information: City of Canton – Interior Renovation Program

- **Toledo, Ohio – White Box Grant Program**

The City of Toledo operates a White Box Grant Program intended to prepare vacant ground-floor commercial spaces for occupancy by new businesses, particularly within historically significant commercial corridors.

The program reimburses 50% of eligible interior renovation and tenant build-out costs, or 75% for qualifying projects within designated Legacy Commercial Corridors, up to $75,000 per building annually.

Eligible improvements include building, fire, and accessibility code upgrades, as well as basic tenant build-out work necessary to make commercial spaces operational.

Program information: City of Toledo – White Box Grant Program

Considerations for Further Discussion

An interior improvement program could provide the DDA with an additional means of encouraging investment in commercial properties, particularly where improvements necessary to occupy, modernize, or expand a business are not addressed by the existing Sign and Façade Improvement Programs.

Such a program could potentially complement the DDA's broader economic development objectives by helping improve the overall condition and functionality of commercial spaces,

encouraging reinvestment in existing buildings, and supporting the occupancy of vacant or underutilized properties.

At the same time, establishing an additional grant program would require consideration of available DDA funding, administrative capacity, program objectives, eligible improvements, and the appropriate balance between public financial assistance and private investment.

Board Discussion

At this stage, staff is simply interested in determining whether there is Board interest in exploring the concept further.

Does the Board have an appetite for considering an Interior Commercial Improvement Grant Program alongside the existing Sign and Façade Improvement Grant Programs?

If there is general interest, staff could undertake additional research into comparable municipal and DDA programs, potential funding considerations, and possible program structures before bringing forward any formal recommendations for Board consideration.

No action or commitment is requested at this time beyond preliminary discussion and feedback from the Board.

LATHRUP VILLAGE
Downtown Development Authority

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(248) 557 - 2600
www.lathrupvillage.org

To: Lathrup Village Downtown Development Authority

From: Tom Kennedy –Downtown Development Authority Project Coordinator

Date: November 20, 2026

RE: Scheduling of Public Act 57 Informational Meetings

Purpose

The purpose of this memorandum is to request that the DDA Board schedule its two required annual informational meetings pursuant to Michigan Public Act 57 of 2018, specifically MCL 125.4910(4).

Staff recommends scheduling one informational meeting in conjunction with the upcoming City Council Study Session and a second informational meeting in conjunction with the December 2026 DDA Regular Meeting.

Background and Statutory Requirements

Public Act 57 of 2018, the Recodified Tax Increment Financing Act, requires each authority board to conduct not fewer than two informational meetings annually. These meetings are intended to provide the public with information regarding the authority's activities, accomplishments, projects, investments, and general direction.

Under MCL 125.4910, the following requirements apply:

- **Minimum Meetings:** The DDA Board must hold at least two informational meetings annually.
- **Public Notice:** Notice of each informational meeting must be posted on the municipality's or authority's website at least 14 days before the meeting.
- **Taxing Jurisdiction Notice:** At least 14 days before each informational meeting, notice must be mailed to the governing body of each taxing jurisdiction levying taxes subject to capture by the authority. Alternatively, the authority may notify the clerk of each applicable governing body by electronic mail.
- **Meeting Format:** Informational meetings may be held in conjunction with other public meetings of the authority or municipality.

Additionally, MCL 125.4910(1)(h) requires the municipality to maintain an updated annual synopsis of DDA activities on its website. This synopsis must include, where applicable:

- A description of tax increment revenues remaining unexpended five years after receipt, including the reasons for accumulation, intended uses, and anticipated expenditure timeframe.
- For funds remaining unexpended ten years after receipt, the amount and a written explanation of why they remain unexpended.
- A list of DDA accomplishments, including progress toward development plan and tax increment finance plan goals and objectives for the immediately preceding fiscal year.
- A list of DDA projects and investments, including active and completed projects for the immediately preceding fiscal year.
- A list of DDA events and promotional campaigns for the immediately preceding fiscal year.

The statute also requires public access to additional authority records, including meeting minutes, the annual budget and fund balances, annual audits, applicable development and tax increment finance plans, staff contact information, and contracts.

