



2024 ANNUAL REPORT

Informational Meeting Pursuant to P.
of 2018



Lake Orion Downtown Development Authority respectfully submits a report of its activities and goals.

**Presented at Its Annual Informational
Meetings**

December 10, 2024 at 12:00pm

December 17, 2024 at 5:00pm



Informational Meetings Sec. 910 (4)

The state requires Downtown Development Authorities to hold two informational meetings annually. Informational meetings are meetings for the purpose of informing the public of the goals and direction of the authority, including projects to be undertaken in the coming year. They are not for the purpose of voting on policy, budgets or other operational matters. The informational meetings may be held in conjunction with other public meetings of the authority or municipality.

TIF and Development Plan

The Goals and Directives of the Lake Orion Downtown Development Authority are set forth in a publicly noticed and adopted Tax Increment Finance and Development Plan.

By Law, the Lake Orion DDA has the TIF and Development Plan posted for access and review on our website

Find it Here:

<https://downtownlakeorion.org/about/#reporting-requirements>



Our 2024 Board of Directors

Debbie Burgess,
Chairperson

Sam Caruso, Vice-
Chairperson

Hank Lorant, Secretary

Matt Shell, Treasurer

Jerry Narsh, Village Council
President

Chris Barnett, Orion Twp
Supervisor
Lloyd Coe



Priorities and Focus in 2024

Gateway Project - Lumber Yard

Infrastructure - Waste
Disposal

Parking Enhancements

Economic Sustainability

Work Based Administrative
Budgeting

Restoration of Historic



Economic Growth

1st Quarter

2215 S Broadway Predevelopment
4 Rehab of 12 E Flint (Broadway Embroidery)
Rehab of 51 S Broadway (Keller Williams Paint Creek)
Rehab of 160-162 S Broadway (TBD)
Rehab of 120 S Broadway (Boutique Chic)

2nd Quarter

2215 S Broadway_ Continuing Site Prep Work

4 34 S Broadway_ Build out an opening of "O Cigar Bar"
160 S Broadway_ additional building rehab for restaurant use
12 N Broadway_ Rehab and opening of new boutique

3rd Quarter

444 E Flint _ site demo and prep
115 N Broadway_ rehab to financial office
24 N Broadway _ building interior demo and rehab
2215 S Broadway _ Survey and site work on Lumber yard Project



Public Investment - \$108,200.00
Private investment - \$1,915,370.00
New Jobs - 29 Full / 32 Part-time

Statistics and Data

Brand	Marketing
\$48,118.83	
Promotion	
\$46,172.13	
Sponsorships	
\$26,476.22	

Volunteer Hours	542
New Businesses	6
New Jobs	61
New Residential	240+



Growing Communication

E-newsletter:

26 newsletters this year.
Added over 200 new e-
newsletter recipients
Open Rate: 24% (ABOVE industry
average)
Click Through Rate: 1%

Followers:

Facebook: 10,444
Instagram: 4,068
X: 1,563



Here's what's
**HAPPENING
DOWNTOWN**



What's Happening
**DOWNTOWN
SPECIAL EDITION**



Find More Here:

www.downtownlakeorion.org

Marketing and Events in 2024

Local Lens Photography Contest - January

#StrongerTogether IceFest - February

#StrongerTogether Restaurant Week -
February

#StrongerTogether Passport Contest - March

#StrongerTogether St. Paddy's Day Pre-Game - March

#StrongerTogether Letterboxing - April

Mothers Day Sidewalk Sales - May

Art & Flower Fair - May

#StrongerTogether - 80's Ladies Night -
June

LOLive! Summer Concert Series, July and

Outdoor Movie Night - September

Michigan Downtown Day - September

Here Lies Orion Cemetery Tours -
October

Halloween Extravaganza and
Children's Parade - October

#StrongerTogether Witches Night -
October

#StrongerTogether Ladies Night -
November

#StrongerTogether Dudes Day -

November

Game's & Grub's Thanksgiving -

November

Contest - November

- December



Capital Project Focus in 2024

Lumber Yard at Paint
Creek

- Deconstruction
- Environmental
- Survey/Site work
- Historic

Preservation

- Additional
Property Acq

Maintaining the Small
Stuff

- Fencing Repairs
- Electrical
updates/fixes
- Park/Gazebo
updating



Historic Preservation n

2024

- Enhanced and Grew the Here Lies Cemetery Tours
- Updated historic wayfinding
- Started the restoration of the Original Lumber Yard Office

2025

- Adding dates for historic story telling
- Reconstructing the Barn at the Lumber Yard
- Activating second floor



Awards and Honors in 2024

Main Street Oakland County
AWARD FOR RESILIENCY

Main Street USA
NATIONAL ACCREDITATION (17th)

Michigan Downtown Assoc.
ADVOCACY FOR STRONG MICHIGAN DOWNTOWNS

GRANT - LUMBER YARD

Placemaking and Public Spaces (MSOC) - \$595,000



Contracts in 2024

AKT Peerless -
Environmental Testing
PEA Engineering - Survey
Work
K&D Phillips - Debris and
Clearing
TBD Construction - Material
Salvage
Peterson Bros. - Demolition
TimberBeast - Vegetation
Removal
NOTA / Oxford DDA - Trolley
Blackstone Stables -

Village of Lake Orion -
Administration, public works, and
public event safety
Bendzinski & Co. - Bond Support
Miller Canfield - Bond Legal Counsel
DarWel Enterprises - Rug Maintenance
Paul's Cleaning - Commercial Cleaning,
Office and Fire Hall Public Restrooms
Clear Cut Ice - IceFest Sculptures
Garrett Hoffman - Audio Visual
Services
Eprint - Banners and Marketing
Right Hook - Signs and printing
Township of Orion - Services / Orion
Living Magazine
Canoe Circle Graphics - Marketing
Design
MiSwitch - Phones and Internet
Various Software subscriptions and
licenses including Adobe, Canva, Snap
Retail, and others

Looking Ahead to 2025

Enhancing the Façade
Grant

Site Development
Planning at the Lumber
Yard

Streetscape Electrical

Refuse Infrastructure
(partnered)

Communication Tools





THANK YOU

Matthew Gibb, Executive Director
Janet Bloom, Assistant Director

Lake Orion Downtown Development
Authority

www.downtownlakeorion.org

