

LUMBER YARD AT PAINT CREEK

OAKLAND COUNTY PLACEMAKING & PUBLIC SPACES PROGRAM

STATUS REPORT NO. 8 – FINAL ARPA GRANT ACCOUNTING

Reporting Period: July 1, 2026 - September 4, 2026

County / ARPA Grant Expenditures	\$90.65
Local / DDA Expenditures	\$57,593.85
Total Project Expenditures	\$57,684.50
County Grant Award	\$595,823.00

Final ARPA accounting note: The expenditure detail available for this report runs through September 4, 2026. The \$90.65 County/ARPA allocation in this report completes accounting for the full \$595,823.00 grant award before the September 30, 2026 performance deadline. Remaining County/ARPA grant balance: \$0.00.

PROJECT STATUS AND PROGRESS

During the third quarter of 2026 through September 4, the project advanced from service planning into installation, final engineering and final-site-plan submission. Triple R Electric completed electrical service work and additional field changes while crews and equipment were mobilized on site. The DDA Board subsequently approved the bundled field-change work, recognizing that completing the work during mobilization reduced cost and avoided remobilization.

On August 7, 2026, the DDA submitted the final PUD Site/Engineering Plans to the Village and awaited scheduling for review. At the same time, the project continued to address code-compliance and site-cleanup work, engineering charges, interior Main Barn finishing and remaining infrastructure. The August Board packet states that the Main Barn interior was nearing completion before fire-suppression installation, center-floor repair/reconstruction and lighting.

Fire suppression also became an important life-safety component of the final buildout. The Fire Marshal strongly recommended suppression and alarm protection for the Main Barn's intended assembly/event use. The DDA issued an RFP, conducted a site walkthrough and obtained competitive proposals, while a water-flow test remained necessary to finalize the system.

EXPENDITURES DURING THE REPORTING PERIOD

Posted project expenditures through September 4 were \$57,684.50. Of that amount, \$90.65 is allocated to the County/ARPA grant and \$57,593.85 is allocated to DDA/local funds.

For final ARPA accounting, \$90.65 of an August 19, 2026 roll-off dumpster expenditure is allocated to the County/ARPA grant. All other Report 8 expenditures are allocated to DDA/local funds. Report 8 project costs include site cleanup and dumpsters, electrical work, code-compliance demolition/cleanup, PUD engineering, interior Main Barn painting, portable facilities and project communications.

The expenditure schedule includes only actual AP activity posted through September 4. Open encumbrances are excluded unless and until they become posted expenditures. Together with \$595,732.35 in County/ARPA expenditures accounted for through revised Status Report No. 7, the \$90.65 allocation in this report brings cumulative County/ARPA expenditures to exactly \$595,823.00—the full grant award.

GRANT EXPENDITURE COMPLETION: The Lake Orion DDA has accounted for and expended the entire \$595,823.00 Oakland County ARPA grant award on Lumber Yard at Paint Creek project expenditures incurred before the September 30, 2026 performance deadline. Remaining grant balance: \$0.00.

OBSTACLES, RESPONSE AND NEXT STEPS

The principal schedule issue remained final PUD/site-plan approval. By August, the final plans had been submitted, but the DDA was awaiting scheduling while the 2026 construction season and the County grant performance period were approaching their end. Fire-suppression design also required confirmation of available water flow along M-24.

The DDA continued work that could responsibly proceed in advance of final plan action: electrical infrastructure, site cleanup/code compliance, engineering, interior finishing and fire-suppression procurement. Remaining work for the balance of September was expected to focus on eligible posted expenditures, final approvals and the permanent public-space improvements that could be completed within the grant period.

PUBLIC AWARENESS AND DOCUMENTATION

The August 2026 Board materials provide detailed contemporaneous support for this period, including Board action on electrical field changes, the fire-suppression RFP, Main Barn interior painting, code-compliance cleanup and the August 7 final PUD/site-engineering submission. The Triple R electrical exhibit illustrates the service and panel distribution serving the Event Barn, Market Shed, public restrooms, stage/lot lighting and related site infrastructure.

ATTACHMENTS

Attachment A - Documentation of Expenditures, Status Report No. 8 - Final ARPA Grant Accounting (through 09/04/2026)

Attachment B - August 2026 DDA Board materials - Lumber Yard project excerpts

Attachment C - Fire Suppression and Triple R Electrical Field Change memoranda / electrical exhibit