These statutory requirements provide the foundation for the proposed informational meetings and accompanying staff presentation.

Proposed Informational Meetings

Staff recommends the following meeting schedule:

Meeting	Proposed Date / Location
First PA 57 Informational Meeting	December 7 City Council Study Session
Second PA 57 Informational Meeting	December 18 DDA Regular Meeting

Holding the informational meetings in conjunction with existing public meetings would allow the DDA to fulfill its statutory obligations while minimizing additional scheduling burdens for Board members, City staff, and the public.

Proposed Staff Presentation

Staff proposes preparing a presentation and accompanying report summarizing the DDA's activities and accomplishments over the preceding year. The presentation would include, at minimum:

- **Annual Accomplishments:** An overview of DDA initiatives, projects, investments, and progress toward established development and economic-development objectives.

- **Events and Promotional Activities:** Events conducted or participated in by the DDA, including community engagement, business district promotions, seasonal activities, and other promotional campaigns.
- **Financial Overview:** A summary of relevant DDA financial information, expenditures, investments, and available fund balances, supplemented by applicable budgetary and audit information.
- **Projects and Investments:** A summary of ongoing, completed, and anticipated projects, including commercial corridor improvements, business support initiatives, and other development activities.
- **Commercial and Economic Development Initiatives:** Updates regarding business engagement, grant programs, redevelopment efforts, and other initiatives intended to support the commercial district.
- **Volunteer and Community Participation:** A summary of volunteer hours, Board participation, and community involvement, where applicable and available.
- **Additional Statutory Information:** Any applicable information required under MCL 125.4910, including relevant information regarding accumulated tax increment revenues and progress toward development plan and tax increment finance plan objectives.

The presentation would serve both as a public-facing summary of the DDA's work and as a means of communicating the authority's goals, accomplishments, and direction to the community.

Board Action Requested

Staff respectfully requests that the DDA Board consider scheduling the two required PA 57 informational meetings as follows:

1. Schedule the first informational meeting in conjunction with the upcoming City Council Study Session.
2. Schedule the second informational meeting in conjunction with the December 2026 DDA Regular Meeting.
3. Authorize staff to prepare the informational presentation and report and coordinate the required public and taxing-jurisdiction notices.

Scheduling these meetings would allow the DDA to fulfill its annual informational meeting obligations under Public Act 57 while providing an opportunity to communicate its accomplishments, investments, and ongoing economic-development efforts to the public.

Staff recommends that the Board approve the proposed scheduling arrangement and direct staff to proceed with the necessary preparations.

LATHRUP VILLAGE
Downtown Development Authority

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

To: Lathrup Village Downtown Development Authority

From: Janet Bloom – Community & Economic Development/DDA Director

Date: November 20, 2026

RE: Director's Report

Recast City:

"On Monday, November 16th, the Recast Leaders Cohort held its program graduation with all 6 of the Southeast Michigan Cohorts. We joined members from the Cities of Marysville, Pickney, Ypsilanti, Gibraltar and Eastpointe at Cafe Clark in Detroit. This was a special time for us, as it was only the second time the Southeast Michigan Cohort had collectively met in person- the first time being at Lathrup Village City Hall back in May. The teams shared their accomplishments and all the work being done through Recast in their communities. We connected with organization representatives and funders from Michigan Municipal League, the Ralph C. Wilson Jr. Foundation, and so many more.

Taking part in this program has given us vital tools and knowledge to improve the City of Lathrup Village's business corridor. It has always been more than what we speak of in the few minutes we can talk about it during public meetings- it is about making vital third spaces in the suburbs of Metro Detroit that benefit all and can catapult Lathrup Village into the next generation of small business connections. We are excited by the work that has been accomplished, and how Lathrup Village has a spotlight upon it by multiple organizations and connections."

– Reflections by Tom Kennedy, DDA Project Coordinator.

Next steps include plans for the mini-grant of up to $10,000 to continue our efforts in this space and becoming part of the soon-to-be launched national Recast City Alumni network.

