

LUMBER YARD AT PAINT CREEK

OAKLAND COUNTY PLACEMAKING & PUBLIC SPACES PROGRAM

STATUS REPORT NO. 3

Reporting Period: April 1, 2025 - June 30, 2025

County Grant Expenditures	\$285,194.67
Local / DDA Expenditures	\$60,160.22
Total Project Expenditures	\$345,354.89
County Grant Award	\$595,823.00

PROJECT STATUS AND PROGRESS

During the second quarter of 2025, the Lumber Yard moved decisively from the initial clean-up and deconstruction phase into structural repair, rehabilitation, reroofing and active site-plan development. By mid-April, the original demolition contract had been completed, obsolete concrete pads, footings and foundations had been removed, and the disturbed portions of the site had been regraded to provide safe working access and sediment/runoff protection.

The project then transitioned into repair of the historic structures that form the core of the public-space plan. The DDA advanced structural repairs to the Market Shed, Supply Shed, Main Barn and historic Coal Office. The Market Shed was strengthened and prepared as a multi-stall market/vendor pavilion; the Supply Shed began its transformation into the centerpiece of the Paint Creek Trail trailhead; and the Coal Office received roofing, window and structural work consistent with its 1917 character.

By June, repair and reconstruction work was being coordinated with building officials and inspections. A new metal roof had been installed on the Market Shed, footing repairs were underway at the Main Barn to support the future roof and structural system, replacement windows had been installed in the original office, and a new code-compliant roof had been completed there. The topographical survey was also completed and site-plan and engineering work had begun.

EXPENDITURES DURING THE REPORTING PERIOD

Total project expenditures for the quarter were \$345,354.89, consisting of \$285,194.67 in County grant-account expenditures and \$60,160.22 in DDA/local project expenditures. The County-funded expenditures were concentrated in structural and roof repair, Coal Office window and roofing work, construction draws, supplies and accumulated demolition/new-condition change orders. Local expenditures supplemented the same project with survey and engineering work, tree removal, fencing, construction materials, site facilities, additional structure work and other active-site costs.

This quarter represents the first substantial drawdown of County grant funds after the initial 2024 activity. The expenditures correspond directly with the physical work documented in the DDA's April, May and June progress reports: completion of demolition and grading, stabilization and rehabilitation of retained historic structures, roofing and window work, site security and the transition into engineering and site-plan development.

OBSTACLES, RESPONSE AND NEXT STEPS

Field conditions continued to require adjustments as the historic structures were opened and repaired. Footing and structural conditions at the Main Barn required additional review and repair, and the original office window package required correction before installation could be completed. Environmental conditions identified in the baseline assessment continued to be managed through the established soils-management process, while erosion and sediment controls were installed around disturbed areas.

The next phase was to continue Main Barn structural and roofing work, complete exterior rehabilitation of the retained buildings, advance the public-space plan, and move the completed topographical survey into formal site-plan and engineering development. The project was also preparing for the next phase of access, utilities, pedestrian improvements and final public-space amenities.

PUBLIC AWARENESS AND DOCUMENTATION

The DDA continued to maintain a public project archive and to report progress to its Board through illustrated monthly progress reports. The April, May and June 2025 reports provide contemporaneous descriptions and photographs of demolition completion, grading, fencing, building stabilization, roof and window work, footing repairs and the developing site plan. These reports provide the principal photographic and narrative support for the work summarized in this quarterly report.

ATTACHMENTS

Attachment A - Documentation of Expenditures, Status Report No. 3

Attachment B - April 2025 Lumber Yard Progress Report / photographs

Attachment C - May and June 2025 Lumber Yard Progress Reports / photographs