

LUMBER YARD AT PAINT CREEK

OAKLAND COUNTY PLACEMAKING & PUBLIC SPACES PROGRAM

STATUS REPORT NO. 6

Reporting Period: January 1, 2026 - March 31, 2026

County Grant Expenditures	\$1,869.49
Local / DDA Expenditures	\$955.59
Total Project Expenditures	\$2,825.08
County Grant Award	\$595,823.00

PROJECT STATUS AND PROGRESS

During the first quarter of 2026, the project moved from the 2025 stabilization and rehabilitation phase into final-plan development, utility coordination and the formal Planned Unit Development review process. The March 2026 progress report documents completion of the Traffic Impact Analysis, coordination with MDOT on access and traffic-flow issues, DTE work orders and on-site preliminary power planning, and renewed architectural work for floor plans and elevations.

On March 2, 2026, the Village Planning Commission recommended PUD eligibility for the project. The preliminary plan was not acted upon at that meeting, and Village Council took no action on March 9 because only four members were present. In response, the DDA continued to advance the technical information needed for a conventional final-plan submission rather than allowing the approval delay to stop project development.

The DDA also issued an electrical-contractor RFP for Phase 1 design-assist and service planning. A March 4 site walk drew three firms, and proposals were received in March. The scope focused on DTE coordination, service location, electrical distribution, feeder routing, panel strategy, phasing and the infrastructure necessary to serve the Event Barn, Market Shed, trailhead and public site.

EXPENDITURES DURING THE REPORTING PERIOD

Total project expenditures for the quarter were \$2,825.08, consisting of \$1,869.49 in County grant-account expenditures and \$955.59 in DDA/local expenditures.

Posted expenditures during the quarter were relatively limited and were primarily associated with maintaining the active project site and advancing basic project requirements, including permit/code costs, portable site facilities, water service and project credit-card expenditures. The comparatively low spending level is consistent with a quarter focused heavily on plan development, regulatory coordination and procurement for the next construction phase.

OBSTACLES, RESPONSE AND NEXT STEPS

The principal obstacle was the timing and structure of the Village approval process. Although PUD eligibility was recommended, the project did not receive preliminary-plan direction, increasing schedule pressure and requiring the DDA to prepare more complete floor plans, elevations and site documentation before receiving certainty on final approval.

The DDA responded by continuing traffic, MDOT, DTE, architectural and electrical-design work in parallel. Next steps were to secure electrical design-assist, develop the service plan with DTE, complete floor plans/elevations and continue the final PUD/site-plan submission process.

PUBLIC AWARENESS AND DOCUMENTATION

The March 17, 2026 progress report and its exhibits provide the principal contemporaneous documentation for the quarter. The report includes the PUD status, traffic and DTE coordination, electrical RFP materials, architectural/design proposals and supporting project-development exhibits.

ATTACHMENTS

Attachment A - Documentation of Expenditures, Status Report No. 6

Attachment B - March 2026 Lumber Yard Progress Report and exhibits