Master Plan:

The Giffels Webster draft Master Plan discussions continued at the November 17, 2026 Planning Commission meeting. It was the second discussion on this topic. Planning Commission is asking for DDA board input, along with the Parks & Recreation Committee, regarding two parcels in the Village Center area (triangle lots). More information will be sent out via email soon. Master Plan information is available on the City of Lathrup Village website.

Property Updates:

Commercial Property/Broker Owner Open House held on Friday, November 13 from noon – 3 pm. at City Hall in the Community Room. Property owners, brokers, lenders, business support organizations and business owners gathered to see available properties and pair up with critical resources to work on becoming a brick and mortar in town. Thank you to Oakland Thrive and The Whitehouse Team of Berkshire Hathaway HomeServices for their financial support of this event.

We have a handful of businesses that have opened recently that we are working on doing Ribbon Cuttings for. More details to come as these get scheduled.

MGM – Property Sale of Triangle Lot

A meeting was held with MGM representatives regarding the sale negotiation of the triangle lot the DDA owns. They decided not to offer a price but asked to begin a process to also bring the city triangle lot into sale consideration. Note that both of these lots were included in the RFQ. MGM attended the November 9 City Council Study Session to bring the idea forward and also to answer council questions. It is anticipated to be part of the Nov. 23 City Council meeting.

Lathrup Village Maker's Mile Winter Market

Presented by Woosah United and hosted by the Lathrup Village DDA, nine market dates are scheduled to bring vendors to Lathrup Village Community Room. This economic tool will be used to continue the buzz of Lathrup Village, work to train and support businesses to try and find co-working/shared retail space within Lathrup Village commercial corridors, and provide a wholesome Third Place activity for the residents of Lathrup Village and beyond. Hour are 10-2 pm, which allows for a booking for the evening in the Community Room each market day. Come May, the market plans to move outdoors. Vendors and sponsors are currently being solicited by the Woosah United team.

LVMF

Lathrup Village Music Festival (LVMF) recently announced that they are moving to become a non-profit. This will expand their offerings, scope, and leave an even larger impact in the communities they serve. We wish Lauren, Bob, and the LVMF crew and volunteers all the best with the transition.

MSOC – Technical Support:

As an Affiliate Program, we are eligible for $2,500 in Technical Support funds from MSOC for 2027. The portal will open soon. Share your ideas.

MSOC - Board Training:

Thank you to those who were able to attend the MSOC Board of Directors Training on one of the three locations provided.
Literature from the sessions will be made available to all board members along with helpful worksheets via email soon.

Main Street America- Self - Evaluation:
The 2027 National Accreditation Platform will close February 15, 2027. We will be tasked to do a self-evaluation for our program. Please watch your email for further details and instructions.

Design Committee Launch/Street Team Launch:
Main Street Committees typically are: Design, Economic Vitality, Organization, and Promotion. We plan to launch the Design Committee first. We will be working to gather volunteers for the Design Committee to help review Façade Grants and Sign Grants and other infrastructure and beautification efforts in the Lathrup Village DDA. Information will be going out in this week's e-newsletter. If someone is interested in participating, they can contact the DDA office.
We will also be asking for volunteers to become our Street Team Crew – volunteers who can help distribute information to our businesses.

For Your Calendar:

Completed Events:

October 8 – MSOC – DDA Training (Staff Retreat) – Media 101 training

October 17 – Halloween Fall Fest by Parks & Recreation/DDA 1-3 pm, at City Hall.

October 20 – 11am – 2 pm (drop in)- "Swag Grab Event" hosted by Lathrup Village DDA and Southfield DDA. Pick up MSOC Shop Small items for your DDA business. Located at 22555 Greenfield Road at Greenfield Plaza.

Nov. 13, Noon-3pm – Commercial Property Open House at Community Room

Nov. 16 – Recast City Cohort Graduation Day!

Upcoming Events:

Nov. 1 – 30 – Oakland County Shop Local Gems contest. See attached flyer.

Nov. 28 – National Shop Small Saturday

Nov. 29,10am – 2pm - Lathrup Village Maker's Mile Winter Market at City Hall Community Room launches with 9 dates during the winter. See attached flyer.

December 4 – Winterfest (tree lighting ceremony/kids activities), 6-8 pm, at City Hall New this year is mini-pony carts ride with the Grinch dressed like Santa. We need one more sponsor for $500 to help add one more hour of rides!

December 16, 5-7 pm – Tri-Cities Holiday Networking with Business Owners and Property Owners. Will be hosted in Lathrup Village in conjunction with Oak Park DDA and Southfield DDA. Location TBD.

Recommendation: To Receive and File

LATHRUP VILLAGE

Downtown Development Authority

You're invited to the

LVDDA Commercial Property Owner Open House!



- Are you a business owner looking to expand?
- Is your business in need of a change of venue?
- Do you need help with your business?

Then come to the Lathrup Village Downtown Development Authority's first-ever Commercial Property Owner Open House!

Featuring Commercial Property Owners, alongside Business Support groups and Financial Institutions!

Lenders/Financial Institutions:

Chase Bank
Michigan State University Federal Credit Union Pillur
Business Banking (MSUFCU)
First Bank of the Lake
F&M Bank

Business Organizations

U.S. Small Business Administration (SBA)
Michigan Small Business Development Center (SBDC)
Oakland Thrive
Main Street Oakland County
Automation Alley

Sign up by scanning the QR CODE!

Questions? Call the DDA Offices!

Tom Kennedy: 248-557-2600 Ext. 246

Janet Bloom: 248-557-2600 Ext. 22

Commercial Properties Available*

Property Owner Open House

*Along Southfield Road



28250 Southfield Road

Reval Kuhel

248-353-0500
Email: reva@revakuhel.com



26440 Southfield Road

Andrew Bower

248-848-4193



28000 Southfield Road

Cynthia Foster

248-514-8596
Email: chuckfoster@apallets.com



26400 Southfield Road

Mike Rose
William Smith

248-536-2888
248-217-7619
Email:Bill.Smith@Fakhourismith.cpa



28801 Southfield Road

Billy Whitehouse

William@WhitehouseS.com
248-990-2010



28505 Southfield Road

Nona Byrd

(248) 559 5924
LADYNVB@YAHOO.COM

More vacant Commercial Properties are known to DDA Staff at this time. We are working to cultivate an in-depth list of every pro at this time. You can find that list at our DDA Webpage: www.lathrupvillage.org/page/downtown-development-authority

Commercial Properties Available*

Property Owner Open House

*Along Southfield Road

FEATURED PROPERTIES



26711 Southfield Road

Alex Green IV

(248) 250-1296
alex.green.iv@gmail.com



28455 Southfield Road

Rich Sulaka

586-801-3200



18211 W 12 Mile Road

Nick Najjar
586-206-9000



26060 Southfield Road

Levi Benjamin

888-202-6552 Ext. 100
Email: lbenjamin@nadeergroup.com



27241 Southfield Road

Christina Gennari

Email: christina@soldchristina.com



28551 Southfield Road

Shyla Beltur

248-526-9825
Email: SHYLARAVI@GMAIL.COM





GENISYS CREDIT UNION · OAKLAND thrive · MAIN STREET OAKLAND COUNTY est. 2000 · OAKLAND COUNTY MICHIGAN ECONOMIC DEVELOPMENT DAVID COULTER OAKLAND COUNTY EXECUTIVE

LATHRUP VILLAGE
Downtown Development Authority

Hosted by the Lathrup Village Downtown Development Authority

Lathrup Village
Maker's Mile Winter Market

Shop Small, Shop Lathrup Village

Market Days, 10am - 2pm

Nov 29 • Dec 13 • Jan 17 & 31 • Feb 13 & 28 • Mar 14 • Apr 4 & 18

Lathrup Village Community Center

Located Inside City Hall

27400 Southfield Road, Lathrup Village, MI 48076

Free Admission

- Local Makers and Artisans
- Baked Goods and Sweet Treats
- Handmade Gifts
- Skincare, Candles, and Wellness
- Food Trucks

Vendors Wanted! Apply at woosahunited@gmail.com

Presented by Woosah United

WOOSAH UNITED